

NOW LEASING:

TERRAZA MEDICAL VILLAGE

40245 NORTH GANTZEL ROAD
SAN TAN VALLEY, ARIZONA 85140



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ORION 
INVESTMENT REAL ESTATE

TERRAZA MEDICAL VILLAGE

SOUTHEAST CORNER OF
GANTZEL ROAD & OCOTILLO ROAD

SAN TAN VALLEY, ARIZONA MEDICAL DEVELOPMENT

San Tan Valley is currently one of the fastest growing cities in Arizona, with a 44% increase in population from 2010 to 2020. San Tan Valley is close to the San Tan Mountain Regional Park, a 10,200-acre park with scenic views, wildlife, and amazing hiking and horseback trails.

As San Tan Valley's population grows so does the need for local healthcare. Terraza Medical Village is an excellent medical office solution providing medical professionals quality medical office space to meet the healthcare needs of San Tan Valley.



AVAILABILITY:

± 2,338 - ± 4,322 SF

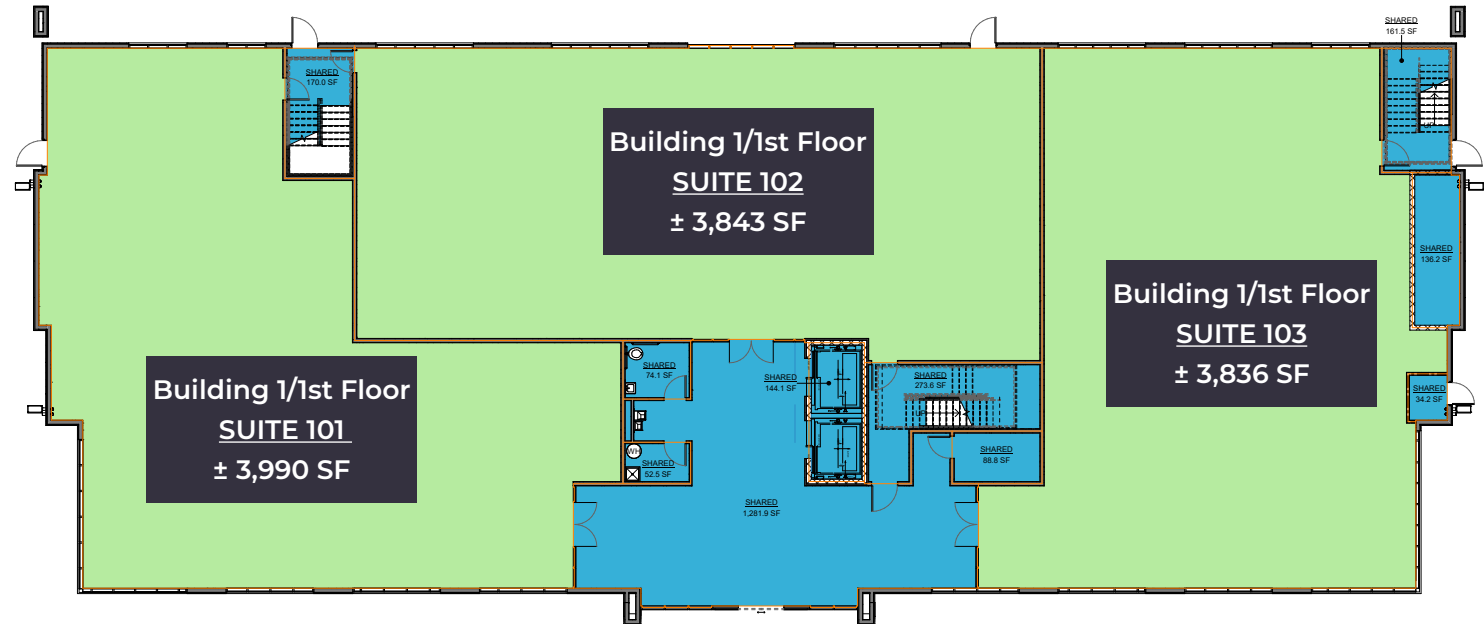
LEASE RATE:

CONTACT BROKER



BUILDING 1 FLOOR PLAN

FIRST FLOOR GROSS AREA



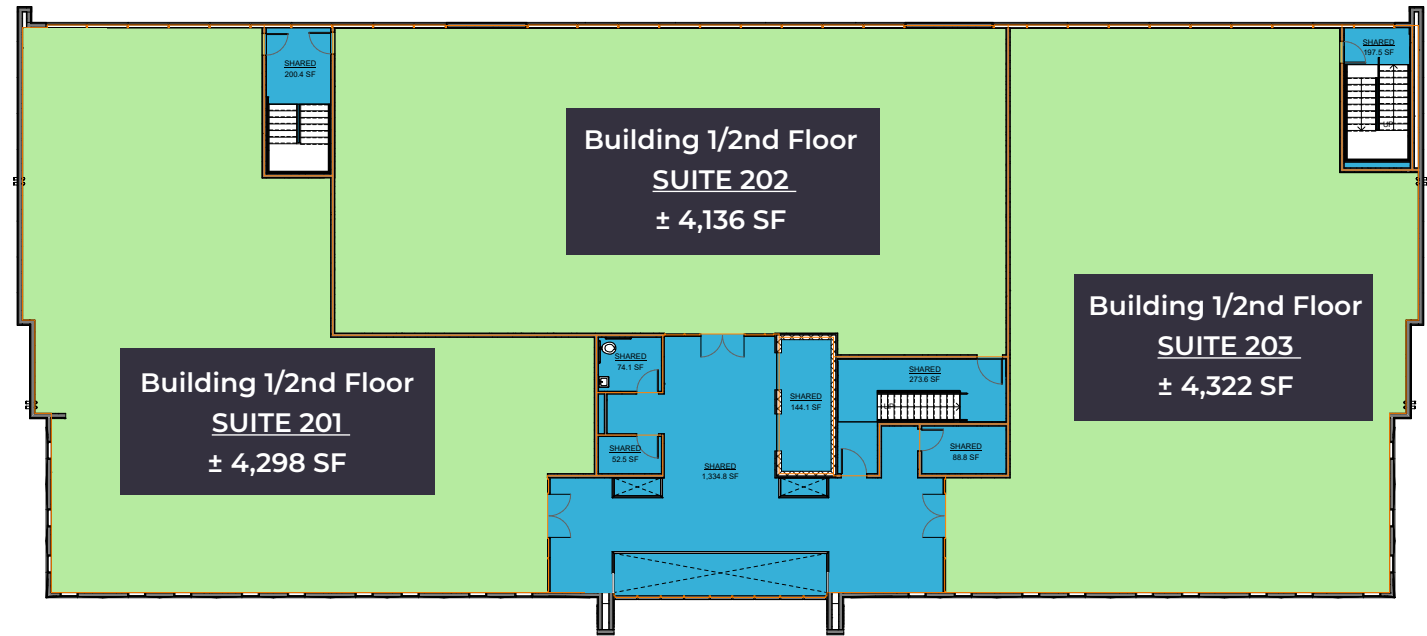
MINIMUM SF: **± 3,836 SF**

MAXIMUM SF: **± 3,990 SF**

FIRST FLOOR SF: **± 15,000 SF**

BUILDING 1 FLOOR PLAN CONT.

