

Offering Memorandum

Medical Investment Opportunity in Gilbert, AZ

5656 S. Power Road
Gilbert, AZ 85295

**Get more
information**

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Investment summary



List price
\$3,000,000



CAP rate
6%



NOI
\$178,068



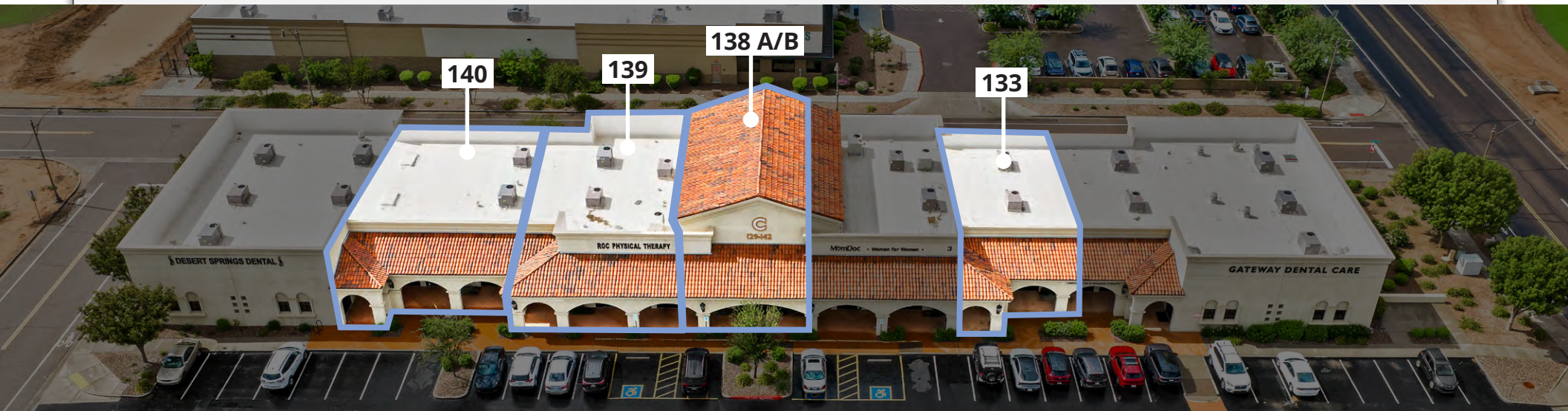
Occupancy
100%



Lease type
NNN



Size
9,295 sf / \$322 psf





Property highlights

- **Prime location:** Located in Gilbert, AZ—5th largest city in Arizona and part of the fast-growing Phoenix Metro Area.
- **Type:** Medical / Office Campus: The property is part of a “Gateway Medical Campus” and has multi-medical tenancy with East Valley ER & Hospital (a 24/7 emergency / hospital facility)
- **Building class:** A
- **Stories:** One
- **Year built:** 2005
- **Nearby major institutions:** Gateway Regional Airport, ASU Polytechnic Campus, Chandler-Gilbert Community College, Eastmark mixed-use development
- **Parking:** Surface



