



The Forum @ Gilbert Ranch

SALE PRICE: \$1,540,058.00 | CAP RATE: 6.00%

1472 E Williams Field Rd, Gilbert, AZ 85295



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

MEDICAL OFFICE INVESTMENT OPPORTUNITY



3,884 SF Single-Tenant Medical Office Building in the Southeast Submarket of Phoenix, Arizona



*Future Paint Colors to be Finished Soon

1	Awning	2	Body 2	3	Body 3	4	Fascia	5	Metal	6	Trim
SW 7551	Greek Villa	SW 7069	Iron Ore	SWVS 0333	Humpback						

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Executive Summary

CPI is pleased to present the unique opportunity to acquire **1472 E Williams Field Rd**, a 3,884 SF single-tenant medical office building strategically located in the highly desirable and affluent community of Gilbert, Arizona.

The property is situated within the premier **The Forum at Gilbert Ranch**, a campus of five Class A office and medical buildings featuring modern construction, exceptional glass lines, and both subterranean and covered parking.

This offering provides an investor with stable, in-place cash flow from its single tenant, **360 Physical Therapy**. As an established, doctor-owned regional operator with multiple locations, this tenant is a synergistic fit for the property and the area's powerful medical demand, which is anchored by the nearby **Dignity Health Mercy Gilbert Medical Center**.

Nestled in a submarket recognized as one of the **most prosperous and safest in the nation**, Gilbert, Arizona boasts unparalleled access and amenities. This location offers immediate access to the **Loop 202 Freeway** and is just minutes from **Phoenix-Mesa Gateway Airport**. The location is a magnet for an educated workforce and benefits from impressive demographics, including an **average household income of \$137,123** within a three-mile radius.

Tenants and visitors benefit from **exceptional on-site and walkable amenities**, including several restaurants within the project and popular establishments like Starbucks, Pita Jungle, and Sprouts Farmers Market just a 5-minute walk away. This vibrant environment is further enhanced by its proximity to **San Tan Village**, a 1.2 million square foot open-air mall, making 1472 E Williams Field Rd a truly premier investment opportunity.

Investment Highlights



This offering presents a secure investment opportunity to acquire a fully-stabilized, single-tenant medical office building with a stable lease structure in a premier Gilbert location.



3,884 SF
Per Plat Map



100%
Leased



Signage
Monument and Building



Ingress/Egress
Williams Field Rd & Val Vista Dr



SC PAD
Overlay Zoning



MG Lease
Modified Gross



4.4/1,000
Parking Ratio



2008/2016
Year Built/Interior Buildout



Aquatic Therapy
Advantage

- Dedicated hydrotherapy room sets this clinic apart from most PT facilities
- Attracts more referrals with specialized rehab options
- Supports tenant retention and long-term investment value

Sale Price: \$1,540,058.00

CAP Rate: 6.00%

NOI: \$92,403.53 Year Forward NOI
(12/01/2025 - 11/30/2026)



360 Physical Therapy

A leading, doctor-owned physical therapy operator with multiple successful locations serving the Phoenix metropolitan area.



Submarket Overview



Gateway Airport / Loop 202 Corridor

The Gateway Airport/Loop 202 office submarket is one of the most dynamic and fundamentally strong commercial hubs in the Phoenix metropolitan area. The area's rapid expansion is fueled by its strategic location, which offers unparalleled access to a robust labor pool, major transportation corridors, and the explosive residential and corporate growth of the Town of Gilbert and the surrounding Southeast Valley. For investors, this translates into a stable, high-demand environment poised for continued appreciation.

Exceptional Market Tightness & Tenant Demand

The submarket boasts an exceptionally low office vacancy rate of just 5.3% as of Q3 2025, a figure that is significantly tighter than the market's 5-year (6.4%) and 10-year (8.4%) historical averages, demonstrating sustained and strengthening demand. For an asset like 1472 E Williams Field, the story is even more compelling: the vacancy rate for 3-Star properties like it is an incredibly low 4.1%. This market tightness is further evidenced by the positive net absorption of over 21,000 SF in the past year, indicating that tenant demand continues to outpace available supply and providing a secure foundation for long-term investment.

Premium Rental Rates & Strong Investor Confidence

The desirability of the Gateway Airport/Loop 202 corridor allows landlords to command premium rental rates, with the average asking rent of approximately \$30.00/SF surpassing the Phoenix metro average. While recent growth has been stable, the submarket's 10-year average rent growth stands at a healthy 4.1%, signaling consistent long-term performance. Confidence in the area's future is booming, evidenced by nearly 200,000 SF of new office space currently under construction—a figure that is nearly four times the 10-year average for new development. This wave of new, high-quality inventory is a testament to the area's perceived trajectory and will continue to attract high-caliber tenants, further elevating the submarket's profile.

