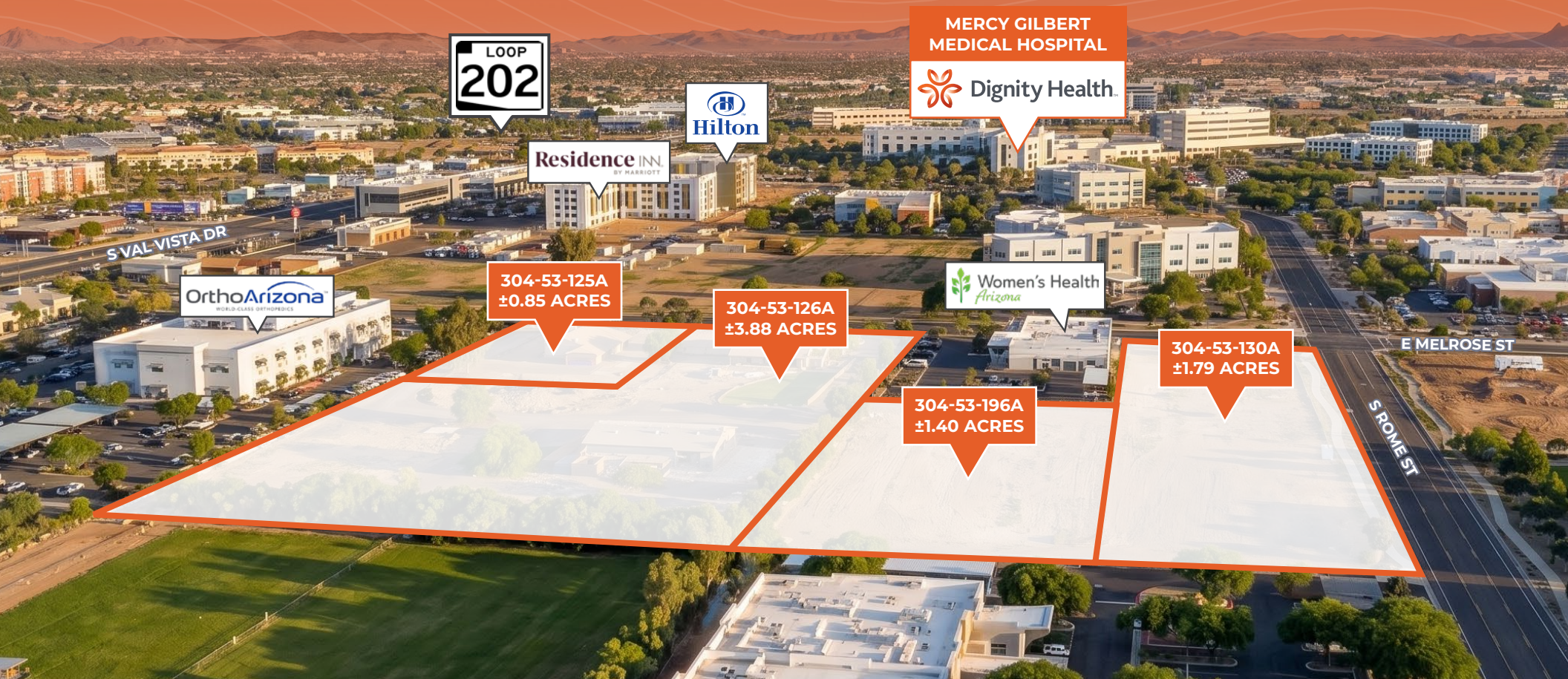


±7.92 Acres | Medical Pads

DEVELOPMENT OPPORTUNITY

LAND FOR SALE | CLOSE PROXIMITY TO MERCY GILBERT MEDICAL CENTER



**1777 E MELROSE ST
GILBERT, AZ 85297**

For More Information, Please Contact:

Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpiac.com

Caleb Allen
D 480.621.3290
M 480.622.4174
callen@cpiac.com

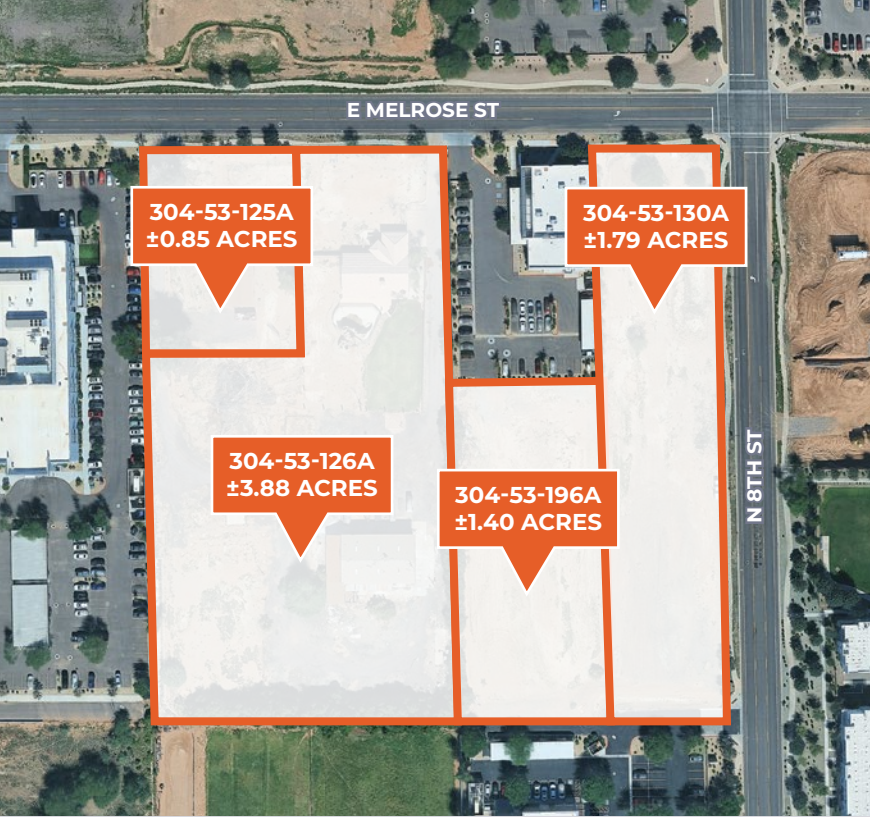
Jack Elder
D 480.968.9618
M 602.573.3210
jelder@cpiac.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiac.com



±7.92 Acres of Medical Pads Available for Purchase Together or Separately

DEVELOPMENT OPPORTUNITY

Positioned in incredibly close proximity to the Mercy Gilbert Medical Center and surrounded by established healthcare providers and commercial amenities, the site offers an exceptional location for new medical office or business park facilities. The property is zoned BP (Business Park) by the Town of Gilbert and provides a unique opportunity to acquire premium land in a rapidly expanding healthcare corridor.

Available for purchase together or separately, the property consists of four distinct pads ranging from ±0.85 acres to ±3.88 acres. The site's strategic location near the Loop 202 SanTan Freeway ensures excellent accessibility for both patients, staff, and practitioners. This flexible site configuration and prime positioning provide a clear and immediate path to development, making it an ideal investment for owner-users or developers looking to capitalize on the growing demand for medical services in the East Valley.

Property Summary

Address	1777 E Melrose St Gilbert, AZ 85297
Parcels	304-53-125A: ±1.79 Acres (±77,914 SF) 304-53-126A: ±1.40 Acres (±61,172 SF) 304-53-130A: ±3.88 Acres (±169,043 SF) 304-53-196B: ±0.85 Acres (±36,939 SF) Total: ±7.92 Acres (±345,068 SF)
Current Structures On-Site	304-53-125A: (1 Building) ±1,848 SF 304-53-126A: (2 Buildings) ±2,500 SF
Zoning	BP (Business Park), Town of Gilbert
Property Use	Medical Development Opportunity
Sale Price	\$24.00 PSF