Drone photo

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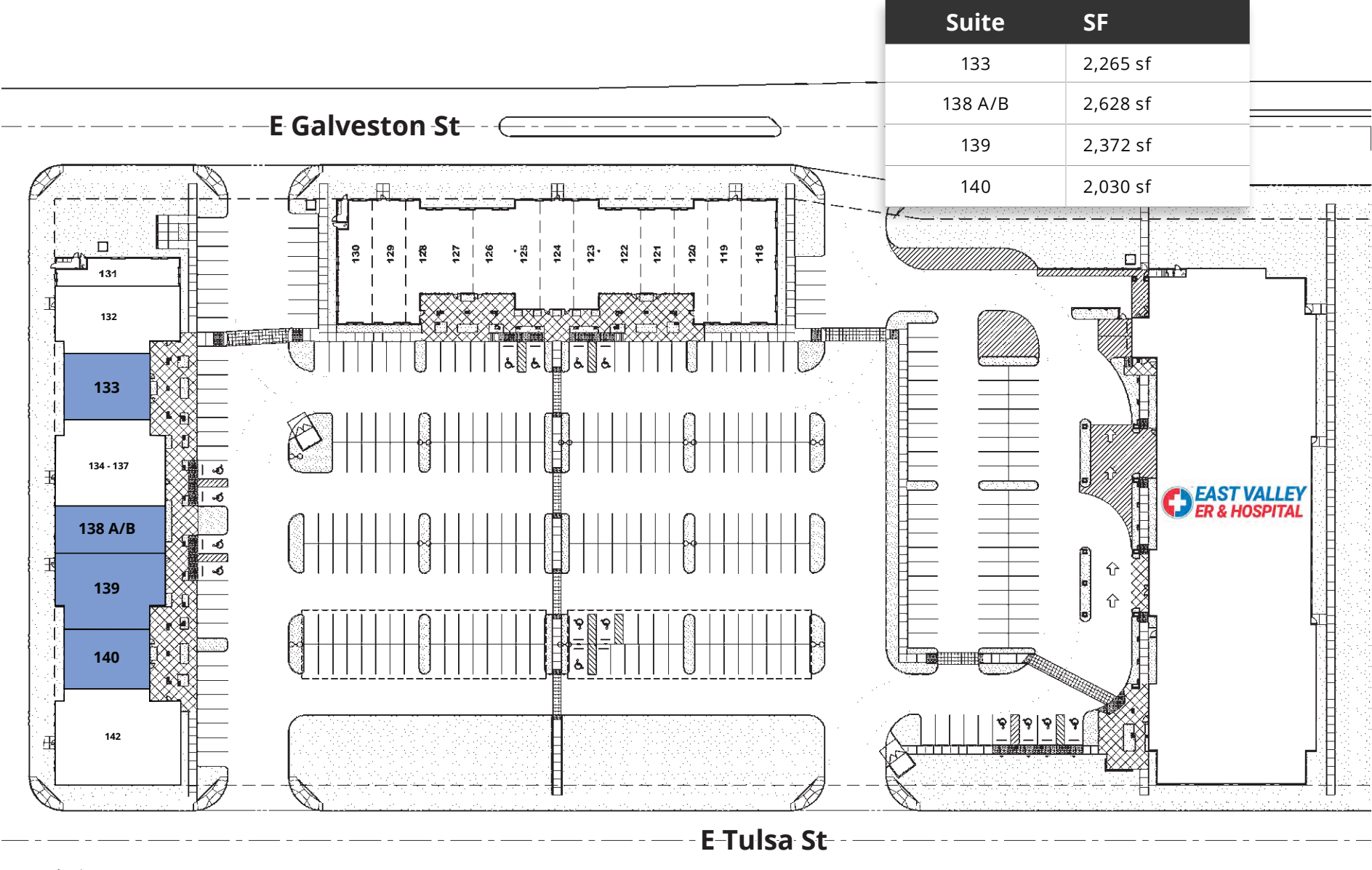
Drone photo

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Site plan

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Tenant information

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Suite 133: Laughton Team, George & Jennifer Laughton

The Laughton Team, founded in 2007 in Peoria, Arizona, is one of the top-performing real estate teams in the U.S., ranking in the top 1% nationally. With multiple locations and thousands of successful transactions, the team is dedicated to helping families achieve homeownership; a milestone they view as both a wise investment and a meaningful life event.

Their success is driven by strong client relationships built on honesty, transparency, and a commitment to core values: Integrity, Solutions-Based Thinking, Excellence, Understanding, and Collaboration.

Financial Overview

Size	2,265 sf
Moved into building	2/1/2019
Rent commencement	3/1/2025
Termination	2/29/2028
Term	3 years
Renewal options	None
Tenant responsibilities	Structural and Common Area Maintenance includes upkeep of the building's foundation, exterior walls, roof, fire protection systems, and shared spaces. It also covers common systems such as HVAC, plumbing, electrical, and life safety equipment.
Landlord responsibilities	Based on the following and the fact that these are package units serving only the leased premises, the Landlord would not be responsible for maintenance.
Parking	2 reserved
Personal Guaranty	Yes

Tenant information

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Suite 138A/B: Cody's Corner LLC.