A Liquid & Accelerating Investment Market

The Gateway Airport/Loop 202 submarket is a favored target for investors, proven by a remarkable \$69.1 million in sales volume over the past 12 months. This represents a significant acceleration of capital flow into the area, far outpacing the 5-year average sales volume of \$56.7 million. Properties here consistently trade at a premium, with an average market price of \$230/SF that is notably higher than the metro average of \$206/SF. Recent sales of comparable properties reflect this strength, trading at an average cap rate of 6.5%, which underscores the market's stability and the value investors place on assets in this thriving corridor.



5.3%
Submarket
Vacancy Rate



\$69.1M
12-Month
Sales Volume



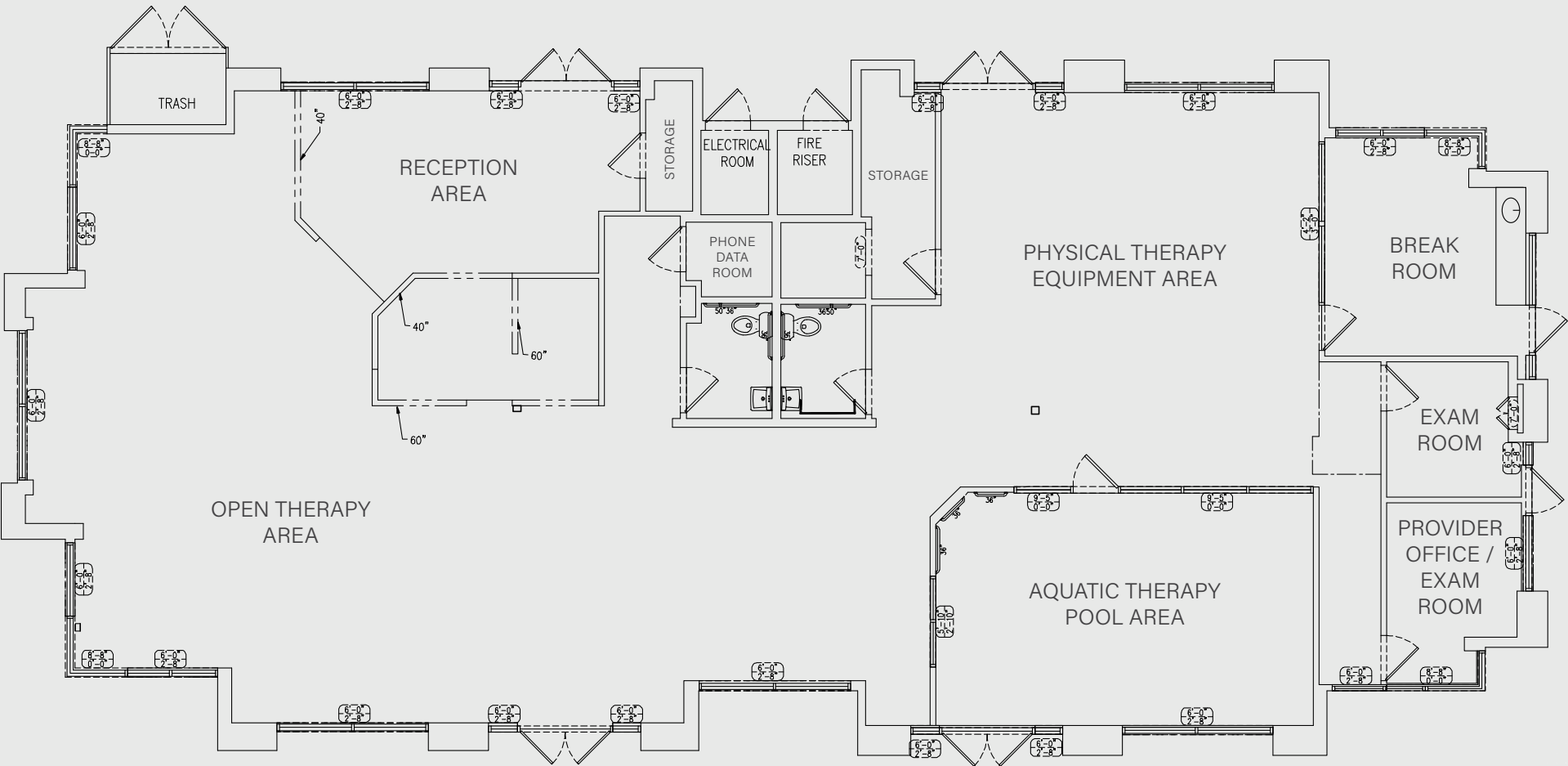
\$30/SF
Average Asking
Rent



6.5%
Average Comp
Cap Rate

Floor Plan

3,884 SF Freestanding Single Tenant Medical Office Building
*All dimensions are approximate. This floor plan is for illustrative purposes only and is not to scale.



