

SOUTHEAST CORNER OF NORTH LAKE PLEASANT PARKWAY & WEST JOMAX ROAD | PEORIA, AZ

CIELO VISTA MEDICAL COMMONS





TWO PHASES. ONE PREMIER MEDICAL DESTINATION

Introducing Cielo Vista Medical Commons, a premier two-phase medical office destination designed to meet the growing healthcare needs of Peoria and the surrounding West Valley. Positioned within a dynamic and rapidly expanding corridor, the project offers healthcare providers the opportunity to establish a presence in a highly visible, accessible environment that prioritizes convenience, connectivity, and the patient experience.

PHASE I LAKE BUILDING

ONE STORY ±30,000 SF
SHELL BUILDING COMPLETE

PHASE II SUMMIT BUILDING

TWO STORY ±45,000 SF

Gurney-Sized Elevator

Backup Generators can be accommodated

Two Entrances – Accessible via Lake Pleasant Parkway and Jomax Road

Prominent Lake Pleasant Parkway signage available

Patient Parking at main entrance

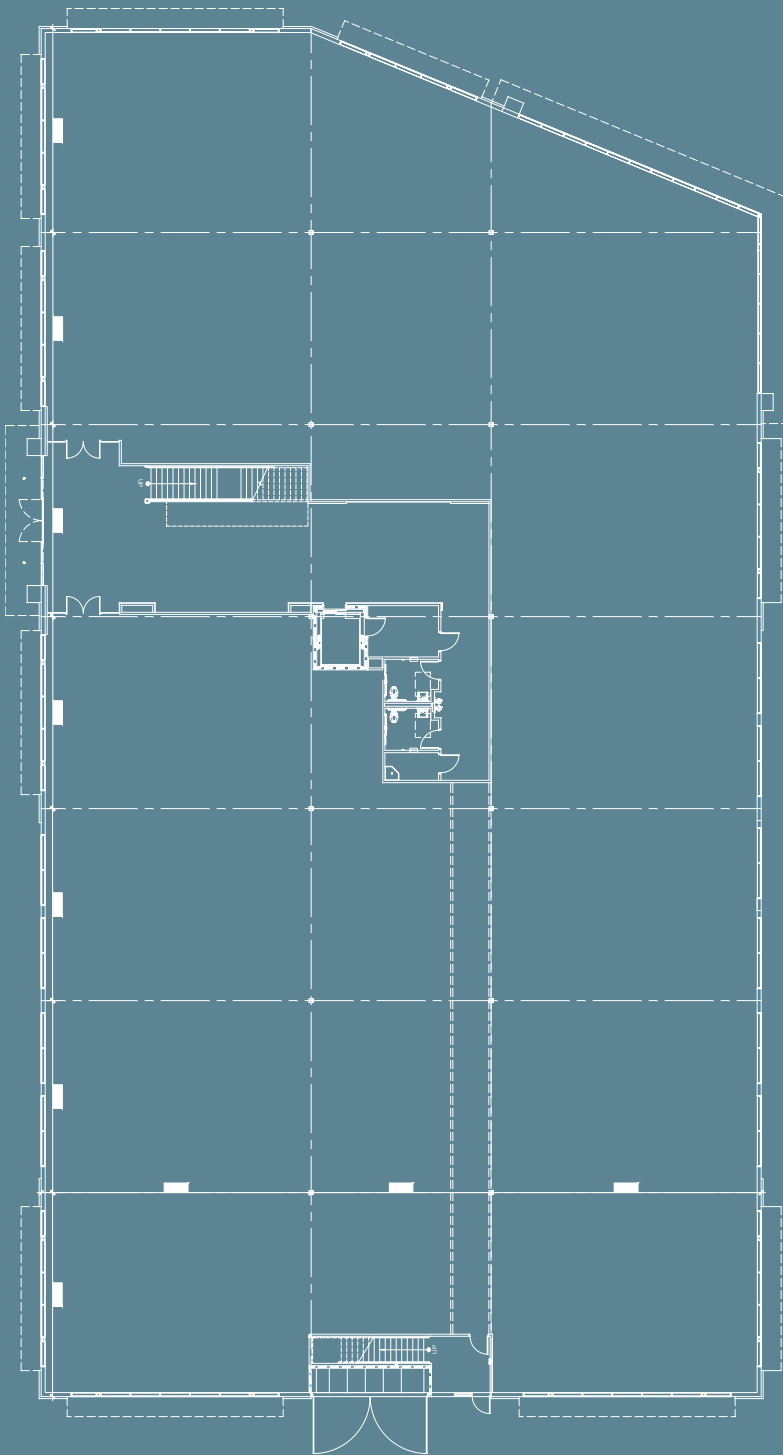
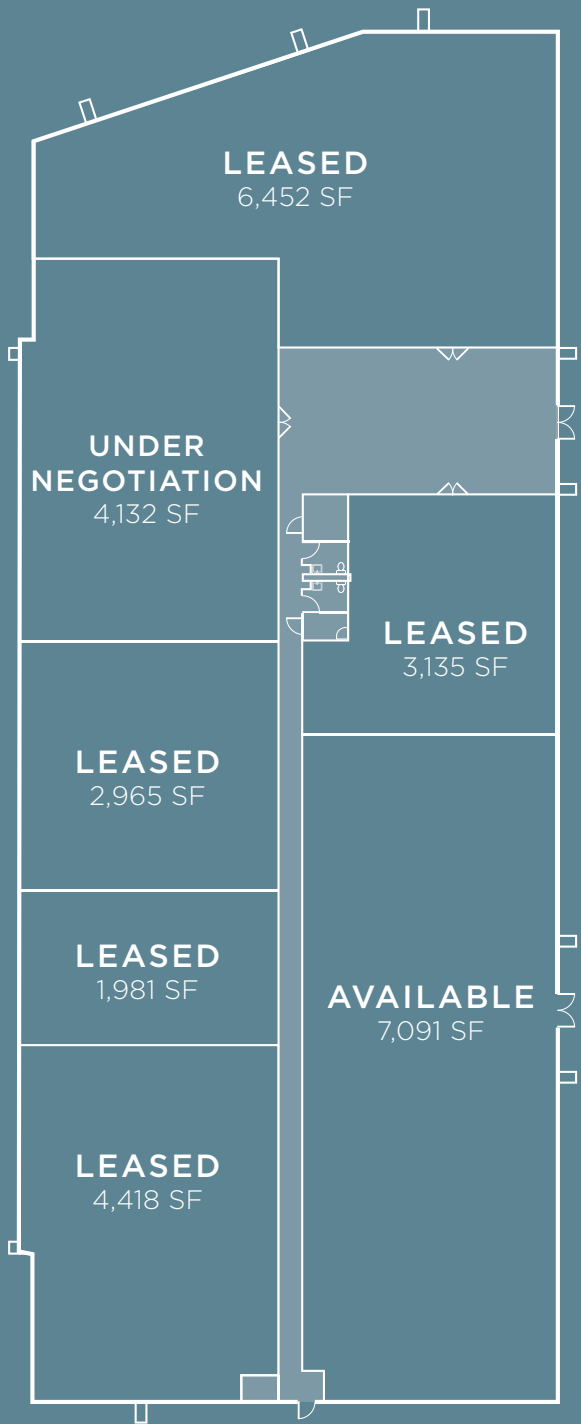