Founded in 2017, Cody's Corner is a licensed provider of services for individuals with developmental disabilities, contracted through the Arizona Department of Economic Security's Division of Developmental Disabilities. With over 14 years of experience in the field, our mission is to deliver compassionate, person-centered care that promotes independence, dignity, and inclusion.

Rooted in a lifelong commitment to advocacy and support, Cody's Corner was established to create a respectful and empowering environment for individuals and families. Our trained and certified staff are dedicated to enhancing quality of life through meaningful relationships, community integration, and individualized support.

Financial Overview

Size	2,628 sf
Moved into building	1/1/2021
Rent commencement	1/1/2021
Termination	12/31/2025
Term	5 years
Renewal options	One sixty (60) month option to renew at MRV
Tenant responsibilities	Structural and Common Area Maintenance includes upkeep of the building's foundation, exterior walls, roof, fire protection systems, and shared spaces. It also covers common systems such as HVAC, plumbing, electrical, and life safety equipment.
Landlord responsibilities	Based on the following and the fact that these are package units serving only the leased premises, the Landlord would not be responsible for maintenance.
Parking	3 reserved
Personal Guaranty	Yes

Tenant information

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Suite 139: ROC Physical Therapy

Established in 2018, ROC Physical Therapy is Arizona's trusted provider of high-quality physical therapy services. Our team of licensed and experienced therapists is committed to delivering personalized care that improves outcomes and enhances quality of life. Founded by Arizona natives, ROC was built on a hometown approach to healthcare, prioritizing exceptional customer service, clinical excellence, and a welcoming environment where patient needs come first. We take pride in helping individuals achieve their goals and return to the activities they love.

Financial Overview	
Size	2,372 sf
Moved into building	1/1/2018
Rent commencement	5/1/2023
Termination	4/30/2028
Term	5 years
Renewal options	One sixty (60) month renewal option
Tenant responsibilities	Structural and Common Area Maintenance includes upkeep of the building's foundation, exterior walls, roof, fire protection systems, and shared spaces. It also covers common systems such as HVAC, plumbing, electrical, and life safety equipment.
Landlord responsibilities	Based on the following and the fact that these are package units serving only the leased premises, the Landlord would not be responsible for maintenance.
Parking	2 reserved

Tenant information

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Suite 140: Strategies for Success Consulting

Strategies for Success is a psychiatric clinic serving communities across Chandler, Anthem, Casa Grande, and Gilbert, Arizona. We offer comprehensive mental health services for individuals ages four and up, using a collaborative care model that includes a dedicated team of professionals focused on helping patients achieve their personal goals. Our clinic specializes in the diagnosis and treatment of a wide range of mental health conditions, including ADHD, anxiety, depression, trauma, adjustment disorders, and substance use.

Financial Overview

Size	2,030 sf
Moved into building	1/15/2022
Rent commencement	1/15/2022
Termination	1/15/2029
Term	7 years
Renewal options	None
Tenant responsibilities	Structural and Common Area Maintenance includes upkeep of the building's foundation, exterior walls, roof, fire protection systems, and shared spaces. It also covers common systems such as HVAC, plumbing, electrical, and life safety equipment.
Landlord responsibilities	Based on the following and the fact that these are package units serving only the leased premises, the Landlord would not be responsible for maintenance.
Parking	2 reserved

Trade area

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Welcome to Gilbert, AZ

Located in southeast Phoenix metro, Gilbert is a fast-growing community with over **288,000 residents**, ranking as the 5th largest in Maricopa County.

Once the “Hay Shipping Capital of the World,” Gilbert now offers a blend of modern living and small-town charm, known for its **top-rated** schools, safe neighborhoods, and vibrant community life.

Highlights include the Heritage District, home to local dining, shops, and events, plus over 300 days of sunshine and outdoor destinations like the Riparian Preserve and Freestone Park.

