



ONE SUITE LEFT!  
**4,361 SF OF  
SHELL SPACE**  
READY FOR  
CUSTOM  
MEDICAL  
IMPROVEMENTS

# MERCY MEDICAL COMMONS II

GILBERT'S NEWEST CLASS A MEDICAL OFFICE DEVELOPMENT

±4,361 RSF Available For Lease | 3591 S. Mercy Rd., Gilbert, AZ



# PROPERTY OVERVIEW

Mercy Medical Commons II is Gilbert's newest premier, class A medical office development featuring three-stories and 59,000 square feet. The property is ideally located at the southwest corner of Mercy Road and S Rome Street across Mercy Road from Dignity's Mercy Gilbert Medical Center and features a walking path from the building to the hospital. Dignity's Mercy Gilbert Medical Center is currently undergoing a massive expansion in partnership with Phoenix Children's Hospital and will include a Women's and Children's Pavilion that is due to open in the Spring of 2021. Conveniently located off of the San Tan 202 freeway at Val Vista Drive, a full diamond interchange, the building is located in the heart of the Gilbert medical services hub.

Mercy Medical Common II's unique contemporary architecture with a curved design and metal accents makes the property very easy for visitors to identify. The large white wing walls on the south and north side of the building offer tenants highly visible building signage opportunities along busy Mercy Road. The floor to ceiling, energy efficient glass line provides abundant natural light and beautiful surrounding views. The CORE Institute is the anchor tenant at the building, occupying 21,000 SF. Mercy Medical Commons II provides your medical practice with a desirable, upscale image and identity, and the tremendous benefits and convenience of close proximity to the hospital and freeways.

## SERVICES OFFERED AT THE HOSPITAL INCLUDE:

- Diabetes Management
- Emergency Room
- Family Birth Center
- Intensive Care Unit
- Neurological
- Orthopedic
- Pediatric Inpatient Unit
- Surgical Services
- Urgent Care Centers
- Women's Imaging Center

## MERCY MEDICAL COMMONS II: NOW LEASING



### AVAILABILITY:

2nd Floor: ±4,361 RSF



### LEASE RATE:

\$29.00/SF NNN



### TENANT IMPROVEMENTS:

Generous TI Allowance Available

## MERCY MEDICAL COMMONS III: PLANNED



### PROJECT:

±10,000 SF Free-Standing,  
One-Story Building

IDEALLY  
LOCATED  
ACROSS  
FROM  
DIGNITY'S  
MERCY  
GILBERT  
MEDICAL  
CENTER

# AREA OVERVIEW



SANTAN VILLAGE

Walmart  
Marshalls  
COSTCO WHOLESALE  
BIG LOTS!  
Sams  
BED BATH & BEYOND

202

Wellsprings  
Therapy Center of Gilbert

HYATT PLACE  
Hampton Inn

WHOLE FOODS  
MARKET

GLBERT MERCY  
MEDICAL  
PLAZA I & II

SPECTRUM  
MEDICAL  
COMMONS

HOME2  
SUITES BY HILTON

PHOENIX  
CHILDREN'S

THE MEDICAL  
PLAZA AT  
SPECTRUM

202

Oaks  
COMMERCIAL REAL ESTATE

Ironwood Cancer  
& Research Centers  
*Outstanding Cancer Care. As Good as It Gets.*

PhoMesa Gateway Airport  
ASU ARIZONA STATE UNIVERSITY  
POLYTECHNIC CAMPUS

M  
MEMBERSHIP  
FITNESS

Dignity Health  
Mercy Gilbert Medical Center

MERCY RD.

MERCY MEDICAL  
COMMONS I

Copper Springs  
*There's hope. There's help.*

BB LIVING

COPPER POINT

MERCY MEDICAL  
COMMONS II

the CENTER  
of val vista

S ROME ST.

THE ASPENS  
RESORTS & SPA

MERCY POINT  
MEDICAL CENTER

VAL VISTA DR.

MELROSE ST.





# TRAFFIC COUNTS

LOOP 202 &  
VAL VISTA DR.

## 114,039

VEHICLES PER DAY

MERCY RD. &  
VAL VISTA DR.