THE FUTURE TAKES SHAPE

PHASE I LAKE BUILDING

POTENTIAL USES:

- Urgent Care
- Plastics
- Primary Care
- Podiatry
- Dermatology



PHASE II SUMMIT BUILDING

BUILDING FEATURES

- 14' floor height facilitating 9' or taller ceilings within tenant suites
- Canopy at main entrances
- Common lobby with restrooms
- State-of-the-art HVAC system with individual tenant controls
- Direct access to suites from parking

HEALTHCARE MEETS LIFESTYLE

Cielo Vista Medical Commons is strategically positioned within one of Peoria's most vibrant and rapidly growing corridors, surrounded by an exceptional mix of retail, dining, entertainment, and residential amenities. The property's prime location provides convenient access to major shopping destinations, everyday services, restaurants, hotels, and recreational attractions, creating a seamless experience for both healthcare providers and patients.

RETAIL

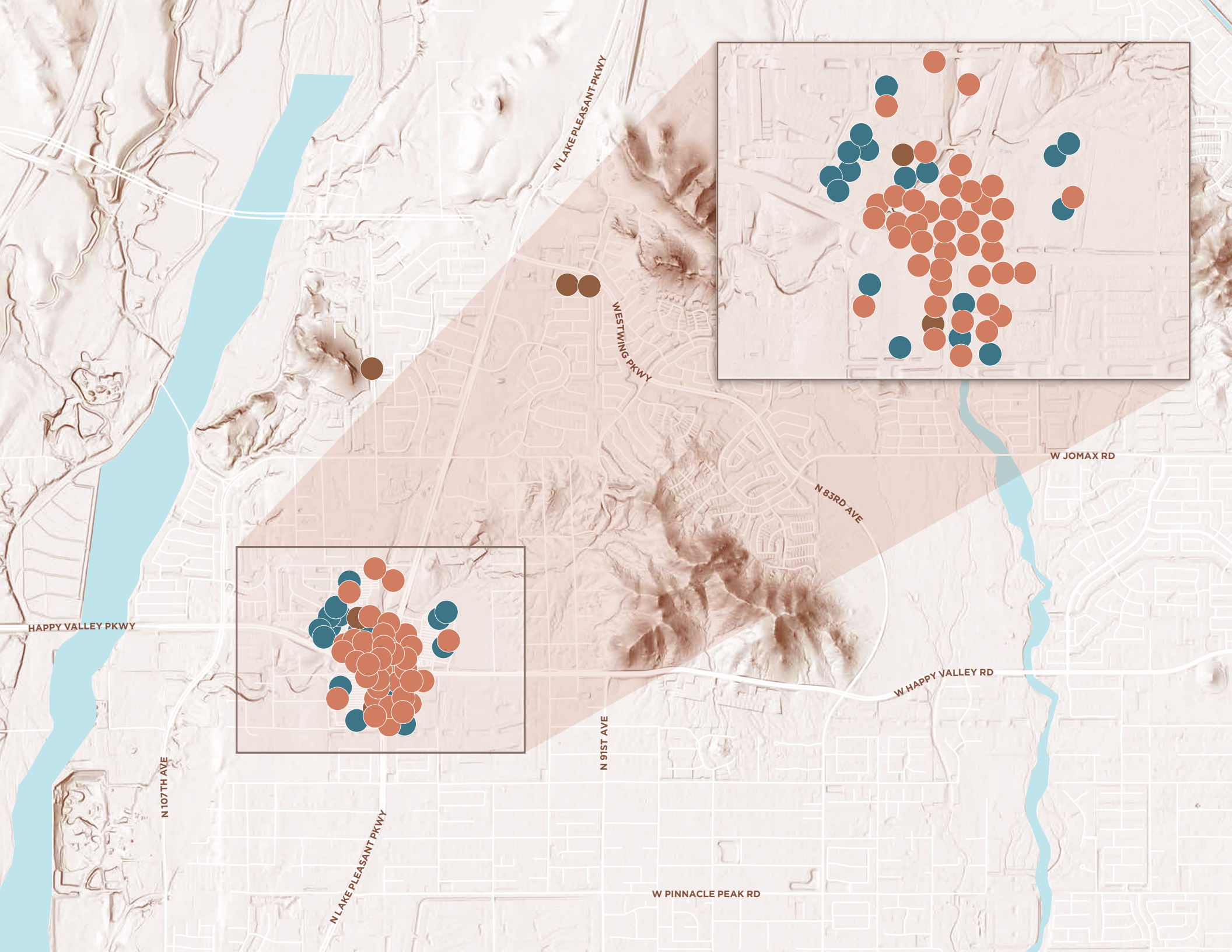
- Target
- The Home Depot
- AT&T
- Kroger
- Lowe's
- Petsmart
- Marshalls
- Michaels
- Kierland's
- T-Mobile
- Aldi
- Dillard's
- Costco
- JCPenney
- Dicks Sporting Goods
- Best Buy
- Bath & Body Works
- The UPS Store
- Macy's

DINING

- Sprouts Farmers Market
- CVS
- Chase Bank
- Wells Fargo
- Office Max
- Supercuts
- Sephora
- Panera Bread
- Haymaker
- Greek Palace
- Jack in the Box
- Chipotle
- Chili's
- Starbucks
- Cold Stone Creamery
- El Pollo Loco
- Smash Burger
- Jamba Juice

ENTERTAINMENT

- Rubios Coastal Grill
- Pita Jungle
- Freddy's
- IHOP
- Taco Bell
- Cafe Rio
- Dunkin Donuts
- Panda Express
- Chompies
- New York Pizza Dept.
- Cane's
- Arriba Mexican Grill
- Wildflower Bread Co.
- One Stop Nutrition
- Harkins Cinegrill
- Lake Pleasant Harbor
- AMC Theatre



