

DELIVERING IN Q3 2023



CIELO VISTA
MEDICAL COMMONS

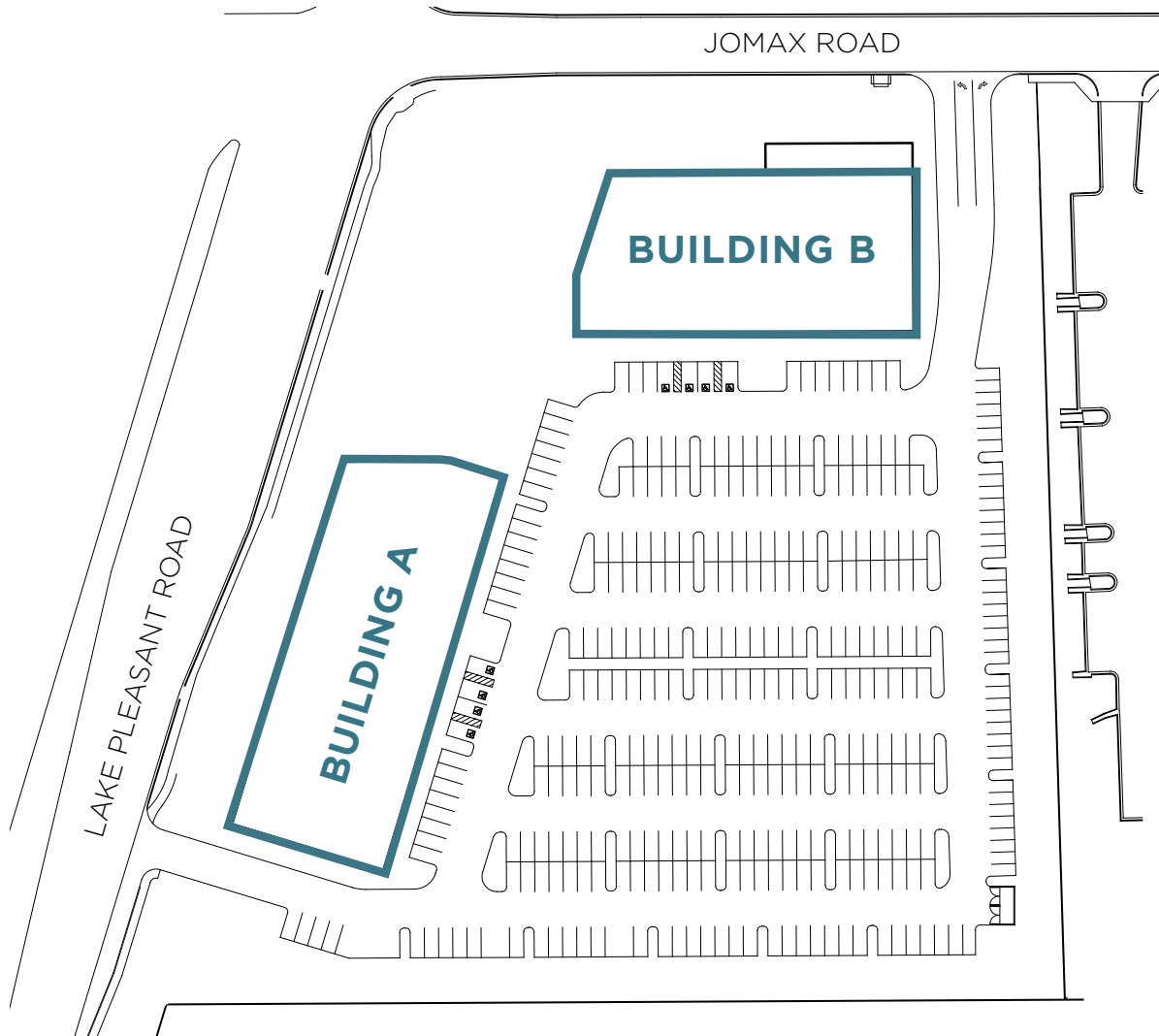


GROUND UP CONSTRUCTION

UP TO ±81,000 SF NEW MEDICAL OFFICE SPACE
SOUTHEAST CORNER OF N. LAKE PLEASANT PARKWAY & WEST JOMAX ROAD, PEORIA, AZ

 IRGENS®

 CUSHMAN &
WAKEFIELD



UPWARD
ARCHITECTS

ABOUT THE PROJECT

OPPORTUNITY HIGHLIGHTS

- Building A - One Story $\pm 30,000$ SF
- Building B - Two Story $\pm 51,000$ SF
 - First Floor: $\pm 26,500$ SF
 - Second Floor: $\pm 24,500$ SF
- Convenient Surface Parking
 - Covered Parking 1/1,000 SF
 - 5/1,000 RSF Parking Ratio
- Gurney-Sized Elevator in Building B
- Backup Generators can be Accomodated
- Two Entrances - Accessible Via Lake Pleasant Parkway and Jomax Road
- Prominent Lake Pleasant Parkway Signage Available

SUITE FEATURES

- Suites Ranging from $\pm 2,500$ SF - $\pm 50,000$ SF
- Delivered in Shell Condition Ready for Tenant Improvements
- Direct Access to Suites from Parking in Building A

LOCATION HIGHLIGHTS

OPPORTUNITY HIGHLIGHTS

- Across the Street from the Future Peoria Regional Hospital
- Within 10 Minutes of the New Taiwan Semiconductor Plant
- Within 5 Minutes of the Loop 303
- Extensive Retail Amenities 1 Mile to the South

