



Office building for sale in Mercy Gilbert Medical Plaza

- Located adjacent to Dignity Health Mercy Gilbert Medical Center
- Access to Loop-202 Freeway
- 7-miles from Phoenix-Mesa Gateway Airport, Arizona State University Polytechnic Campus, and Chandler-Gilbert Community College - Williams Campus
- Highly visible location
- 100% NNN lease expires March 31, 2031
- Very strong tenant

Property overview

Building size	17,611 sf
Sale price	\$8,900,000
Year built	2016
Annual increase	4%
Cap rate	6.50%
NOI 2027	\$578,515
Parking	5.7:100 sf

For further information

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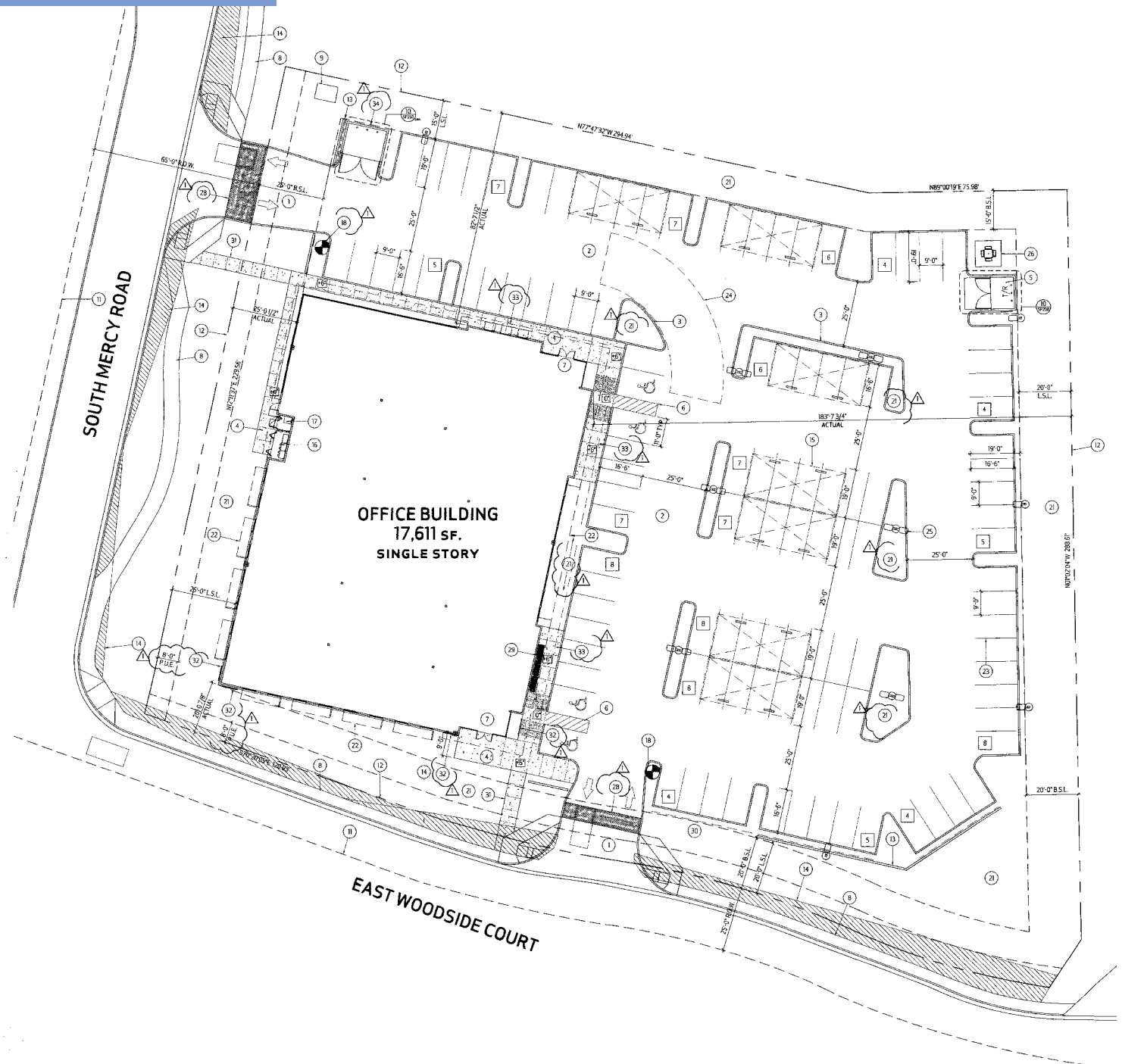
2720 E Camelback Road | Suite 210 | Phoenix, AZ 85016

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Site plan

For sale
3451 S Mercy Dr

17,611 sf



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Photos

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Location

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Demographics

For sale
3451 S Mercy Dr



	1-mile	3-miles	5-miles
Population	9,404	102,121	284,419
Median age	34.4	35.7	36.5
Daytime employment	3,326	24,297	63,846
Avg. HH income	\$149,522	\$176,001	\$178,667
HH units	4,348	37,702	105,431

Travel time	5-miles
14 minutes or less to work	25,081 (15.9%)
Average minutes to work	24.1

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