

MEDICAL DEVELOPMENT OPPORTUNITY

MERCY VISTA MEDICAL

GILBERT, ARIZONA



Available for Sale:

- One 2-Story Medical PAD (40,000 SF)
- One 1-Story Medical PAD (10,000 SF)
- One ± 2.5 Acre Hotel PAD (60,735 SF)
- One ± 2.07 Acre Hotel PAD (90,911 SF)



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EXECUTIVE SUMMARY

This medical development opportunity is located in the center of a healthcare hub with dozens of other medical businesses nearby including Mercy Gilbert Medical Center, Ironwood Women's Centers, Southwest Kidney Institute and more. The site is conveniently located 1 block south of the Loop 202 San Tan Freeway in Gilbert, Arizona. The property is in a prime location for any new medical development with scenic mountain views and easy accessibility in an area well known for healthcare.

PROPERTY DETAILS:

- One 2-Story Medical PAD Site
 - 2-Story 20,000 SF *(40,000 SF Total)*
- One 1 Story Medical PAD site
 - 1-Story 10,000 SF *(10,000 SF Total)*
- One 4-Story Hotel Development PAD Site
 - 4-Story 60,735 SF *(122 Rooms)*
- One Hotel PAD 5
 - (88 Rooms Lot Size 90,911 SF 2.07 Acres)
- Zoned Business Park (BP)
- Improved Lots (utilities to lot line)
- Pricing: Call for details

PROPERTY OVERVIEW

Offering Price: *Call for Details*

Price per Unit: *Call for Details*

Parcel Numbers: 304-53-343; 304-53-338;
304-53-341; 304-53-342

Land Size: ±9.44 Acres

Zoning: Business Park (BP)

Cross Streets: North of the NEC of Val Vista
Drive & Germann Road

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SITE PLAN

PAD 2

FOR SALE

- » Proposed **40,000 SF**
- » For Sale: **1,650 - 10,000 SF** *contiguous*
- » 2-story building

PAD 3

FOR SALE

- » Proposed **10,000 SF**
- » Multiple delivery options - **CONTACT BROKER**
- » 1-story building

