

Medical Office Available For Lease

# VANDERBILT PLAZA

2152 South Vineyard Avenue, Mesa, Arizona 85210

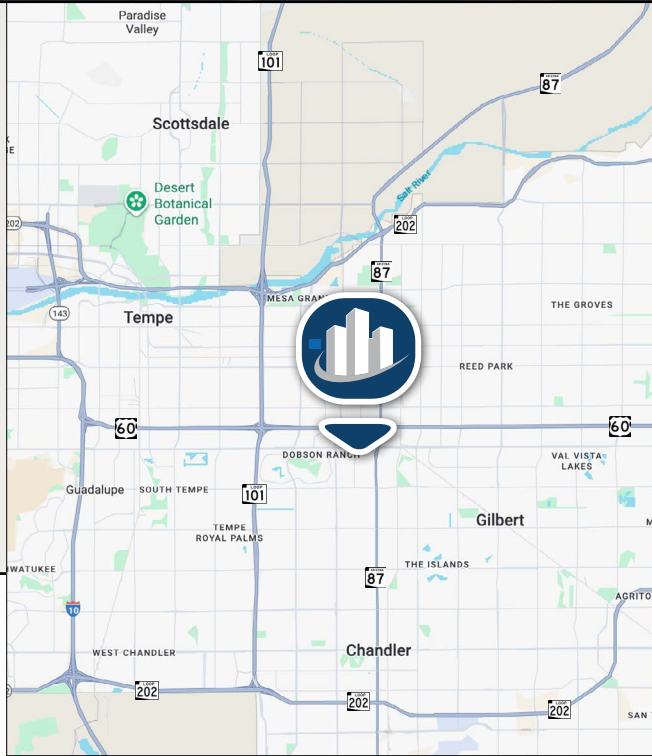


www.orionprop.com



## LEASE HIGHLIGHTS

- Fully Built-Out Medical Office Space Available for Lease
- Tenant Improvement Allowance Available
- Located with Multiple Medical Tenants in Vanderbilt Plaza; Near Major East Valley Medical Campuses
- Office is .5 miles from US-60 Freeway & near SR-101 Freeway



Property Type:	<b>MEDICAL</b>
Available Space (SF):	<b>3,023 SF</b>
Lease Rate:	<b>\$23.00 NNN</b>
Size (GBA):	<b>5,837 SF</b>
Year Renovated:	<b>2014</b>
NNN:	<b>\$5.27 PSF</b>
Parking Ratio:	<b>6.33/1000</b>
Year Built:	<b>2002</b>



CONTACT FOR MORE INFORMATION:

**J.T. TAYLOR**

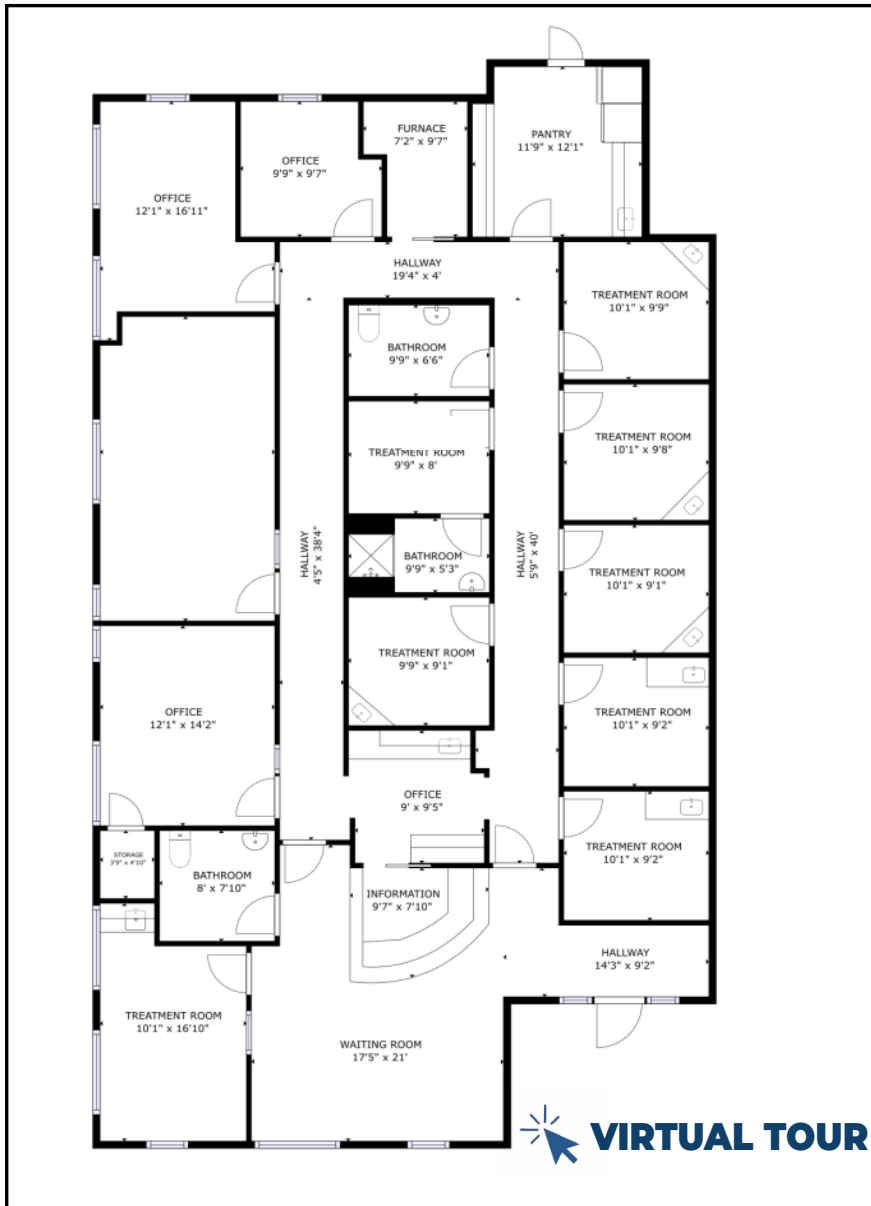
Direct Phone: (480) 868-2671

jt.taylor@orionprop.com

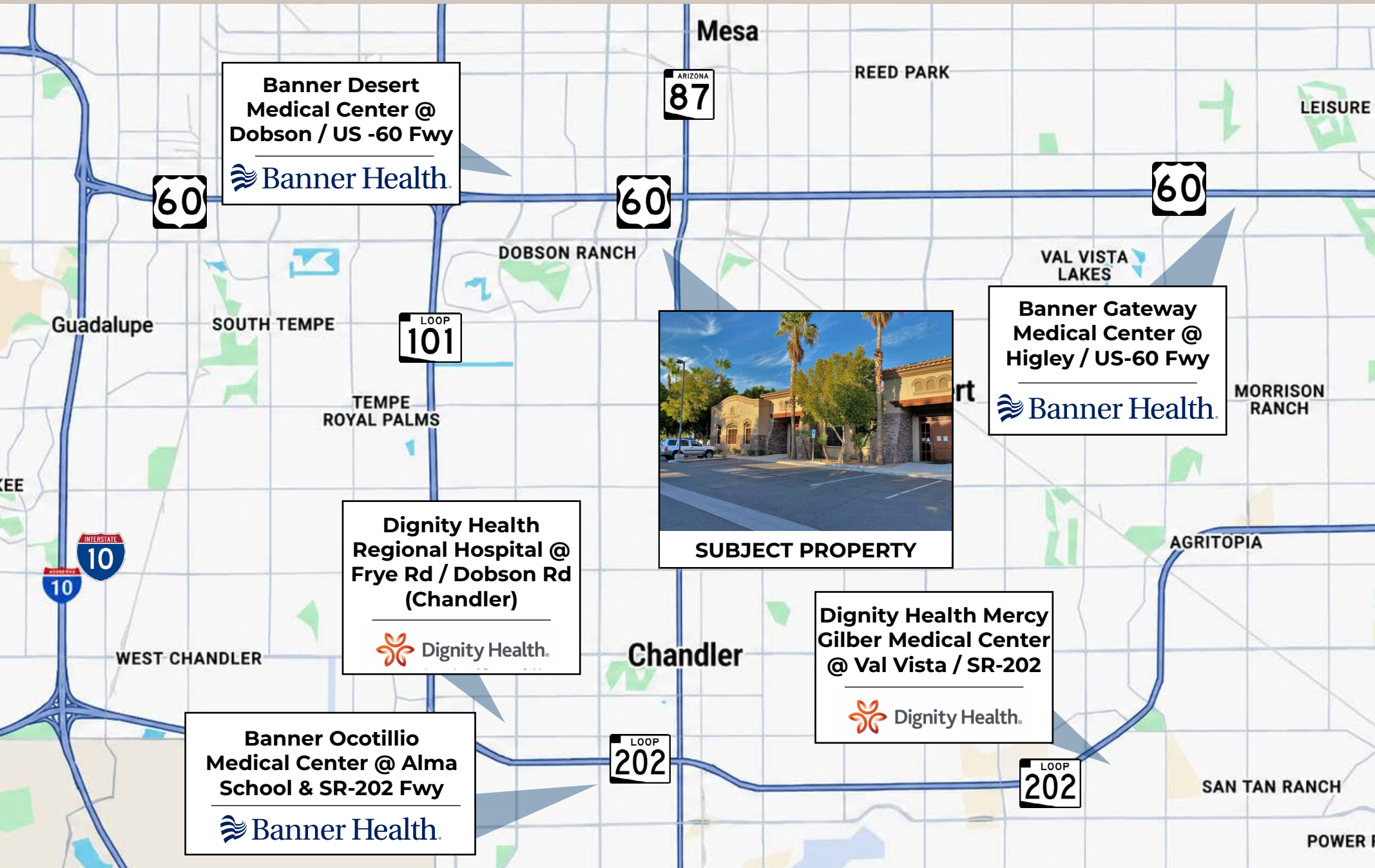
**W BASELINE RD:**  
28,807 VPD

**COUNTRY CLUB DR:**  
44,285 VPD

# SITE PLAN



# AERIAL MAP



**Banner Desert  
Medical Center @  