With easy access to Phoenix and major freeways, Gilbert is ideal for families and professionals alike—and is projected to reach 330,000 residents by 2030.



Community living

Gilbert offers safe, thoughtfully designed neighborhoods, excellent schools, and a strong local economy; making it an ideal place to live, work, and raise a family.



Outdoor fun

With over 300 sunny days a year, Gilbert is perfect for enjoying its parks, scenic trails, and nature escapes like the Riparian Preserve.



Prime location

Gilbert offers quick access to downtown Phoenix, Sky Harbor International Airport, and major freeways—making commuting and travel easy and convenient.



Culture & charm

Gilbert's Heritage District and local markets showcase vibrant art, music, dining, and shopping; bringing the community together through creativity and connection.

SanTan Village

Shop and dine at Gilbert's premier open-air center featuring national retailers, local boutiques, restaurants, a movie theater, and seasonal events.

Heritage District | Downtown Gilbert

Stroll through a lively area filled with local restaurants, breweries, cafes, and artisan shops. Enjoy community events and string-lit patios.

Riparian Preserve at Water Ranch

Explore 110 acres of trails, wildlife habitats, and birdwatching spots. Visit the Gilbert Rotary Centennial Observatory for free stargazing nights.

Agritopia

Visit a unique “agrihood” with an organic farm, Joe's Farm Grill, The Coffee Shop, and Barnone, a marketplace for local makers and foodies.

New developments in Gilbert, AZ

Expanding opportunities & enhancing lifestyle

Economic Impact			
Job Creation Hundreds of new jobs in construction, retail, hospitality, and professional services	Tax Revenue Boosts from sales and lodging taxes support public services and infrastructure	Real Estate Expansion High-density housing meets growing demand, especially from out-of-state newcomers	Lifestyle & Tourism New retail and entertainment options enhance Gilbert's appeal as a regional destination


Gilbert is experiencing a wave of transformative growth through several major mixed-use developments. One of the most anticipated projects is Northside at SanTan Village, a \$100 million development adjacent to the popular SanTan Village shopping center. Spanning over 17 acres, this walkable destination will feature 37,000+ square feet of retail and dining space, a 134-room Marriott SpringHill Suites hotel, structured parking, and vibrant community gathering areas. Sustainability is a key focus, with green space integration, energy-efficient infrastructure, and native landscaping designed to reduce the heat island effect and promote pedestrian engagement.

Another landmark project is The Ranch, a \$1 billion, 311-acre mixed-use development near Power Road and Loop 202. This expansive site will include residential, commercial, and recreational components, positioning it as a major destination in the East Valley. Similarly, The Gilmore, a \$225 million development at Val Vista and Germann, will bring


300 luxury apartments, a hotel, and 200,000 square feet of retail and dining space. Retail openings are expected in late 2026, with residential move-ins beginning in early 2027.


These developments are driving significant economic impact across Gilbert. The influx of new residents, many relocating from colder regions has led to Gilbert being dubbed the “new Florida” for snowbirds. Job creation is a major benefit, with hundreds of positions expected in construction, hospitality, retail, and professional services. Increased sales and lodging tax revenues from projects like Northside and Epicenter at Agritopia will support public services and infrastructure improvements. Additionally, the expansion of high-density housing is helping accommodate Gilbert’s growing population, which now exceeds 275,000. Enhanced retail, dining, and recreational spaces are also elevating Gilbert’s status as a regional lifestyle destination, improving quality of life for residents and attracting visitors from across the Valley.


