

MEDICAL DEVELOPMENT OPPORTUNITY

GILBERT, ARIZONA

OFF MARKET



Available for Sale:

- Two 2-Story Medical PADS (40,000 SF & 20,000 SF)
- One ±2.5 Acre Assisted Living / Hotel

MICHAEL DOUGLAS

O: (480) 977-2935 M: (480) 772-8870
michael.douglas@orionprop.com

ORION 
INVESTMENT REAL ESTATE

ICRE

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:

- Two 2-Story Medical PAD Sites
 - 2-Story 20,000 SF *(40,000 SF Total)*
 - 2-Story 10,000 SF *(20,000 SF Total)*
- One 4-Story Hotel/Assisted Living Development PAD Site
 - 4-Story 60,735 SF *(122 Rooms)*
- 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

MICHAEL DOUGLAS

Office: (480) 977-2935

Mobile: (480) 3772-8870

michael.douglas@orionprop.com



SITE PLAN

PAD 1 - BLDG 4

- FOR SALE OR LEASE
- Proposed **40,000 SF**
2-story building

PAD 2 - BLDG 3

- FOR SALE OR LEASE
- Proposed **20,000 SF**
2-story building

PAD 3

- One 4-story Hotel / Assisted
Living Development PAD Site
- 60,735 SF Total



ARCHITECTURAL FLOOR PLANS

PAD 1 - BLDG 4

- FOR SALE OR LEASE
- Proposed **40,000 SF**
2-story building

PAD 2 - BLDG 3

- FOR SALE OR LEASE
- Proposed **20,000 SF**
2-story building

PAD 3

- One 4-story Hotel / Assisted
Living Development PAD Site
- 60,735 SF Total



ARCHITECTURAL FLOOR PLAN

PAD 1 - BLDG 4

- FOR SALE OR LEASE
- Proposed **40,000 SF**
2-story building

PAD 2 - BLDG 3

- FOR SALE OR LEASE
- Proposed **20,000 SF**
2-story building

PAD 3

- One 4-story Hotel / Assisted
Living Development PAD Site
- 60,735 SF Total



AREA OVERVIEW

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



LOCATED IN THE CENTER OF ONE OF THE ***FASTED 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. Construction will begin Q2 2024.