Dobson / US -60 Fwy**  
Banner Health.

**Banner Gateway  
Medical Center @  
Higley / US-60 Fwy**  
Banner Health.

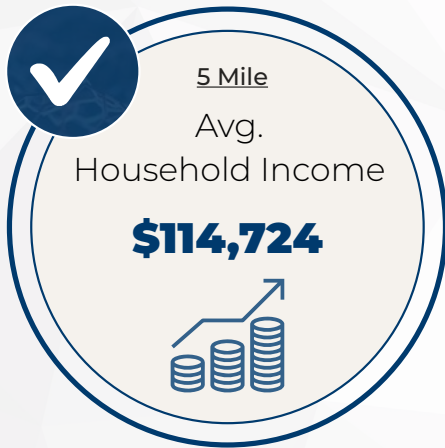
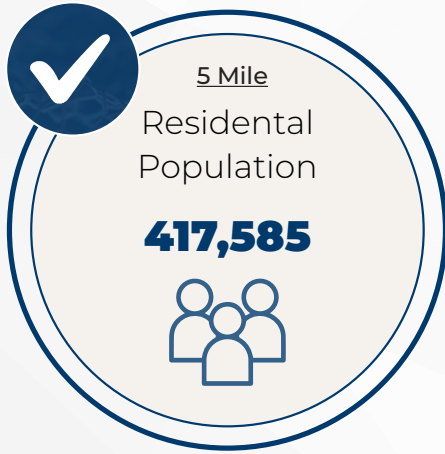
**Dignity Health  
Regional Hospital @  
Frye Rd / Dobson Rd  
(Chandler)**  
Dignity Health.