SECOND FLOOR GROSS AREA



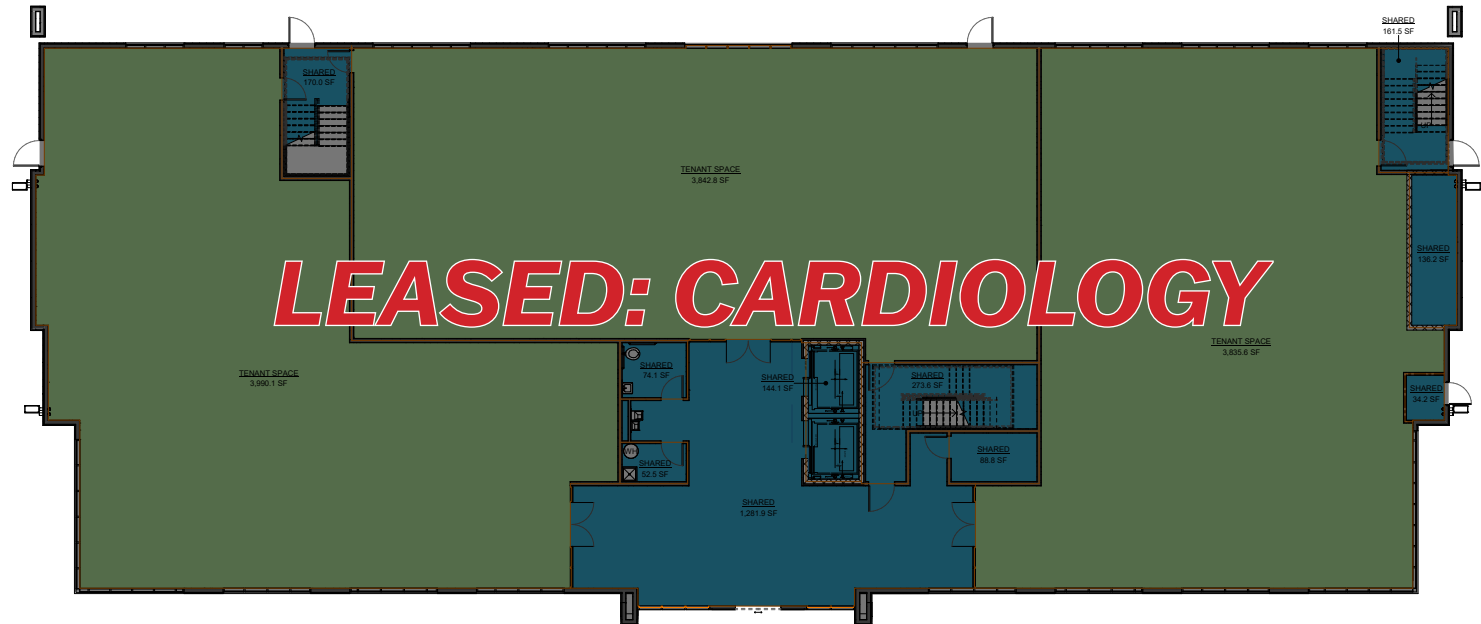
MINIMUM SF: **± 4,136 SF**

MAXIMUM SF: **± 4,322 SF**

SECOND FLOOR SF: **± 15,000 SF** (2-story)

BUILDING 3 FLOOR PLAN

FIRST
FLOOR
GROSS
AREA



TOTAL
CONTIGUOUS SF: **± 10,000 SF**

BUILDING 3 FLOOR PLAN CONT.

SECOND FLOOR GROSS AREA



MINIMUM SF: **± 4,010 SF**

MAXIMUM SF: **± 4,282 SF**

TOTAL
CONTIGUOUS SF: **± 10,000 SF** (2-story)