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

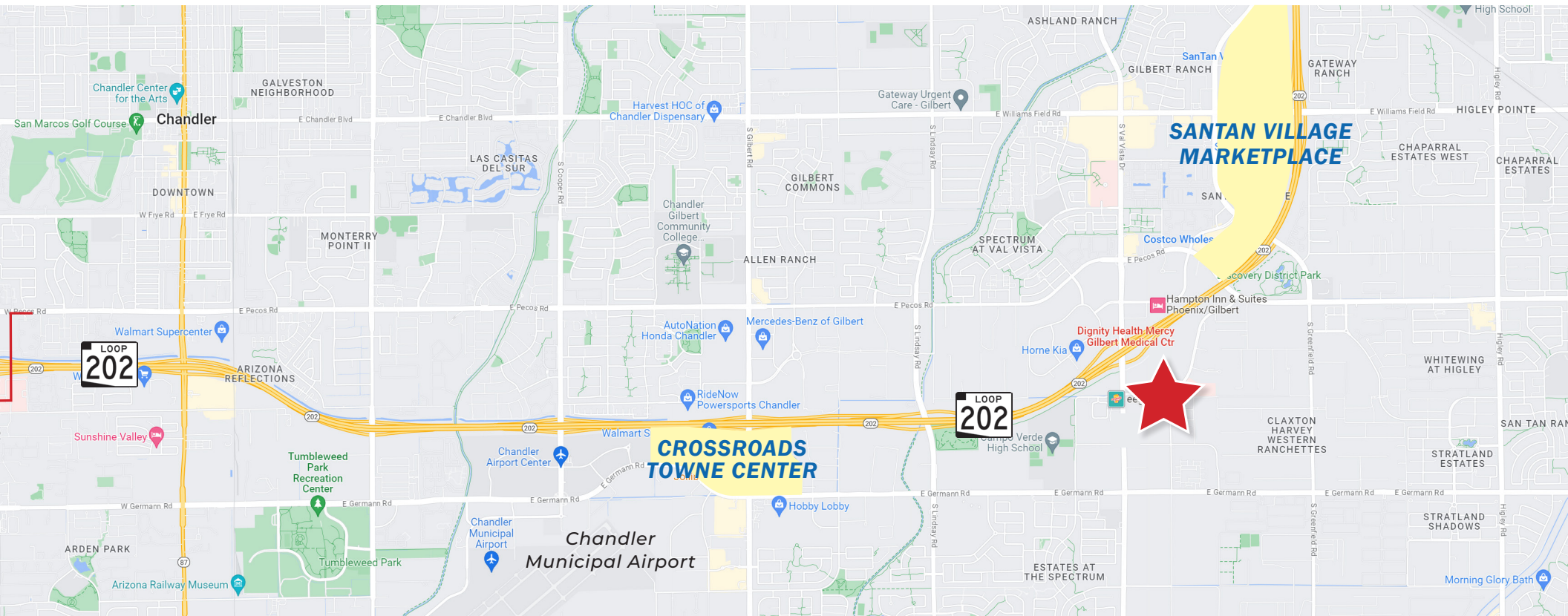
NEARBY AMENITIES

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

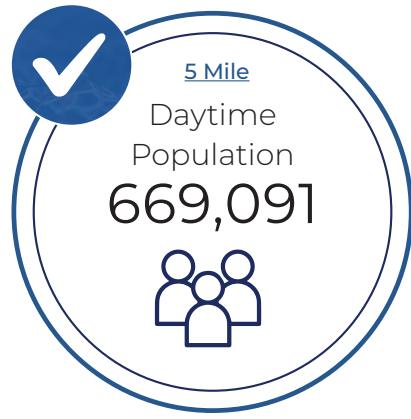
±9.44 ACRES
AVAILABLE HERE

LOOP 202 SAN TAN
FREEWAY ACCESS

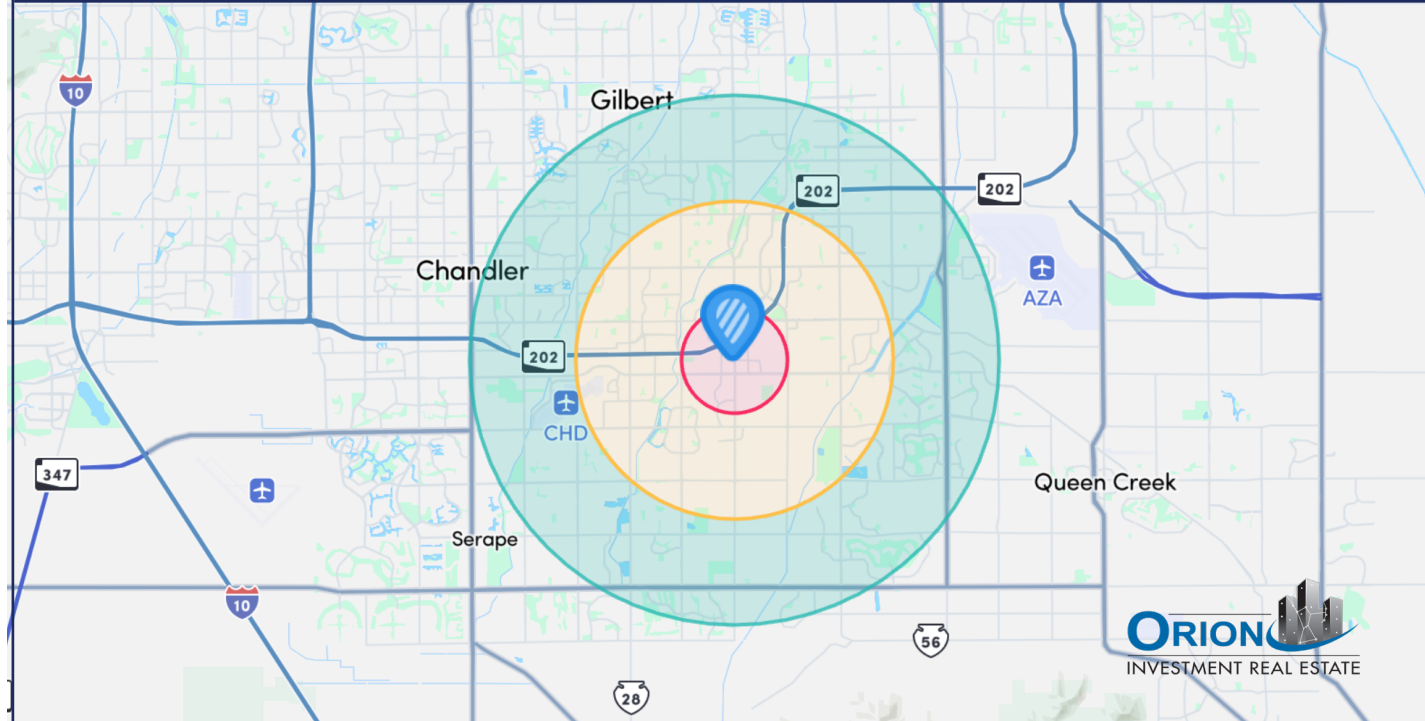
MERCY GILBERT
MEDICAL CENTER



DEMOGRAPHICS



2022 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	30,000	228,930	669,091
Residential Population:	21,685	129,234	328,151
2028 Proj. Residential Population:	22,976	138,314	353,240
Average Household Income:	\$74,004	\$89,140	\$104,435
Annual Consumer Health Care Expenditures:	\$30.1 M	\$263.02 M	\$811.26 M
Median Age:	27.9	32.3	34.2
Average Household Size:	3.2	2.6	2.3
Housing Units:	6,879	55,327	155,970
Total Households:	6,292	49,018	136,934
Total Businesses:	559	7,341	26,749



MEDICAL DEVELOPMENT OPPORTUNITY GILBERT, ARIZONA



Scottsdale Fashion Square Office Building
7150 East Camelback Road | Suite 425
Scottsdale, Arizona 85251



MICHAEL DOUGLAS

Office: (480) 977-2935 **Mobile:** (480) 772-8870

michael.douglas@orionprop.com