**Dignity Health Mercy  
Gilber Medical Center  
@ Val Vista / SR-202**  
Dignity Health.

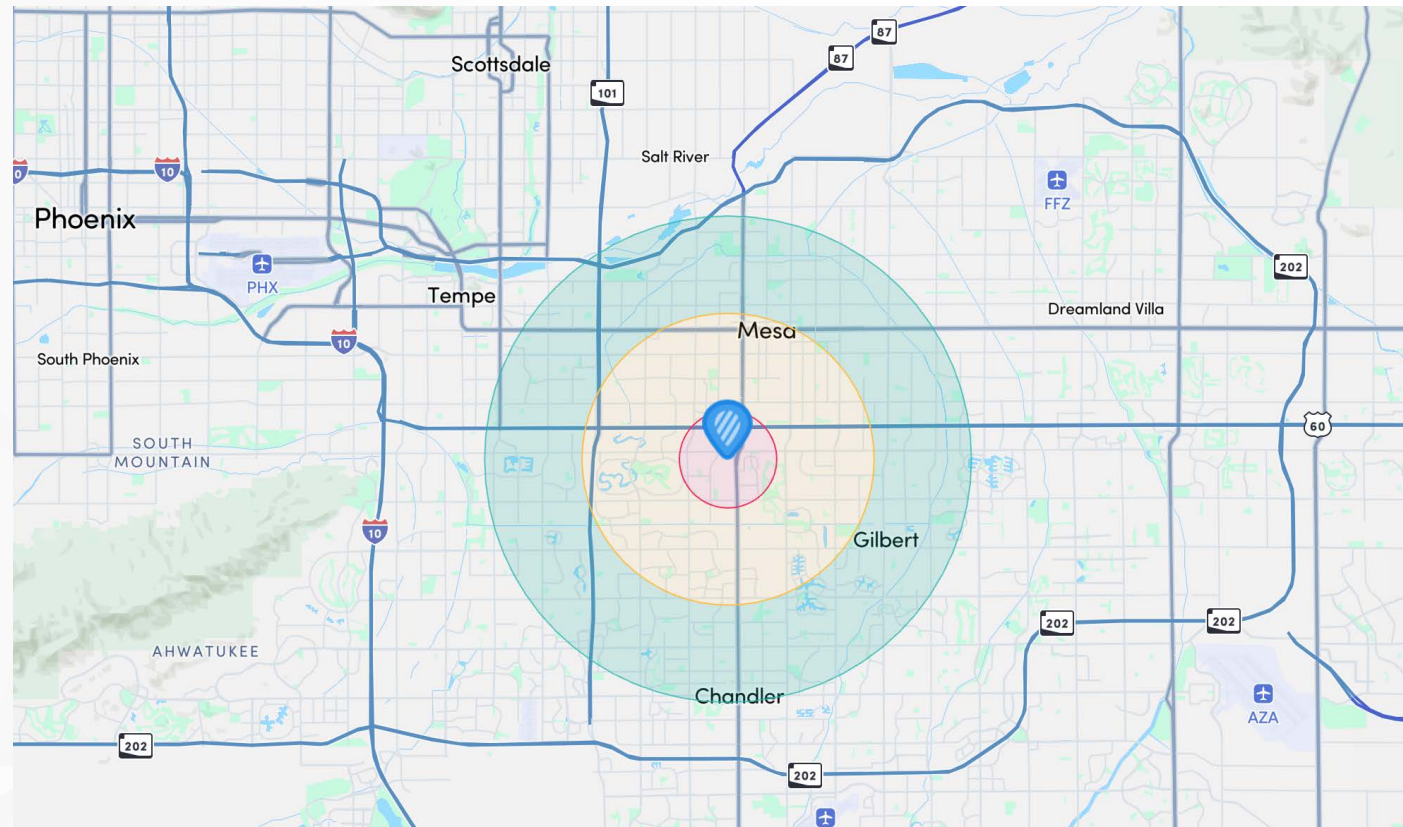
**Banner Ocotillo  
Medical Center @ Alma  
School & SR-202 Fwy**  
Banner Health.



# DEMOGRAPHICS



2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Residential Population:	13,162	143,899	<b>417,585</b>
Average Household Income:	\$101,638	\$105,000	<b>\$114,724</b>
Annual Consumer Health Care Expenditures:	\$35.52 M	\$357.57 M	\$1.04 B
Median Age:	34.5	<b>34.7</b>	34.7
Average Household Size:	2.3	2.4	2.5
Housing Units:	6,268	63,431	183,178
Estimated Households:	5,785	58,063	167,511
Total Employees:	9,649	77,775	174,923





**ORION Investment Real Estate**  
7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251

Medical Office Available

## **VANDERBILT PLAZA**

2152 South Vineyard Avenue, Mesa, Arizona 85210



**CONTACT FOR MORE INFORMATION:**

**J.T. TAYLOR**

Direct Phone: (480) 868-2671

[jt.taylor@orionprop.com](mailto:jt.taylor@orionprop.com)

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.