WHERE RESIDENTIAL GROWTH

FUELS HEALTHCARE SUCCESS

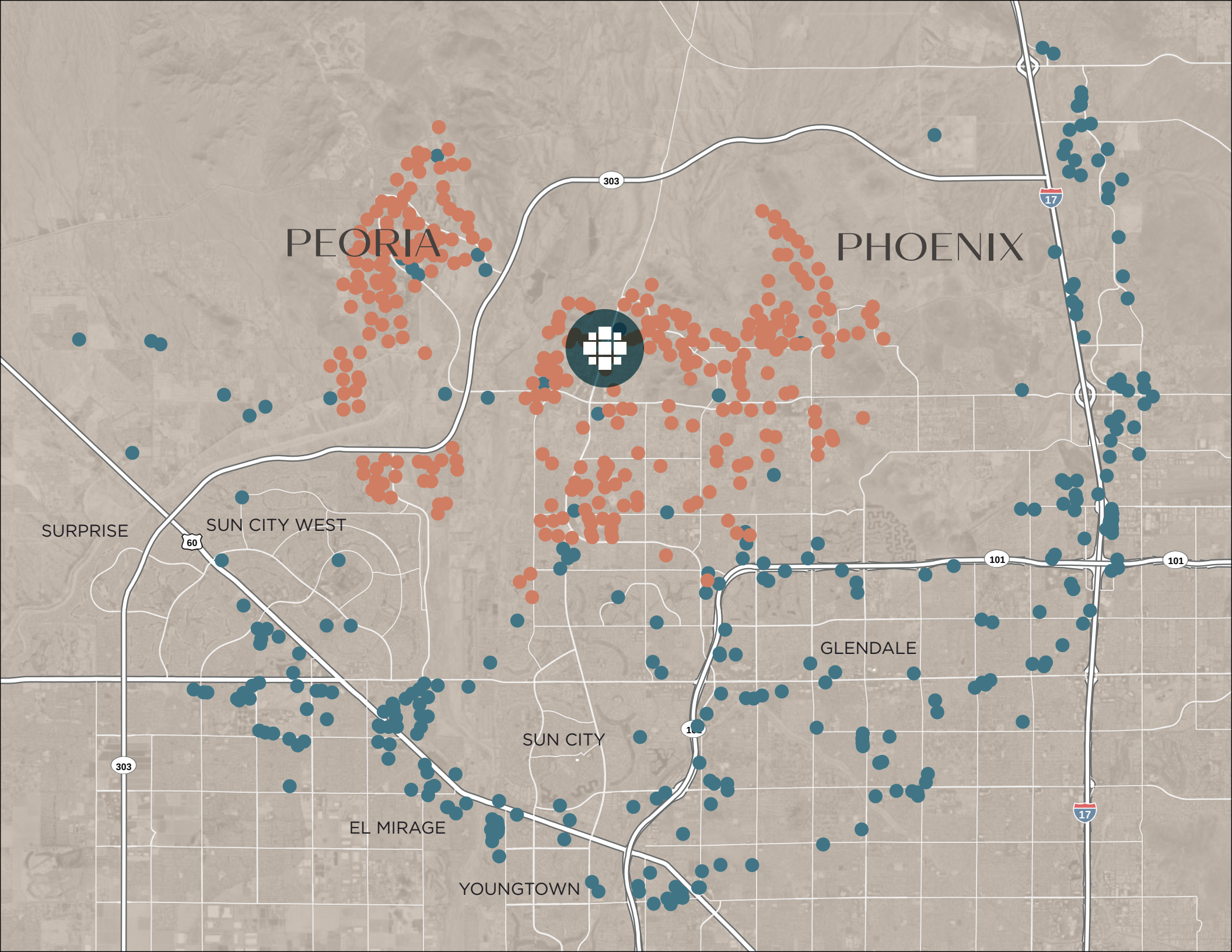
Peoria is one of the fastest-growing communities in the Phoenix metropolitan area, driven by continued residential development and strong demand for new housing. Expanding master-planned communities, new home construction, and ongoing infrastructure investments are attracting families, professionals, and retirees seeking a high quality of life.

310

SINGLE FAMILY
DEVELOPMENTS

302

MULTIFAMILY
DEVELOPMENTS



POWERED FOR INDUSTRY

POSITIONED FOR GROWTH

Amkor Technology is developing one of the nation's largest advanced semiconductor packaging and testing facilities in Peoria.

The project has expanded from \$2 billion and 2,000 jobs to a planned \$7 billion investment and approximately 3,000 high-wage jobs.

The campus will feature up to 750,000 SF of advanced manufacturing space and is expected to begin operations in 2028.

As a key partner to TSMC, Amkor will help create one of North America's premier semiconductor hubs, fueling demand for healthcare, office, retail, housing, and workforce services throughout North Peoria.