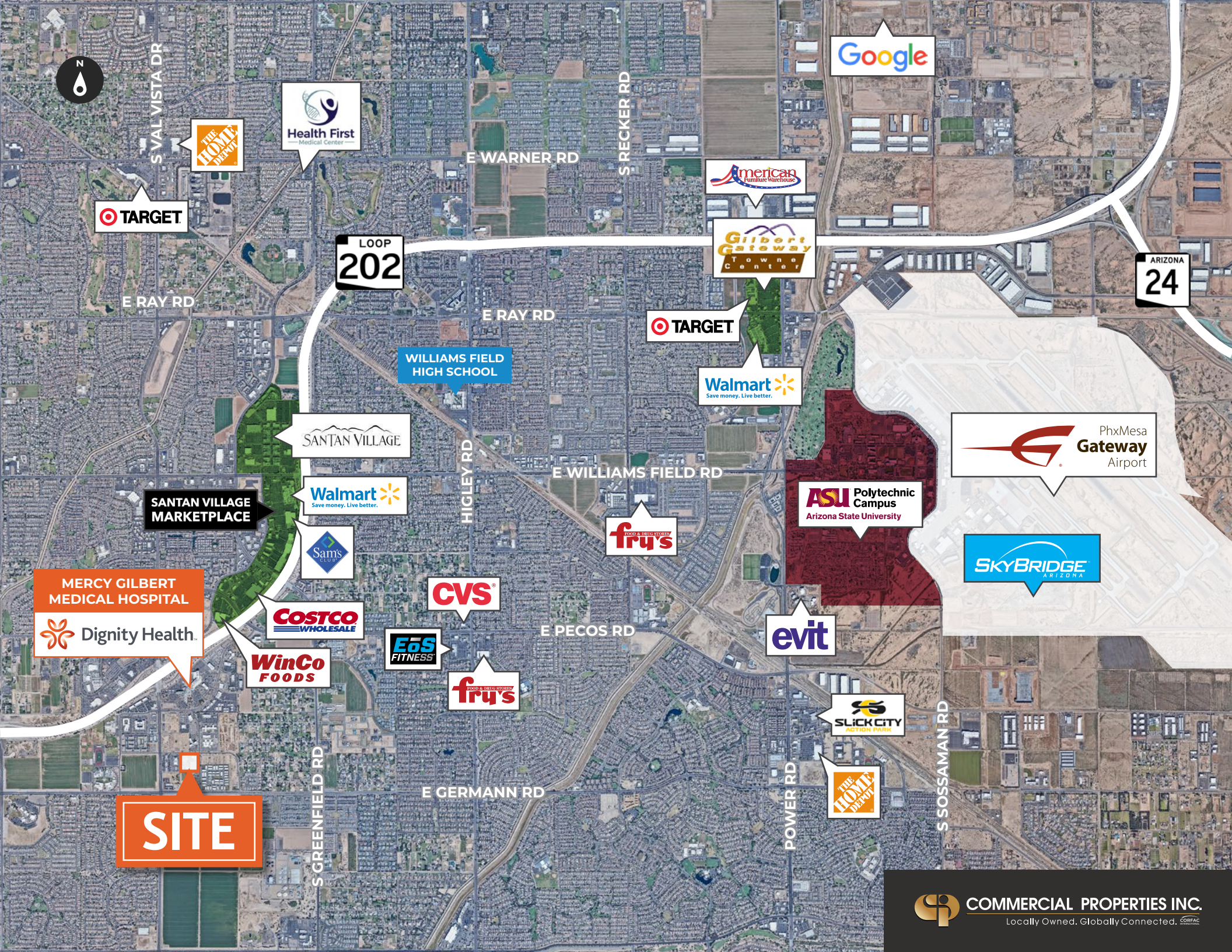
Area Amenities



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

07 28 26





SITE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CDPAC

About Gilbert | AZ

Gilbert, Arizona has a rich history, transforming from an agricultural stronghold into one of the most rapidly growing and economically diverse municipalities in the nation. Today, Gilbert is renowned for its highly educated workforce, family-friendly environment, and exceptionally high quality of life. The town consistently ranks among the best and safest places to live in the United States. Gilbert continues to evolve, boasting a thriving economy anchored by leading industries such as healthcare, life sciences, and advanced manufacturing, solidifying its reputation as a premier destination for business and residential life in the vibrant Southeast Valley.

Developments & Amenities

The Val Vista and Melrose Street submarket is a primary focus for commercial and medical development, creating strong demand for strategic sites like 1777 E Melrose St. It's the perfect location for businesses that want immediate access to essential healthcare anchors. The property is just steps away from major local medical employers and facilities, including Mercy Gilbert Medical Center (Dignity Health), OrthoArizona, Women's Health Arizona, and a variety of retail and hospitality options along the S Val Vista Drive corridor.

And so much more is readily available! The area is experiencing a steady surge in development and infrastructure improvements that cater to the rapidly expanding East Valley population. Be part of the thriving Gilbert business community, where professionals and residents enjoy proximity to premier shopping and dining at SanTan Village and SanTan Village Marketplace. Take advantage of seamless regional connectivity via the nearby Loop 202 and quick access to the PhxMesa Gateway Airport. This site offers the perfect blend of suburban convenience and exceptional commercial viability!



COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORPAC

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	5,859	97,587	280,998
Annual Growth 2020 - 2025	6.6%	1.2%	0.8%
2025 Households	1,685	30,412	90,390
Median Age	36	35.7	36.8
Bachelor's Degree or Higher	44%	45%	45%
Avg HH Income	\$176,746	\$163,687	\$156,115
Total Consumer Spending	\$77.9M	\$1.4B	\$4B
Daytime Employment	4,279	34,043	67,630
Businesses	923	4,382	9,187
Median Home Value	\$785,667	\$666,616	\$637,407



For More Information, Please Contact:

Tyson Breinholt

D 480.966.7513

M 602.315.7131

tbreinholt@cpiaz.com

Caleb Allen

D 480.621.3290

M 480.622.4174

callen@cpiaz.com

Jack Elder

D 480.968.9618

M 602.573.3210

jelder@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301

SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

07 28 26