Versatile & Professional Medical Office Layout

This 3,884 SF freestanding building offers a versatile and professional floor plan designed for modern medical use. The space includes a combination of private offices/exam rooms and a spacious open area ideal for physical therapy or collaborative work. The layout is completed by a central reception, restrooms, and essential back-of-house space, ensuring a seamless operational flow.

Tenant Overview



360 Physical Therapy

A Stable and Growing Regional Leader in Patient Care

360 Physical Therapy is an established, doctor-owned physical therapy practice and a regional leader in outpatient rehabilitation. With numerous successful clinics across Arizona and Oklahoma, they have built a powerful reputation for delivering evidence-based, personalized care that produces outstanding patient outcomes. Their presence as the sole tenant provides an investor with a secure income stream from a proven operator in the recession-resistant healthcare sector.

www.360physicaltherapy.com

Patient-Centered Philosophy

The core of 360 Physical Therapy's success is its commitment to a hands-on, patient-first approach. Unlike high-volume models, they focus on one-on-one treatment sessions and extended visit times, allowing their therapists to build strong relationships and develop highly effective, customized care plans. This philosophy not only leads to better results but also fosters deep community trust and a consistent stream of patient referrals, ensuring the long-term viability of the practice.

Comprehensive & In-Demand Services

360 Physical Therapy offers a wide range of specialized services that cater to the diverse needs of the surrounding community. Their highly-trained therapists are experts in treating a variety of conditions, with key specializations including:

- Outpatient Orthopedic Rehabilitation
- Post-Operative Recovery
- Sports Medicine & Injury Prevention
- Chronic Pain Management

This comprehensive service offering makes them a vital healthcare provider in the Gilbert area and a synergistic fit for the strong medical demand anchored by the nearby Dignity Health hospital campus. As a well-managed, growing, and respected practice, 360 Physical Therapy is an ideal tenant that anchors the value of this premier medical office investment.

Financial Summary



2025 Budget Operating Expenses

	Total/Yr	Month	SF
Property Tax	\$8,858.00	\$738.17	\$2.28
Insurance	\$948.63	\$79.05	\$0.24
Utilities	\$5,057.30	\$421.44	\$1.30
Landscaping	\$1,629.46	\$135.79	\$0.42
Repairs/ Maint	\$6,448.83	\$537.40	\$1.66
Management Fee	\$4,250.81	\$354.23	\$1.09
Cleaning	\$2,533.80	\$211.15	\$0.65
Total Expenses	\$29,726.83	\$2,477.24	\$7.65

Year Forward NOI (12/01/2025 - 11/30/2026)

Tenant	Suite	Rate/Yr	SF	Income
360 PT Management LLC	100	See Rent Roll	3,860 (Per Lease) 3,884 (Per Plat Map)	\$122,130.36

Valuation

Cap Rate:	6.00%
Sales Price:	\$1,540,058.00
Price/SF:	\$396.51

Operating Expenses

Gross OPEX	\$29,726.83
Reimbursed OPEX	\$0.00
Net OPEX	\$29,726.83
NOI	\$92,403.53



10





MERCY GILBERT
MEDICAL HOSPITAL
Dignity Health.

