

MERCY MEDICAL WEST

E of SE Corner of Val Vista Dr. & Mercy Rd. | Gilbert, AZ 85297



PROPERTY AMENITIES & FEATURES

- › Great location – directly off the Loop 202 and adjacent to Mercy Gilbert Medical Center
- › ±40,000-60,000 SF Medical Office Building
- › Outdoor Patio Seating for patients and staff
- › On-site convenience store
- › Prominent Building Signage Available
- › Lucrative ownership with equity participation option available

FOR LEASE

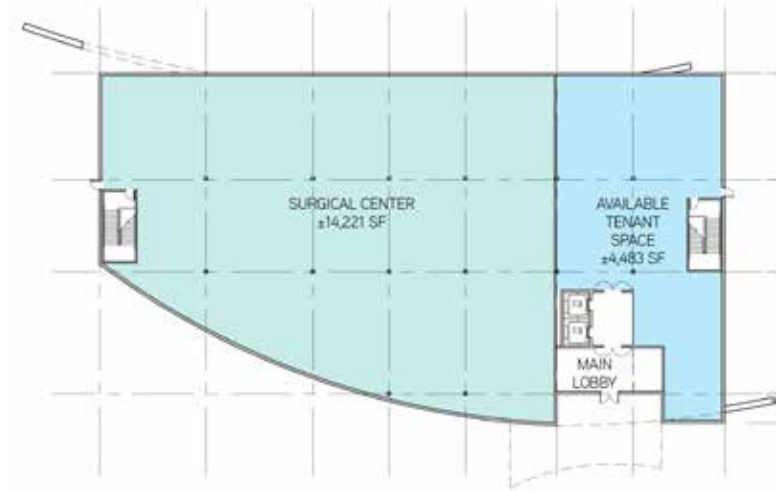
LEASE RATE:	\$23.00 NNN
TENANT IMPROVEMENTS:	Turnkey Available
AVAILABILITY:	±40,000-60,000 SF
PARKING:	6.5:1,000/SF
DELIVER DATE:	4Q 2017

FOR LEASE

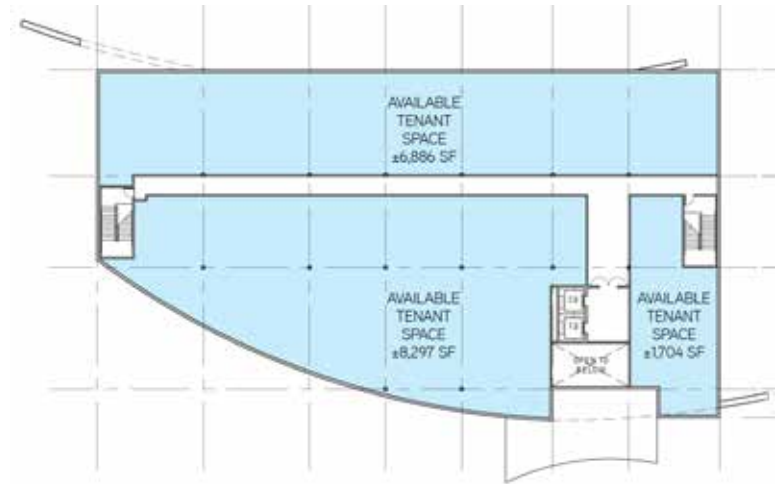
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PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR (OPTIONAL) TBD

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AREA OVERVIEW

NEARBY RETAIL

- ① Santan Village Mall
- ② Walmart
- ③ Sam's Club
- ④ Santan Village
- ⑤ Costco
- ⑥ Winco Foods
- ⑦ Hyatt Place Hotel
- ⑧ Santan Motorplex
- ⑨ Quick Trip
- ⑩ Central Christian Church