PAD 4

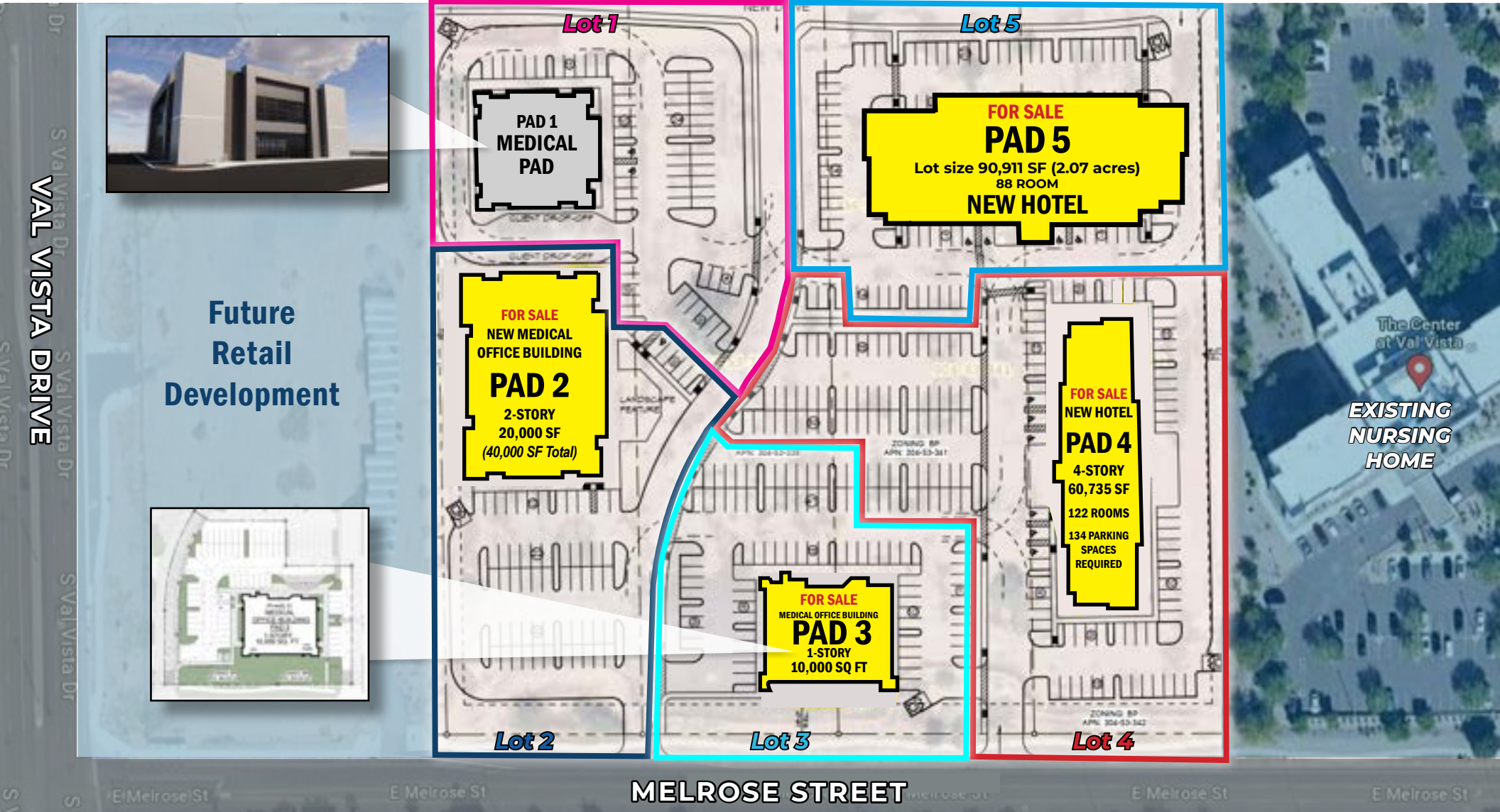
FOR SALE

- » Proposed **60,735 SF**
- » One 4-story Hotel Development PAD Site

PAD 5

FOR SALE

- » Proposed **90,911 SF**
- » Hotel **PAD**
- » $\pm$ 2.00 Acres



PAD 2 GROUND FLOOR

ARCHITECTURAL
FLOOR
PLAN

PROPOSED

PAD 2

FOR SALE

- » Proposed **40,000 SF**
- » For Sale: **1,650 - 10,000 SF** *contiguous*
- » 2-story building

MINIMUM SF:

± 1,650 SF

MAXIMUM SF:

± 40,000 SF



PAD 2 **1ST** **FLOOR**

ARCHITECTURAL
FLOOR
PLAN

PROPOSED

PAD 2 **FOR SALE**

- » Proposed **40,000 SF**
- » For Sale: **1,650 - 10,000 SF** *contiguous*
- » 2-story building

MINIMUM SF: **± 1,650 SF**

MAXIMUM SF: **± 40,000 SF**



PAD 3 **1ST** **FLOOR**

ARCHITECTURAL
FLOOR
PLAN

PROPOSED

PAD 3

FOR SALE

- » Proposed **10,000 SF**
- » 1-story building

MINIMUM SF: **± 2,000 SF**

MAXIMUM SF: **± 10,000 SF**



AREA OVERVIEW

THIS DEVELOPMENT OPPORTUNITY IS CENTRALLY LOCATED WITHIN A BOOMING & EXPANDING MEDICAL HUB



LOCATED IN THE CENTER OF ONE OF THE ***FASTEST GROWING MEDICAL TRADE AREAS*** IN THE VALLEY.