## 58,615

VEHICLES PER DAY

\*Source: Colliers International



**PARKING:**  
6.7/1,000 SF  
Surface & Covered  
Parking Available



**BUILDING:**  
3-Story 2020  
New Construction



**PROMINENT SIGNAGE:**  
Building & Monument  
Signage Available

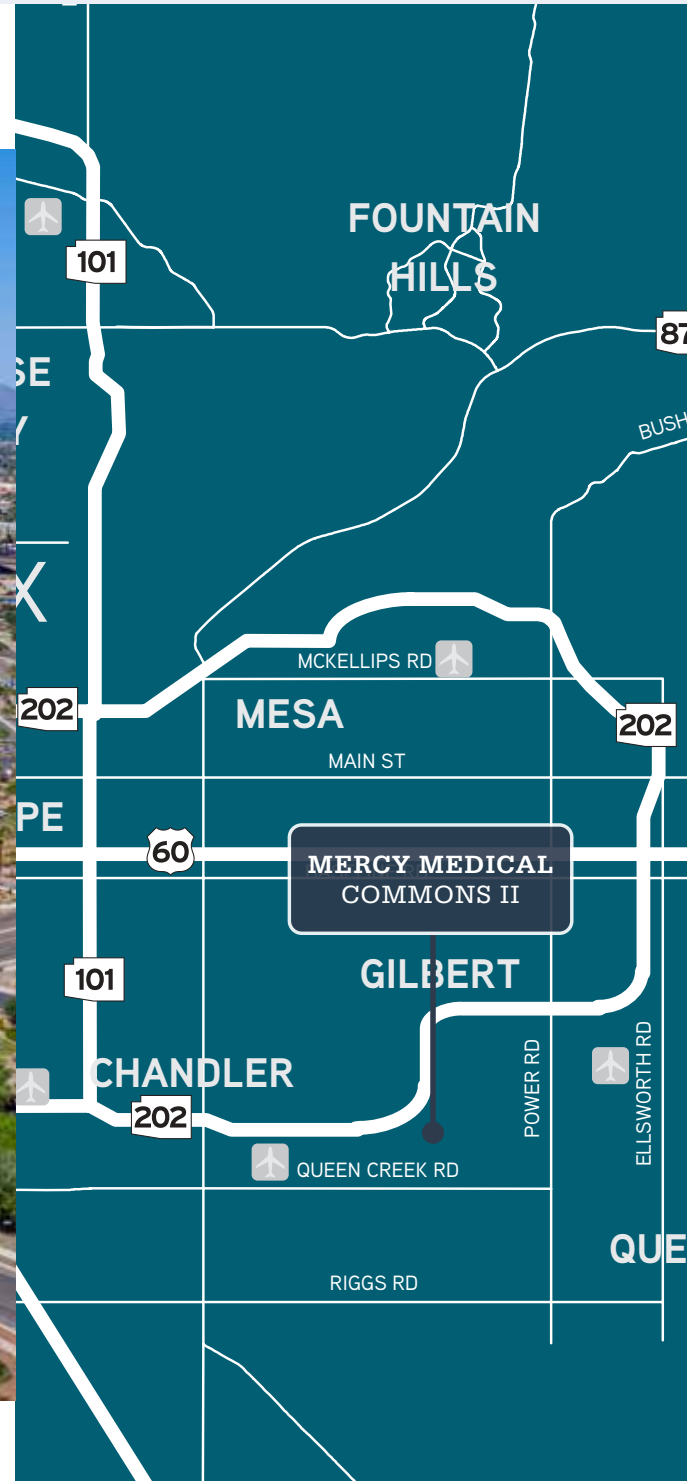


**LOCATION:**  
0.3 miles from  
San Tan Loop 202



**AIRPORT:**  
30 Minutes from  
Sky Harbor Airport

# LOCATION





MERCY MEDICAL  
COMMONS II

S ROME ST.

MERCY RD.

## DEMOGRAPHICS WITHIN 5-MILES



2019 POPULATION  
**275,880**



2019 AVERAGE  
HOUSEHOLD INCOME  
**\$118,451**



SOME COLLEGE  
EDUCATION  
**23.9%**



2019 MEDIAN  
HOME VALUE  
**\$326,906**



EMPLOYED  
POPULATION  
**68,533**



COLLEGE DEGREES  
**55.3%**



# BY THE NUMBERS



**DIGNITY HEALTH  
MERCY GILBERT  
MEDICAL CENTER**

ADMISSIONS  
**15,229**

BABIES  
DELIVERED  
**3,455**

EMERGENCY  
ROOM VISITS  
**53,333**

SURGERIES  
**10,011**

COMMUNITY BENEFIT  
**\$ 35 MIL**

\*Source: Colliers International

## GILBERT HIGHLIGHTS



AAA Rating  
From All 3  
Major Ratings  
Agencies



#1 Most Prosperous  
City in the Nation  
(Economic Innovation  
Group, 2017)



#1 City Where  
Millennials are  
Buying Homes  
(Smart Assest, 2020)



20th Best City  
to Find a Job in  
the U.S.  
(WalletHub, 2020)



7th Best Place  
to Raise a Family  
in the U.S.  
(WalletHub, 2020)



#21 Happiest  
City in America  
(WalletHub, 2019)



12th Best  
Place to Live in  
America  
(24/7 Wall Street, 2017)

**GET IN  
TOUCH**

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**MP**  
MedProperties