BUILDING 4 FLOOR PLAN

FIRST FLOOR GROSS AREA



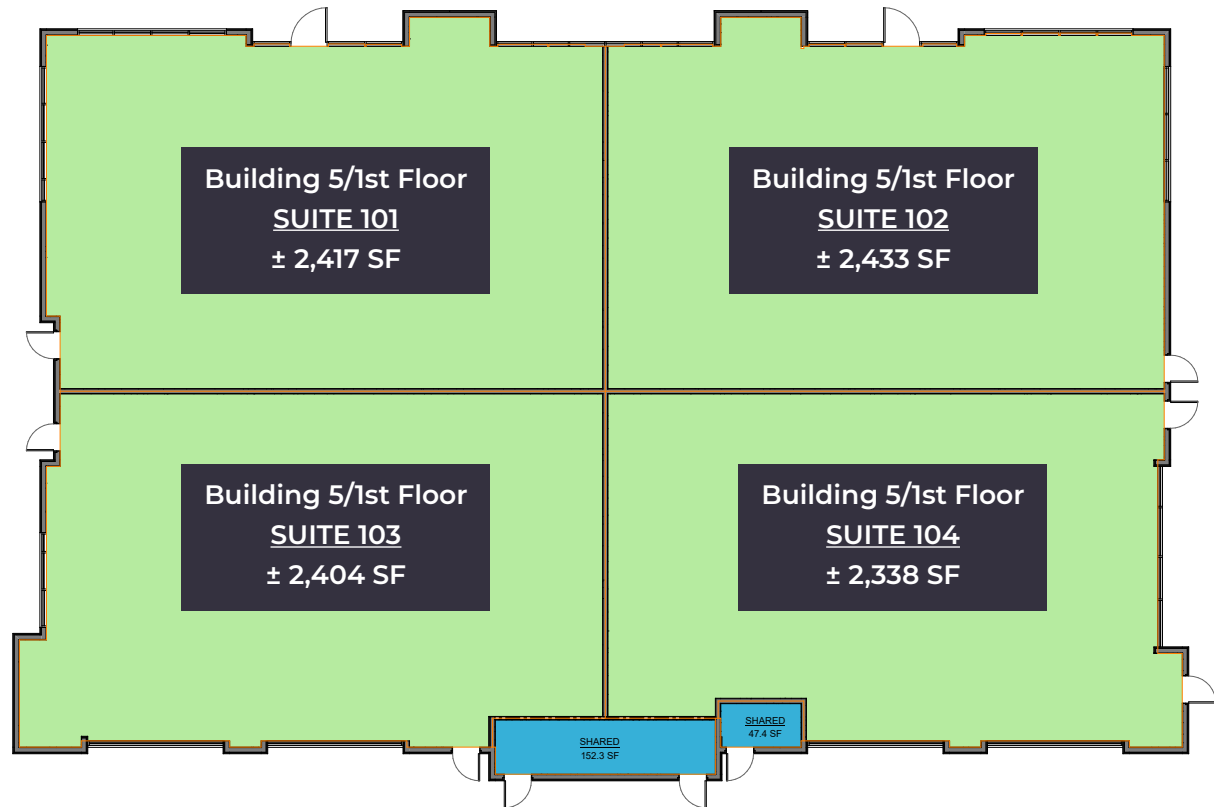
MINIMUM SF: **± 3,121 SF**

MAXIMUM SF: **± 3,351 SF**

TOTAL
CONTIGUOUS SF: **± 10,000 SF**

BUILDING 5 FLOOR PLAN

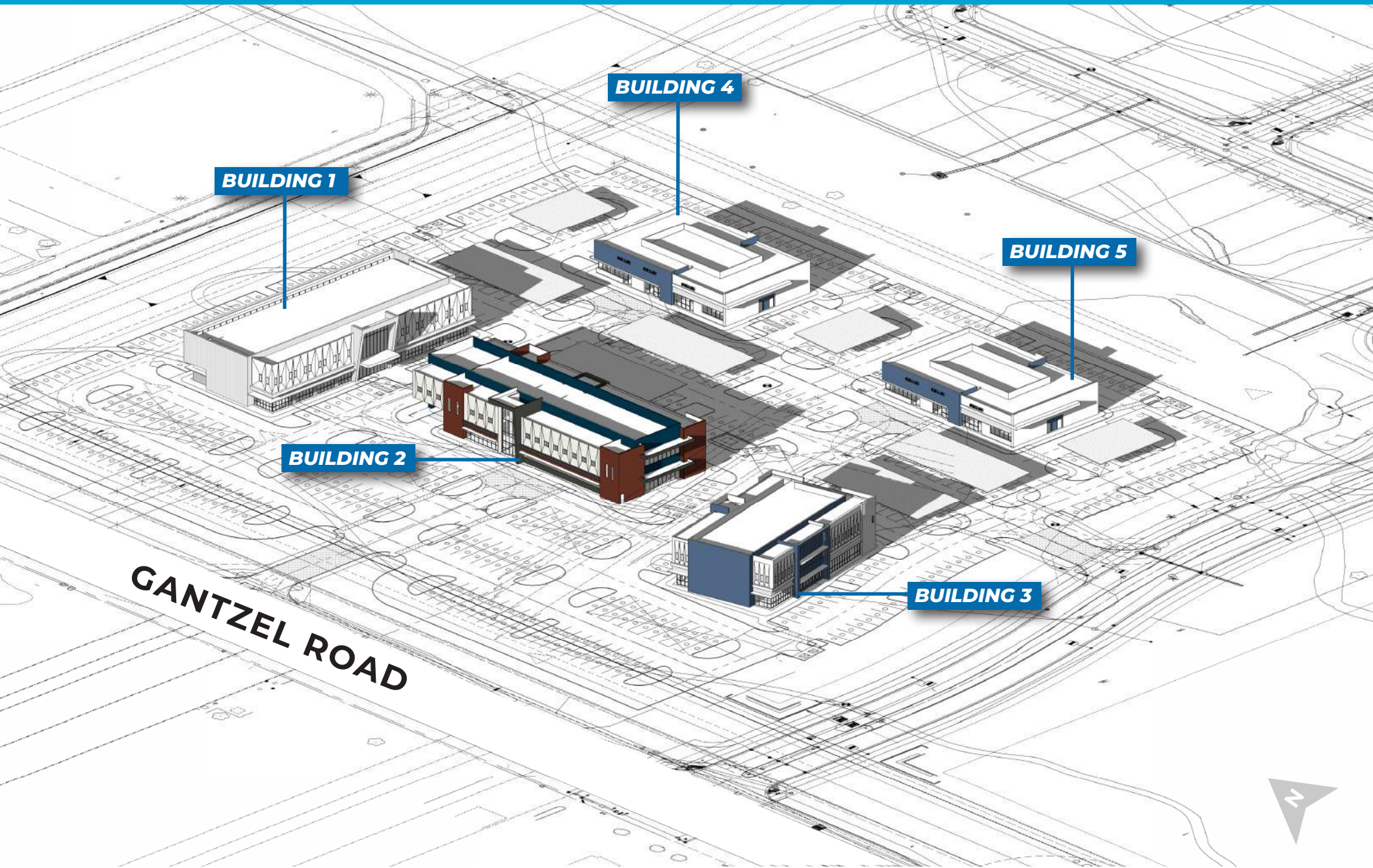
FIRST FLOOR GROSS AREA



MINIMUM SF: **$\pm 2,338$ SF**

MAXIMUM SF: **$\pm 2,433$ SF**

TOTAL
CONTIGUOUS SF: **$\pm 10,000$ SF**



CONCEPTUAL RENDERINGS

TERRAZA MEDICAL VILLAGE



RETAIL & MEDICAL MAP

TERRAZA MEDICAL VILLAGE

TERRAZA MEDICAL VILLAGE is located within 25 minutes of the Phoenix-Mesa Gateway Airport, Dignity Health Mercy Gilbert Medical Center, Banner Ironwood Medical Center, Banner Heart Hospital, Banner Baywood Medical Center, Banner Gateway Medical Center, HonorHealth Mountain Vista Medical Center, HonorHealth Florence Medical Center, Dignity Mercy Gilbert Medical Center, Dignity Arizona General Hospital and dozens

of other medical businesses including Ironwood Women's Centers, Southwest Kidney Institute and more.



The property is in a prime location for any type of medical development in a growing, highly sought after new area with scenic mountain views and dozens of recently completed residential housing developments just minutes away from the site.



HOUSING DEVELOPMENT MAP

TERRAZA MEDICAL VILLAGE

MAP LEGEND

-  HOUSING DEVELOPMENT
-  SCHOOL / ACADEMY
- D/U** DEVELOPMENT UNITS



SAN TAN VALLEY

San Tan Valley is an unincorporated community in northern Pinal County, Arizona, 45 miles outside of Phoenix.