- Strong Daytime Employment Area
- Adjacent to Premium Mixed-Use Development
- Just South of Mercy Gilbert Medical Center and the Loop 202 San Tan Freeway
- New Medical Development Opportunity Directly Across the Street



340,940

TOTAL
EMPLOYEES

in a 5 mile radius

669,091

DAYTIME
POPULATION

in a 5 mile radius

\$811.26 M

HEALTHCARE
EXPENDITURE

annually in a 5 mile radius

\$104,435

HOUSEHOLD
INCOME

in a 5 mile radius



THE Gilmore

Located directly adjacent of the opportunity, at the NWC of Val Vista Drive and Germann Road, is Thompson Thrift's 35-acre mixed-use development, The Gilmore.

The Gilmore will be comprised of both residential apartment homes and commercial retail space. The development will provide residents and visitors with a variety of shopping, dining, and living options.

LEARN MORE: <https://www.thegilmorelife.com/>



Walking distance from Major Medical Centers,
including Mercy Gilbert Medical Center & More:



FACTS & FIGURES:

- 197 Beds
- 22 bed pediatric unit
- More than 1,400 Employees
- More than 1,000 Physicians
- Opened doors in June 2006
- Award winning hospital
- ±53,000 ER Visits
- ±3,400 Babies Delivered
- ±15,000 Admissions
- ±10,000 Surgeries
- ±35 Million Community Benefit



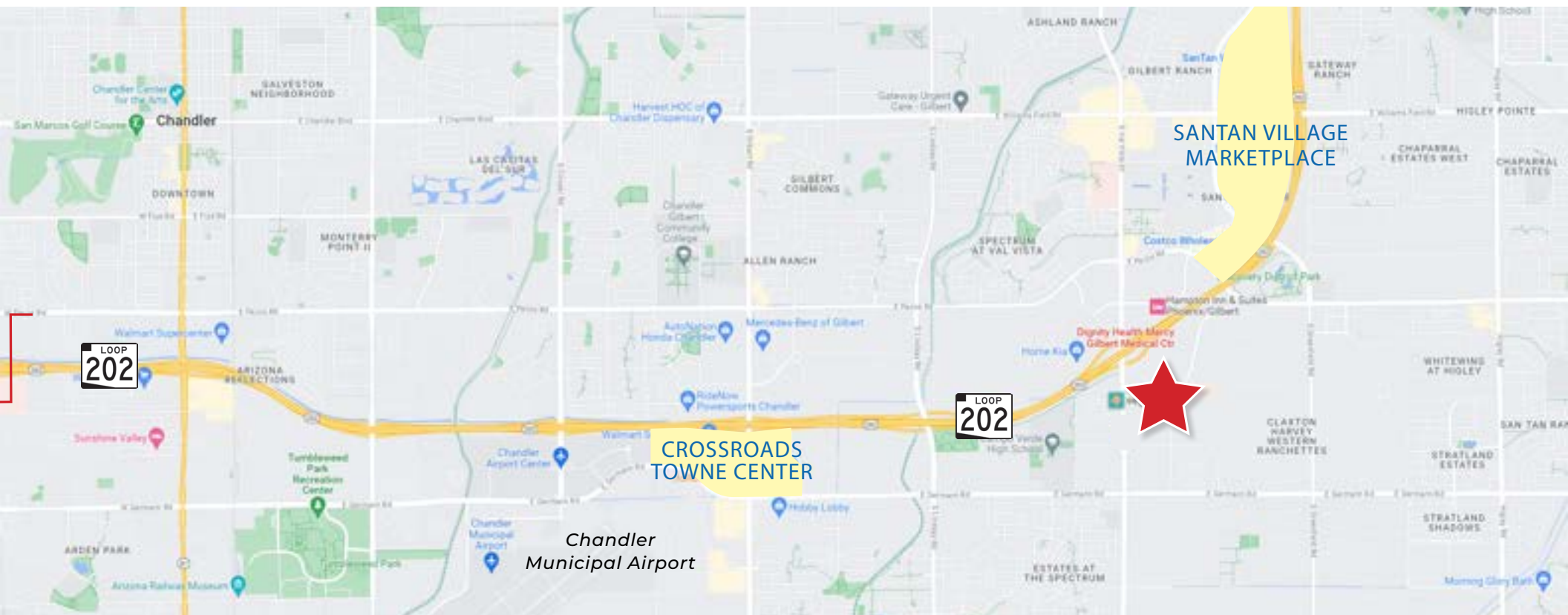
NEARBY AMENITIES

LOCATED JUST MINUTES AWAY FROM THESE GREAT AMENITIES

Crossroads Towne Center:



SanTan Village Marketplace:



PROPERTY PHOTOS

SCENIC MOUNTAIN VIEWS AND EASY ACCESS
TO THE LOOP 202 SAN TAN FREEWAY



PROPERTY PHOTOS

±9.44 ACRES
AVAILABLE HERE

LOOP 202 SAN TAN
FREEWAY ACCESS

MERCY GILBERT
MEDICAL CENTER

VAL VISTA DRIVE

MELROSE STREET

ROME STREET

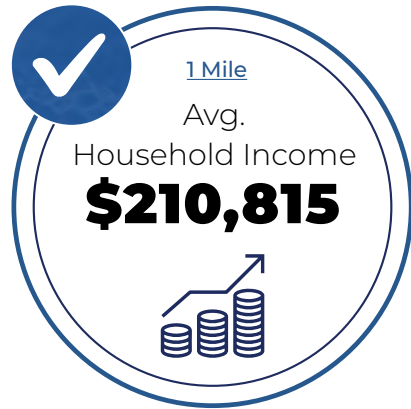
ORION
INVESTMENT REAL ESTATE

GERMANN ROAD

MELROSE STREET

VAL VISTA DRIVE

DEMOGRAPHICS



2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	10,347	125,778	352,777
Residential Population:	7,978	102,730	294,643
2028 Proj. Residential Population:	7,637	95,932	292,829
Average Household Income:	\$210,815	\$180,974	\$172,123
Annual Consumer Health Care Expenditures:	\$14.33 M	\$254.59 M	\$784.46 M
Median Age:	34.4	35.9	36.6
Average Household Size:	3.4	3.0	3.0
Housing Units:	2,032	31,834	100,705
Total Households:	1,890	29,813	94,210
Total Businesses:	319	3,574	9,493

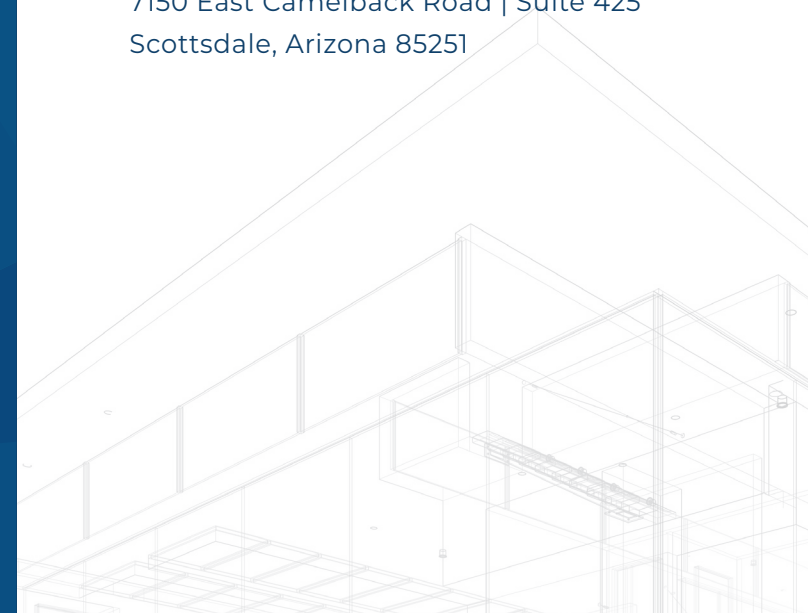
The map shows the Phoenix metropolitan area with concentric circles centered on a point in Chandler. The circles represent the 1-mile (red), 3-mile (yellow), and 5-mile (green) radii. Labeled areas include Gilbert, Chandler, Serape, Queen Creek, and AZA. Major highways like I-19, I-17, and SR 202 are visible. The Orion Investment Real Estate logo is in the bottom right corner of the map area.

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GILBERT, ARIZONA



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