



# CIELO VISTA MEDICAL COMMONS

SOUTHEAST CORNER OF N. LAKE PLEASANT PARKWAY & WEST JOMAX ROAD, PEORIA, ARIZONA



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# CIELO VISTA MEDICAL COMMONS | ABOUT

## OPPORTUNITY HIGHLIGHT

- › Building A - One Story  $\pm 30,000$  SF
- › Building B - Two Story  $\pm 51,000$  SF
  - First Floor:  $\pm 26,500$  SF
  - Second Floor:  $\pm 24,500$  SF
- › Convenient Surface Parking
  - Covered Parking 1/1,000 SF
  - 5/1,000 RSF Parking Ratio
- › Gurney-Sized Elevator in Building B
- › Backup Generators can be Accommodated
- › Two Entrances – Accessible Via Lake Pleasant Parkway and Jomax Road
- › Prominent Lake Pleasant Parkway Signage Available

## SUITE FEATURES

- › Suites Ranging from  $\pm 2,500$  SF –  $\pm 50,000$  SF
- › Delivered in Shell Condition Ready for Tenant Improvements
- › Direct Access to Suites from Parking in Building A

## LOCATION HIGHLIGHTS

- › Across the Street from the Future Peoria Regional Hospital
- › Within 10 Minutes of the New Taiwan Semiconductor Plant
- › Within 5 Minutes of the Loop 303
- › Extensive Retail Amenities 1 Mile to the South





# CIELO VISTA MEDICAL COMMONS | BY THE NUMBERS

## 2021 DEMOGRAPHICS

### AVERAGE HOUSEHOLD INCOME



### TOTAL POPULATION



## HOUSING UNITS FOR 2021 - EXPOLOSIVE GROWTH AREA IN PEORIA

- 5,068 Units Delivered
- 46,951 Units Under Construction

SOURCE: U.S. CENSUS BUREAU; ESRI

## HOUSING AT A GLANCE (3-5 MILE RADIUS)

### JANUARY 2020 TO PRESENT

RESALE HOMES		NEW HOMES	
1 MILE	\$604,461	1 MILE	\$1,010,000
3 MILES	\$551,992	3 MILES	\$560,882
5 MILES	\$439,848	5 MILES	\$507,051

SOURCE: MLS

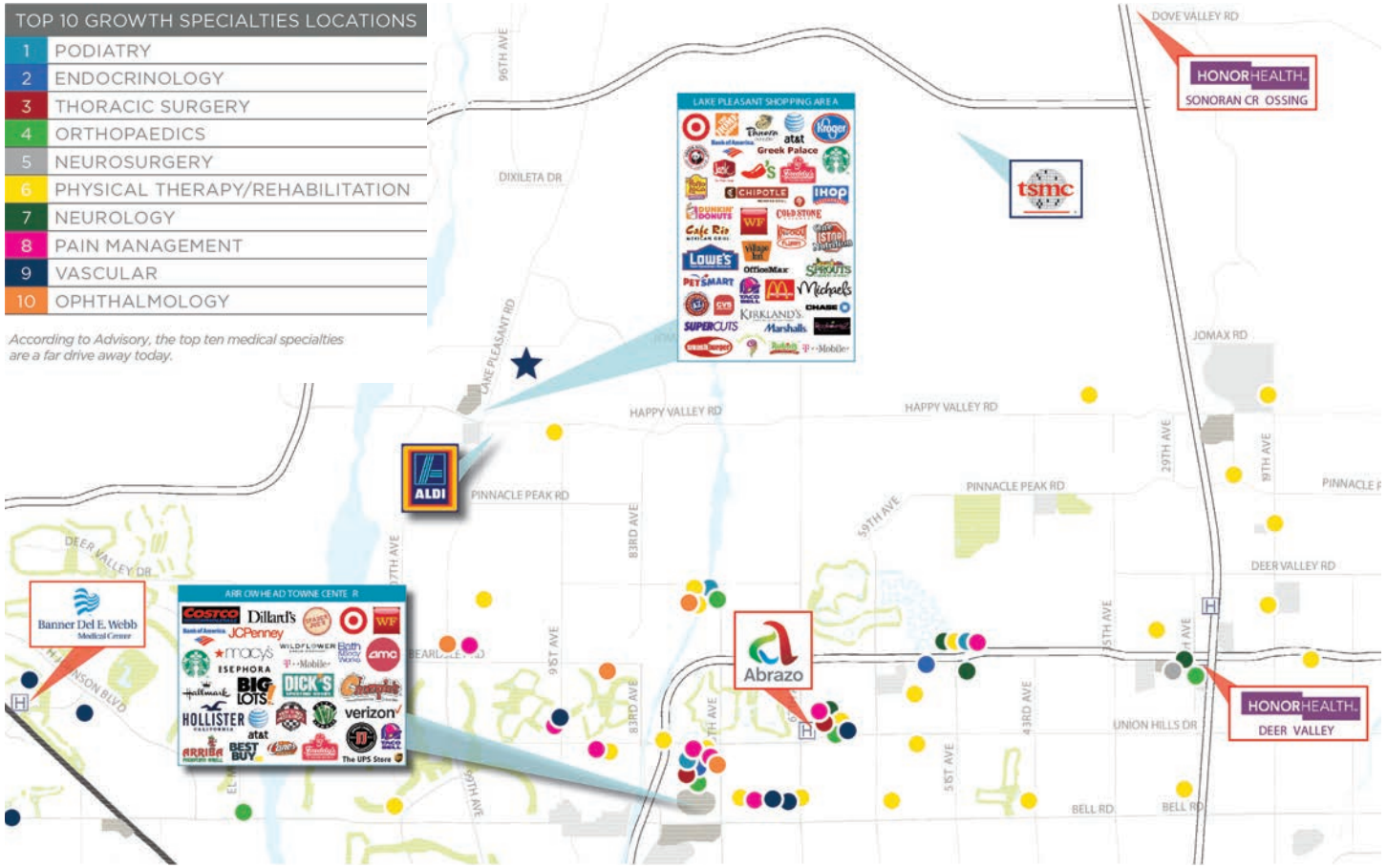
SOURCE: METROSTUDY

# CIELO VISTA MEDICAL COMMONS | AMENITIES

## TOP 10 GROWTH SPECIALTIES LOCATIONS

1. PODIATRY
2. ENDOCRINOLOGY
3. THORACIC SURGERY
4. ORTHOPAEDICS
5. NEUROSURGERY
6. PHYSICAL THERAPY/REHABILITATION
7. NEUROLOGY
8. PAIN MANAGEMENT
9. VASCULAR
10. OPHTHALMOLOGY

According to Advisory, the top ten medical specialties are a far drive away today.



# CIELO VISTA MEDICAL COMMONS | CONTACT



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