TSMC

FAB 1 & 2

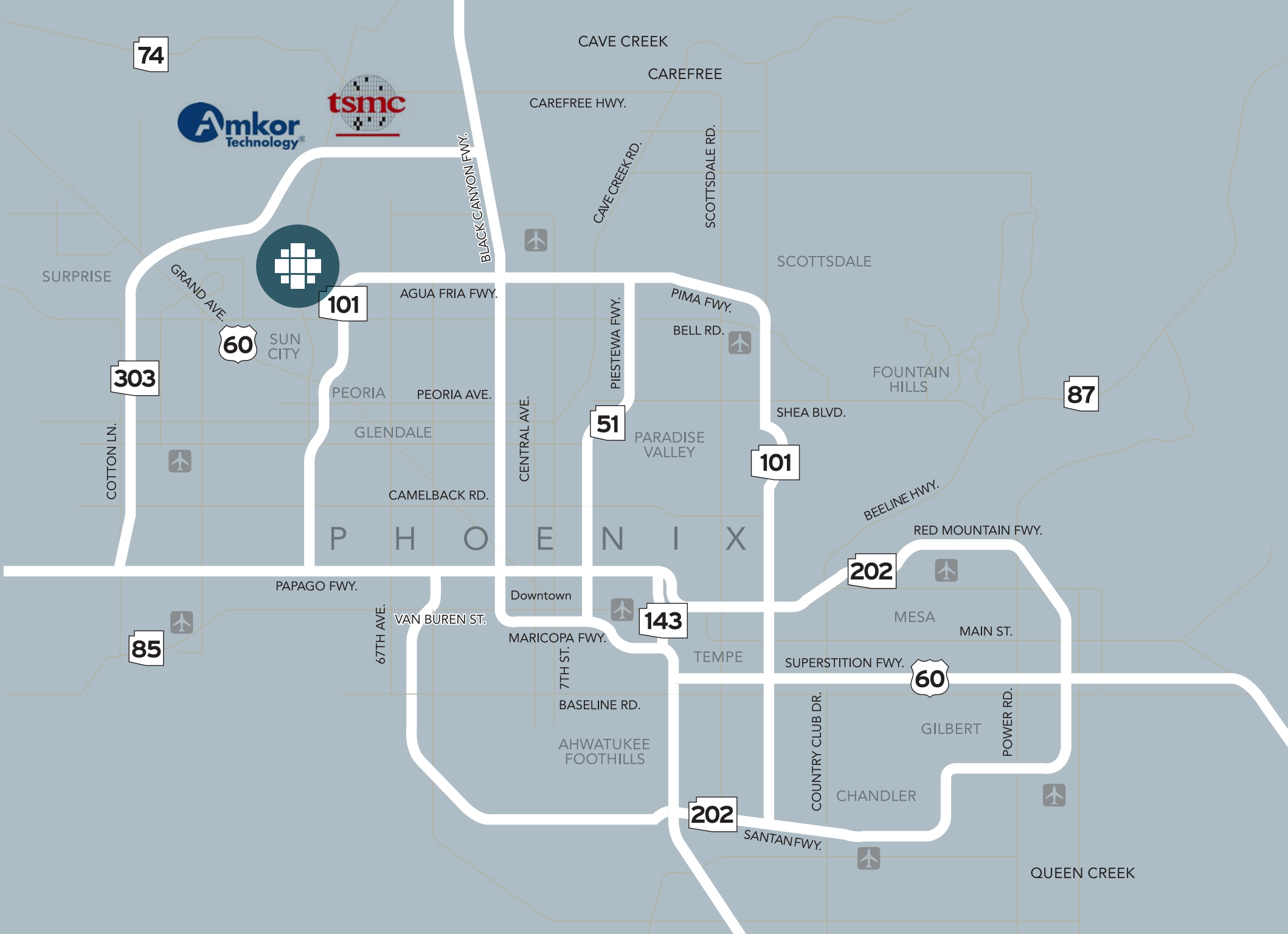
+6,000 Current Employees
+12,000 Construction Jobs

FAB 3

Breaking ground April 2025
Estimated completion end 2028-29
±4,000 employees
+10,000 Indirect Employees
+40,000 Construction Jobs, FAB 6 2030

FABS 4, 5, 6 (PLANNED)

Estimated staggered starts 2026, 2027, 2028
10-15,000 additional employees
2 semiconductor packaging facilities
1 research development





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FOR MORE INFORMATION

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