2021 DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME



TOTAL POPULATION



HOUSING UNITS FOR 2021 - EXPLOSIVE GROWTH AREA IN PEORIA

- 5,068 Units Delivered
- 46,951 Units Under Construction

SOURCE: U.S. CENSUS BUREAU; ESRI

HOUSING AT A GLANCE (3-5 MILE RADIUS)

JANUARY 2020 TO PRESENT

RESALE HOMES		NEW HOMES	
1 MILE	\$604,461	1 MILE	\$1,010,000
3 MILES	\$551,992	3 MILES	\$560,882
5 MILES	\$439,848	5 MILES	\$507,051

SOURCE: MLS

SOURCE: METROSTUDY

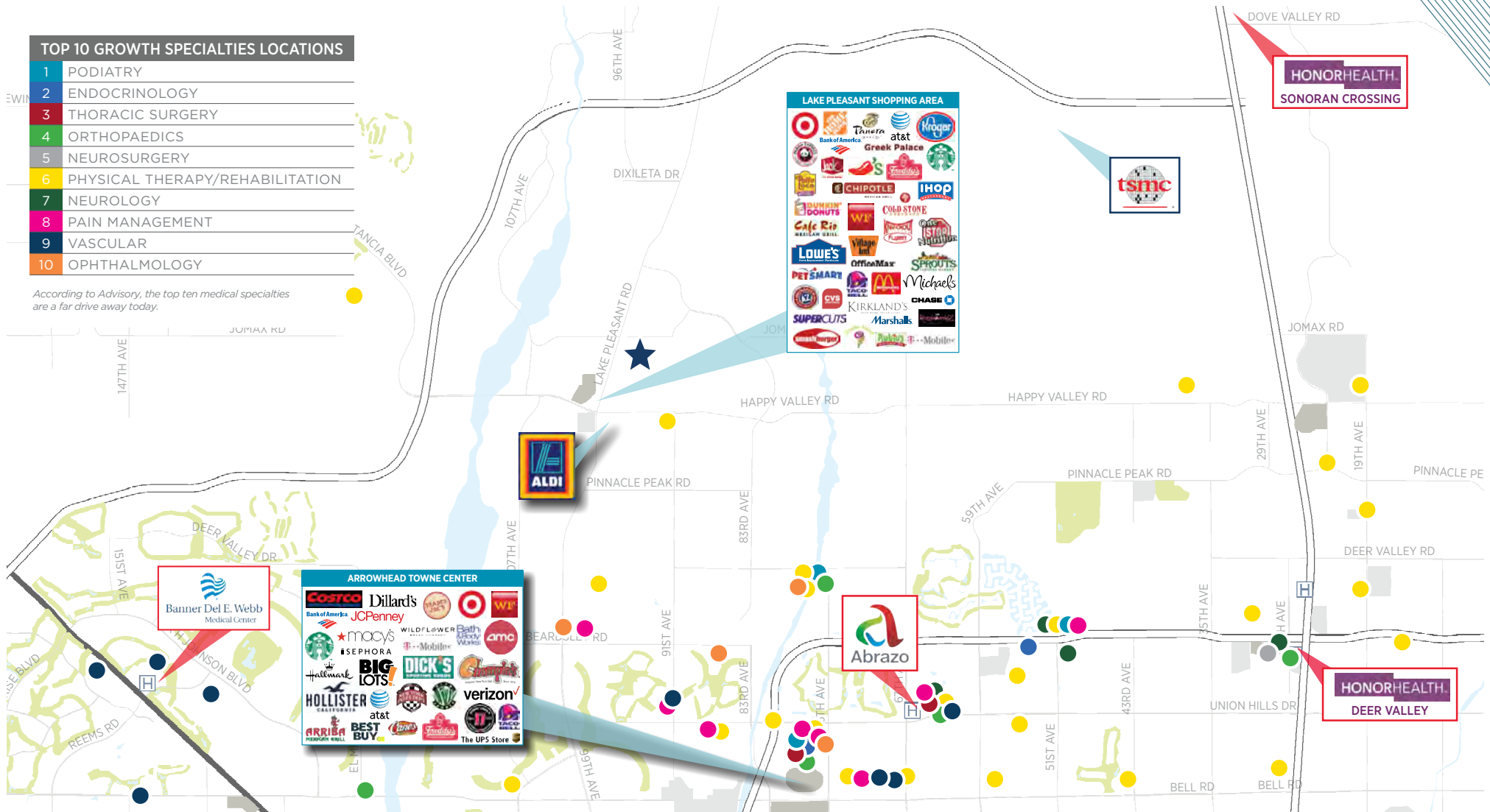


NEARBY AMENITIES

TOP 10 GROWTH SPECIALTIES LOCATIONS

- 1 PODIATRY
- 2 ENDOCRINOLOGY
- 3 THORACIC SURGERY
- 4 ORTHOPAEDICS
- 5 NEUROSURGERY
- 6 PHYSICAL THERAPY/REHABILITATION
- 7 NEUROLOGY
- 8 PAIN MANAGEMENT
- 9 VASCULAR
- 10 OPHTHALMOLOGY

According to Advisory, the top ten medical specialties are a far drive away today.





CIELO VISTA MEDICAL COMMONS

SOUTHEAST CORNER OF N. LAKE PLEASANT PARKWAY & WEST JOMAX ROAD, PEORIA, AZ

SHEILA BALE
Managing Director
sheila.bale@cushwake.com
+1 602 224 4454

TOM WEINHOLD
Managing Director
tom.weinhold@cushwake.com
+1 602 224 4428

ERIKA ECKBLAD
Brokerage Specialist
erika.eckblad@cushwake.com
+1 602 224 4451

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

