

FORUM

AT GILBERT RANCH

1472, 1482, 1528, 1530 E Williams Field Rd
2314 S Val Vista Rd

Gilbert, AZ 85295

FIRE LANE NO PARKING

Premier Business Location with Abundant Amenities

- Booming in business and leisure activities, the community has been named the most prosperous City in the Nation according to Economic Innovation Group.
- Gilbert is the city where Millennials are buying homes according to SmartAsset.
- With access to an educated and diverse workforce, a pipeline of emerging technologies from statewide universities, ease of market access and a unbeatable quality of life, it is no wonder world-class companies choose Gilbert.
- Located in the southwest valley of the Phoenix metropolitan area, Gilbert, Arizona has seen an influx of world-class facilities, talents
- Frontage on Val Vista Drive has immediate access to Loop 202 and the Phoenix-Mesa Gateway Airport. Just a half hour from downtown Phoenix and Sky Harbor International Airport.
- Strong medical demand in the area anchored by nearby Dignity Health's Mercy Gilbert Medical Center.
- More than 2.2M SF of surrounding retail offerings, including nearby San Tan Village, a 1.2MSF open-air mall with more than 100 shops. Within a two-mile radius, there are 11 banking locations, 4 hotels, 10 grocery stores, 6 gyms, and 78 eateries. Within a 5-minute walk, to Starbucks, Raising Canes, Blue 32 sports bar, Fox Cigar Bar, Pita Jungle, Einstein Bagels, Sprouts Farmers Market, CVS and Zelles Pizza.
- Downtown Gilbert is a premier dining area within Metropolitan Phoenix. Located within an 11-minute drive are 20 restaurants that feature some of the Valley's premier restaurateurs, including Craig DeMarco's Postino Wine Bar, Sam Fox's Zinburger and Linda Nash's Barrio Queen.
- Within a 3-mile radius, the average household income is \$137,123.

Property Highlights

Five steel framed Class A office medical buildings in well-appointed campus setting, offering exceptional glass lines, modern construction and improvements, subterranean and covered parking including excellent ingress and egress with abundant on-site amenities.

Space Available	1482 E Williams Field Rd Suite 201: ±3,467 SF
Asking Rate	\$29.00/SF NNN
Parking Ratio	±4.5/1,000 SF
Parking Rates	Executive level underground \$65.00/stall/mo Canopy reserved \$45.00/stall/mo
Signage	Various building signage opportunities
Amenities	Several restaurants located within the project

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Gilbert By The Numbers



Recognition



Number of Employees

7,190



Population

320,613



Employment Population

171,334



Projected 2028 Population

327,220



College Educated Population

159,445



Average Household Income

\$141,989



Median Household Income

\$109,099



Median Home Value

\$437,709

- Mid-year 2017 to mid-year 2019 prices increased 14.1%
- Days on market dropped from 56 to 49

Source: Esri, 2024

AAA

from all 3 major rating agencies

6th

Best City to Raise a Family in the West
(Dwellics, 2022)

10th

Best Place to Buy a House
(WalletHub, 2023)

BEST

Place to Live in Arizona
(Ranking Arizona, 2022)

4th

Safest City in America
(WalletHub, 2023)

3rd

Arizona's Healthiest Midsize Employer
(Phoenix Business Journal, 2022)

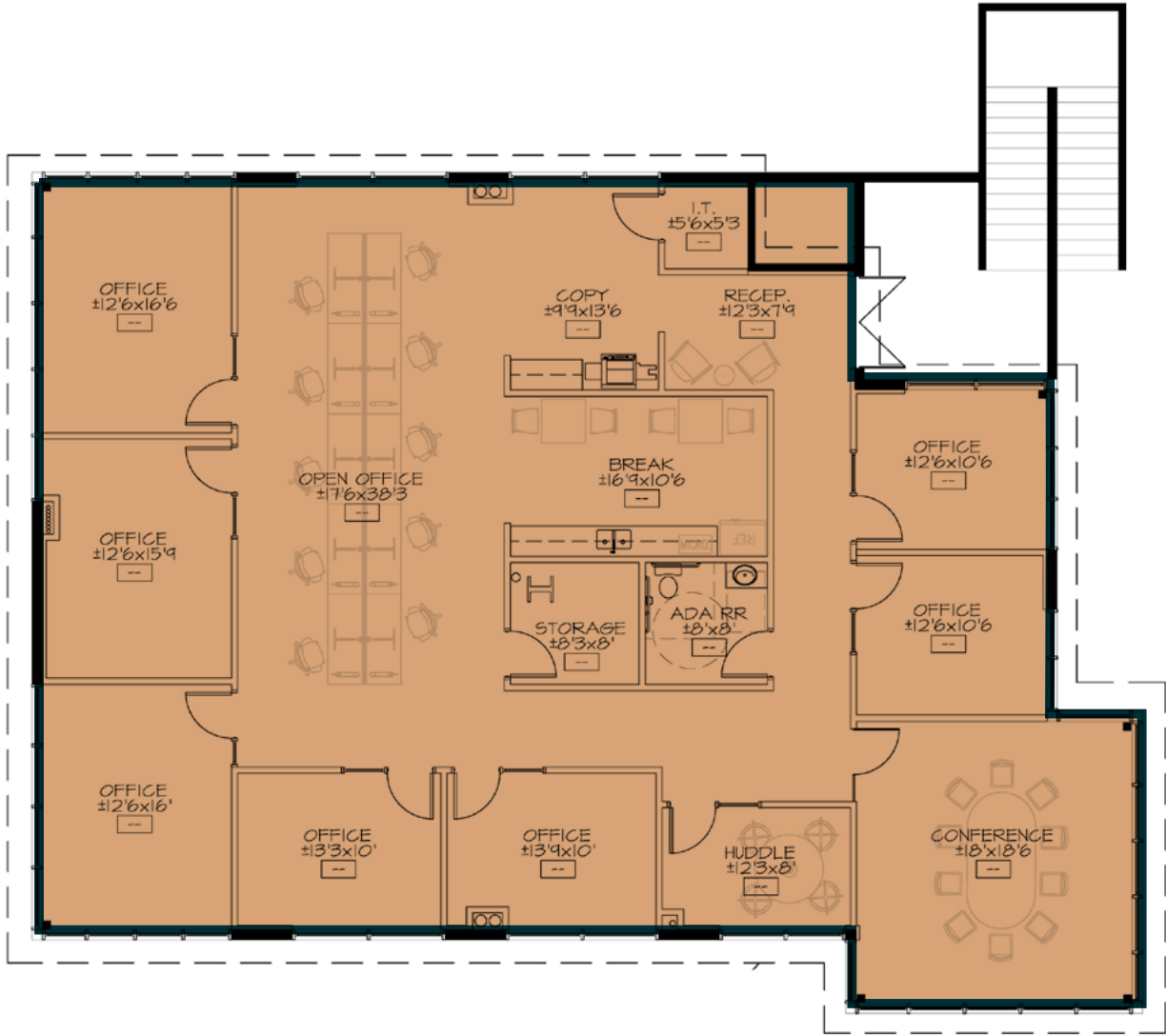
2nd

Fastest-Rising City in the United States
(FinanceBuzz, 2023)

Site Plan



Conceptual Floor Plan



AVAILABLE SUITES

Suite 201
±3,467 SF



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Contact Us:

Jamie Swirtz

602.735.5630

jamie.swirtz@cbre.com

Joe Pequeno

602.735.5613

joe.pequeno@cbre.com

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