

MERCY CENTER

RETAIL SPACE AVAILABLE **FOR LEASE**

SEC Val Vista Dr & Mercy Rd | Gilbert, AZ



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D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

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PROPERTY HIGHLIGHTS

- ±24,147 SF modern mixed-use building featuring a rare two-story Starbucks with drive-thru, indoor seating on both levels, patios and strong daily traffic generation
- Complimentary mix of wellness, medical, food and service tenants providing consistent customer visits throughout the day
- Signalized intersection of Val Vista Dr & Mercy Rd (59,000 VPD) with immediate access to Loop 202 (130,000+ VPD)
- Directly across from Dignity Health Mercy Gilbert Medical Center (197 beds) and surrounded by national retailers including Target, Walmart, Lowe's, Home Depot, Sprouts and Dutch Bros
- Located within onw of Metro Phoenix's strongest submarkets with 267,900+ residents, \$174K average household income, strong multifamily density and new Hilton & Marriott hotels nearby



Join Co-Tenants & Nearby Tenants:



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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Floor 1 Suite	Tenant	Sq. Ft.
101 & 201	Starbucks	3,865
104 & 105	Gallery Nails	2,500
106	AVAILABLE Former Medical Office	1,735
107	Kolache Cafe	1,464
108/109	AVAILABLE	2,321
Floor 2 Suite	Tenant	Sq. Ft.
202	Cabinet Design Studio	1,267
203	RZ Management	1,834
204 & 205	Brikhouse Dental	3,000
207	AVAILABLE Former Medical Office	1,788
208	Beem Light Sauna	1,663
209	Prizm Dental	2,300

Suites 106/207 feature an internal staircase connecting both levels

DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



MEDIAN HOME VALUE



DAYTIME POPULATION



TOTAL BUSINESSES

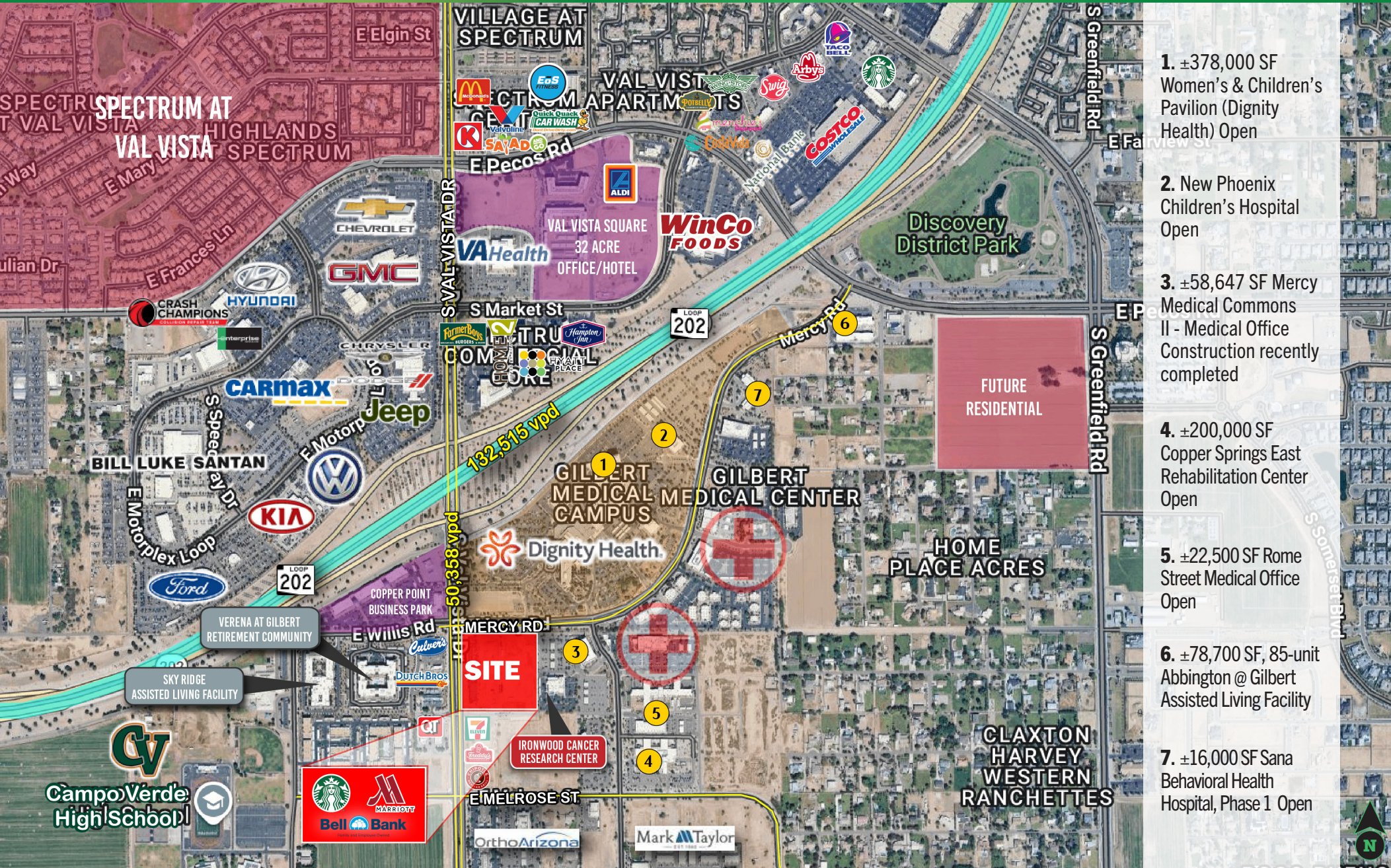
	POPULATION	HOUSEHOLDS	AVG HH INCOME	MEDIAN HOME VALUE	DAYTIME POPULATION	TOTAL BUSINESSES
1 MILE	8,713	3,186	\$164,631	\$663,109	5,077	452
3 MILE	99,583	33,136	\$174,521	\$592,769	44,243	4,018
5 MILE	292,448	98,757	\$169,524	\$568,610	125,431	10,667

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1. ±378,000 SF Women's & Children's Pavilion (Dignity Health) Open

2. New Phoenix Children's Hospital Open

3. ±58,647 SF Mercy Medical Commons II - Medical Office Construction recently completed

4. ±200,000 SF Copper Springs East Rehabilitation Center Open

5. ±22,500 SF Rome Street Medical Office Open

6. ±78,700 SF, 85-unit Abbington @ Gilbert Assisted Living Facility

7. ±16,000 SF Sana Behavioral Health Hospital, Phase 1 Open

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AVAILABLE - 106 & 207
±1,735 SF & ±1,788 SF

AVAILABLE - 108/109
±2,321 SF

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