Demographics

	1-mile	3-miles	5-miles
Population	10,451	78,362	238,121


	1-mile	3-miles	5-miles
Avg. HH Income	\$131,074	\$156,359	\$157,231

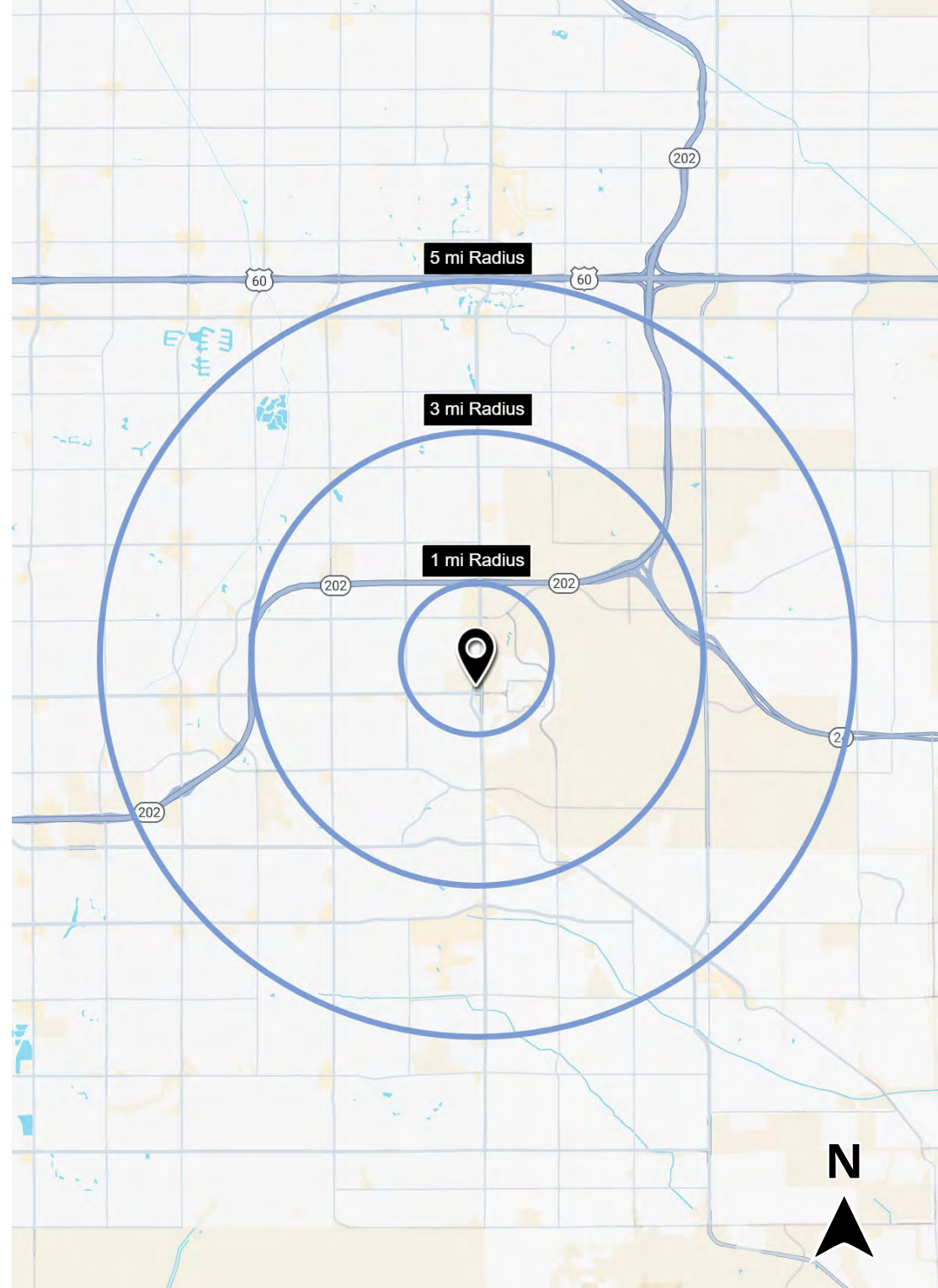
	1-mile	3-miles	5-miles
Avg. Home Value	\$488,763	\$528,530	\$546,128

	1-mile	3-miles	5-miles
Total Businesses	323	2,347	7,560

	1-mile	3-miles	5-miles
Daytime Employment	3,365	14,855	45,326

Travel Time

	Travel to work in 14 minutes or less	20,419 (15.8%)
	Avg. minutes travel to work	24.3





Contact us

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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