

LOCATED IN THE

HEART OF THE PREMIER GILBERT MEDICAL CORRIDOR

SEC Val Vista Dr & Mercy Rd, Gilbert, AZ



**NEW CLASS A MEDICAL OFFICE
AVAILABLE FOR LEASE | COMPLETION 2021**

±78,900 SF SF FOR LEASE

Jones Lang LaSalle Americas, Inc.
License #: CO508577000



Get a front row seat within the premier
Gilbert Medical Corridor at Val Vista and Mercy



FEATURES

- 78,900 SF Class A Medical Office
- Adjacent to Mercy Medical Center
- No medical use restrictions
- Ambulatory Surgery Center Urgent Care Facility Laboratories (Commercial) Oncology
- Abundant surface and covered Parking
- Easy drop off and pickup
- Retail and office space within walking distance
- Within close proximity to Loop 202 Freeway



Growing demand in the surrounding area include:

- allergy/immunology
- cardiology
- family practice
- fertility specialists
- gastroenterology
- neurology
- behavioral health



Planned
Completion 2021



Adjacent to
Mercy Gilbert
Medical Center



Abundant surface and
covered parking



Within close proximity
to Loop 202 Freeway



202

Copper
Point

Tri City
Cardiology

Port of Subs

CTCA

Cigna

SimonMed
Imaging



Mercy Gilbert
Medical Center

America's
Health Center

Mercy Rd

Senior Living

Culver's
(planned)

MOB
5-STORY
±78,900 SF

Ironwood Cancer
& Research Center

DutchBros

Car Wash

Multifamily
(planned, breaking
ground 2020)

Quick Trip

The Center at
Val Vista

This ±78,900 SF medical office building is ideally suited for Medical Offices and Clinics, Ambulatory Surgery Center, Urgent Care Facility, Laboratories (Commercial), and Oncology.



NORTH

GILBERT, AZ

SanTan Village Shopping Center

202

VA Medical Center

SanTan Motorplex

Hampton & Hyatt

Mountainside Fitness

Planned Dignity Health Phoenix Children's Hospital 3-story tower



Mercy Gilbert Medical Center

Mercy Gilbert Medical Plaza

Memory Care facility

Quartz Hill Elementary School

Ironwood Cancer & Research Center

The Medical Plaza at Spectrum

Val Vista Dr

Willis Rd

Mercy Rd

Mercy Medical Commons

202

Senior Living facility

Quick Trip

Melrose St

The Oaks A Merrill Gardens Community

Campo Verde High School

Multifamily (planned, breaking ground 2020)

Behavioral Health Hospital (planned)

The Center at Val Vista

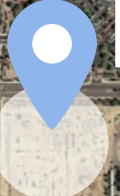
Lindsay Rd

CVS (planned)

Greenfield Rd

Greenfield Rd

Rome St





POPULATION

3,842
within 1 mile

93,678
within 3 miles

258,521
within 5 miles



DAILY TRAFFIC COUNTS

54,544 VPD
at Loop 202 and Val Vista Drive

127,111 VPD
on loop 202 along the Val Vista exit

59,027 VPD
at Melrose St and Val Vista Drive



DEMOGRAPHICS 3 MILES

Median Age: **32.5**

Median Income: **\$105,348**

Population: **93,678**

WHY MEDICAL IN GILBERT, AZ?

#1 City for business in Arizona

#1 Most prosperous city in the Nation

#1 City where millennials are buying homes



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