The community is nestled among the foothills of the San Tan Mountains with a variety of golf, age-restricted, and family neighborhoods. By 2010, San Tan Valley was one of the fastest growing communities and the second fastest growing county in the country. As of 2024, the residential population stands at 340,000+, and the average income amongst residents is \$140,000+ per household.



\$144,586

Avg. Household Income (10 Mile Radius of Site)



346,426

Residential Population (10 Mile Radius of Site)



Employment Migration

Pinal County has become the West's epicenter for Automotive and Advanced Manufacturing Companies.

Companies that have located to Pinal County are LG, Lucid Motors, Nikola, P&G, Kohler, CCP, and more.

Target Industries are Aerospace and Defense, Manufacturing, Electric Technology and Manufacturing, Transportation and Distribution, Natural and Renewable Resources (Mining, Agriculture, Solar). A committee is behind the latest effort to incorporate San Tan Valley.

(Credit: AZ Central)

"As an unincorporated area, San Tan Valley is currently depended on Pinal County government and services. The community has boomed as housing prices have soared in metro Phoenix, and residents and county officials have long expressed concerns that it's outgrown its roads, services and unincorporated status."

DEMOGRAPHIC HIGHLIGHTS

TERRAZA MEDICAL VILLAGE

2024 SUMMARY (SitesUSA)	3 Mile	5 Mile	10 Mile
Daytime Population:	67,406	130,865	386,450
Estimated Population:	63,313	118,916	346,426
2029 Proj. Residential Population:	75,433	141,808	393,675
Average Household Income:	\$139,258	\$139,546	\$144,586
Total Consumer Expenditure:	\$2.53 B	\$4.67 B	\$14.43 B
Median Age:	35.9	35.3	37.4
Average Household Size:	3.1	3.1	3.0
Housing Units:	22,310	40,947	126,587
Total Households:	20,499	37,706	116,032
Total Businesses:	944	2,130	7,260