NEARBY MEDICAL

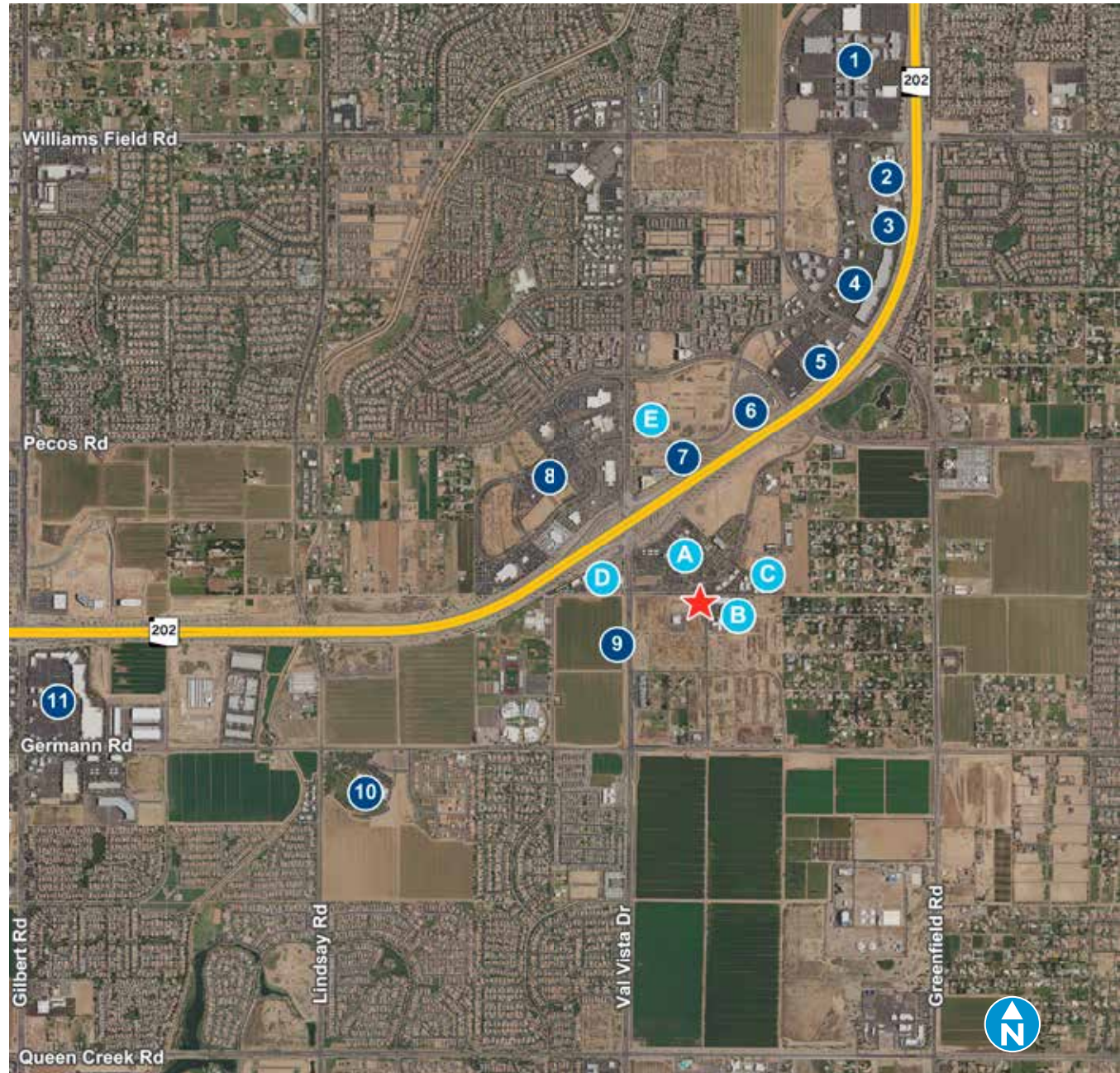
- A Mercy Gilbert Medical Center
- B Mercy Medical Commons
- C The Medical Plaza at Spectrum
- D Copper Point Business Park
- E VA Medical Center

DEMOGRAPHICS

Description	1 Mile	3 Mile	5 Mile
2016 Median HH Income	\$86,485.00	\$93,278.00	\$89,233.00
2016 Estimated Population	5,724	82,859	241,833
2021 Projected Population	6,340	91,121	264,112

TRAFFIC COUNTS

Mercy Rd. & Val Vista Dr.	18,000 cars per day
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MERCY GILBERT HOSPITAL INFORMATION

- › Member of Dignity Health, the fifth largest health system in the nation
- › Employ 1,250 staff members (760 physicians)
- › Serve patients with 200 private rooms and a 22-bed pediatric unit on the campus (Partnership with Phoenix Children's Hospital)
- › Specialties offered include: cardiovascular, emergency, family birth center, gastroenterology, sleep center, orthopedics and diagnostic services, among others.
- › First full-service hospital in Gilbert – celebrating its 10-year Anniversary

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