LOOP
202



HUMBLE BISTRO



E WILLIAMS FIELD RD



SITE



S VAL VISTA DR



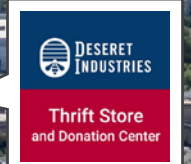
PhxMesa
Gateway
Airport

SANTAN VILLAGE



LOOP
202

at home
The Home Décor Superstore



HUMBLE BISTRO



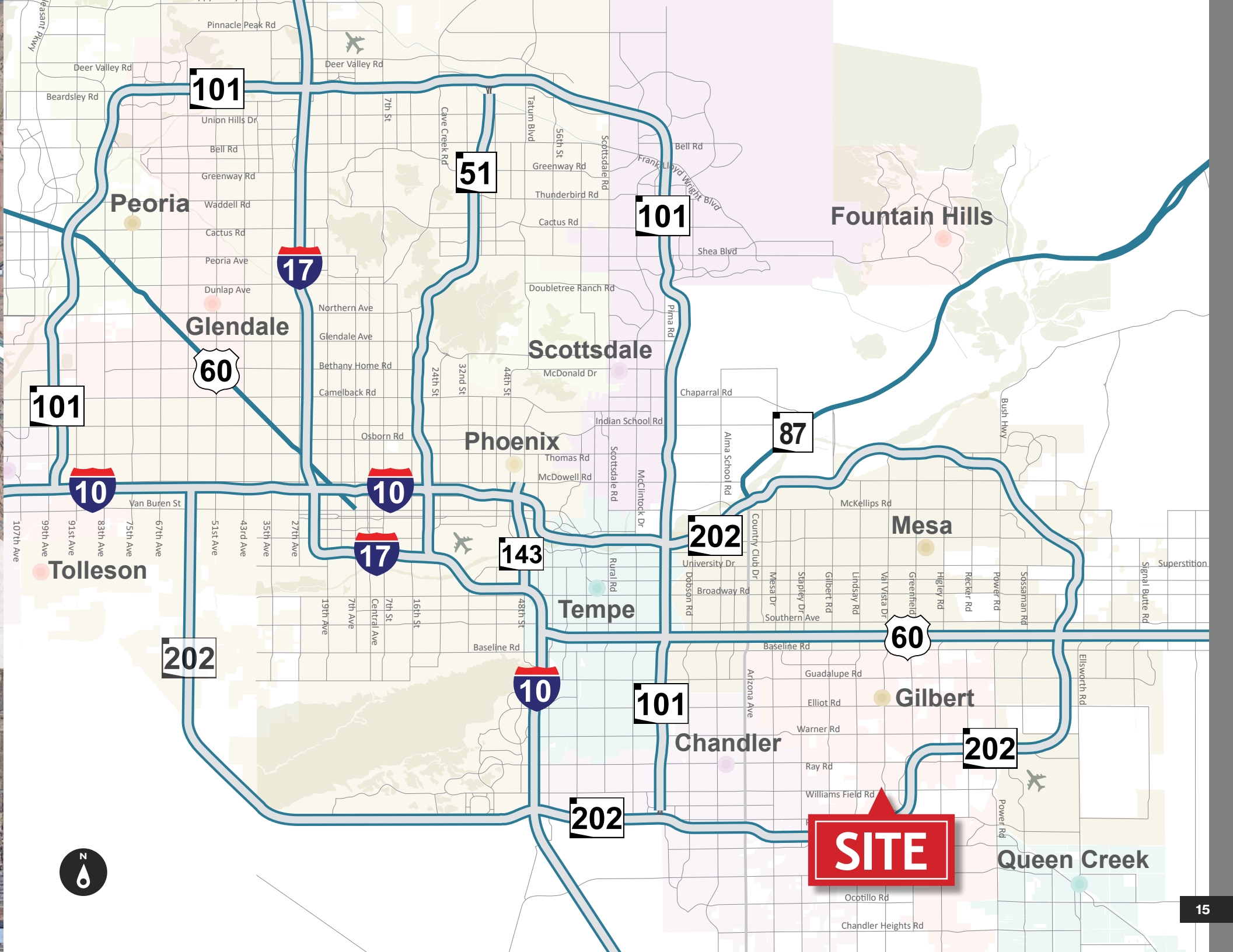
SITE



S VAL VISTA DR

E WILLIAMS FIELD RD





Location Overview



Gilbert, Arizona

Gilbert has transformed from a small agricultural town into a dynamic economic engine for the Phoenix metropolitan area, celebrated for its thriving business climate, prosperous community, and exceptional quality of life. The town’s diverse economy is a magnet for world-class companies in high-growth sectors like healthcare and technology, supported by a highly educated workforce. This powerful combination of economic stability and a vibrant, amenity-rich environment makes Gilbert a premier destination for residents and a secure, appreciating market for real estate investment.

The town’s success and desirability are built on several key pillars, including:

- Diverse, high-growth economy
- Highly educated and skilled workforce
- Safe, family-friendly atmosphere with top-rated schools
- Abundance of retail and dining, including the famed Heritage District

This unique blend of economic strength and community focus has not gone unnoticed, with Gilbert consistently earning top national rankings and accolades.

#1

Best Place to Live in Arizona
(Ranking Arizona, 2022)

#1

City for Economic Growth 250K - 500K Population
(CoworkingCafe, 2024)

#3

Safest and Most Affordable City
(GOBanking Rates, 2024)

#5

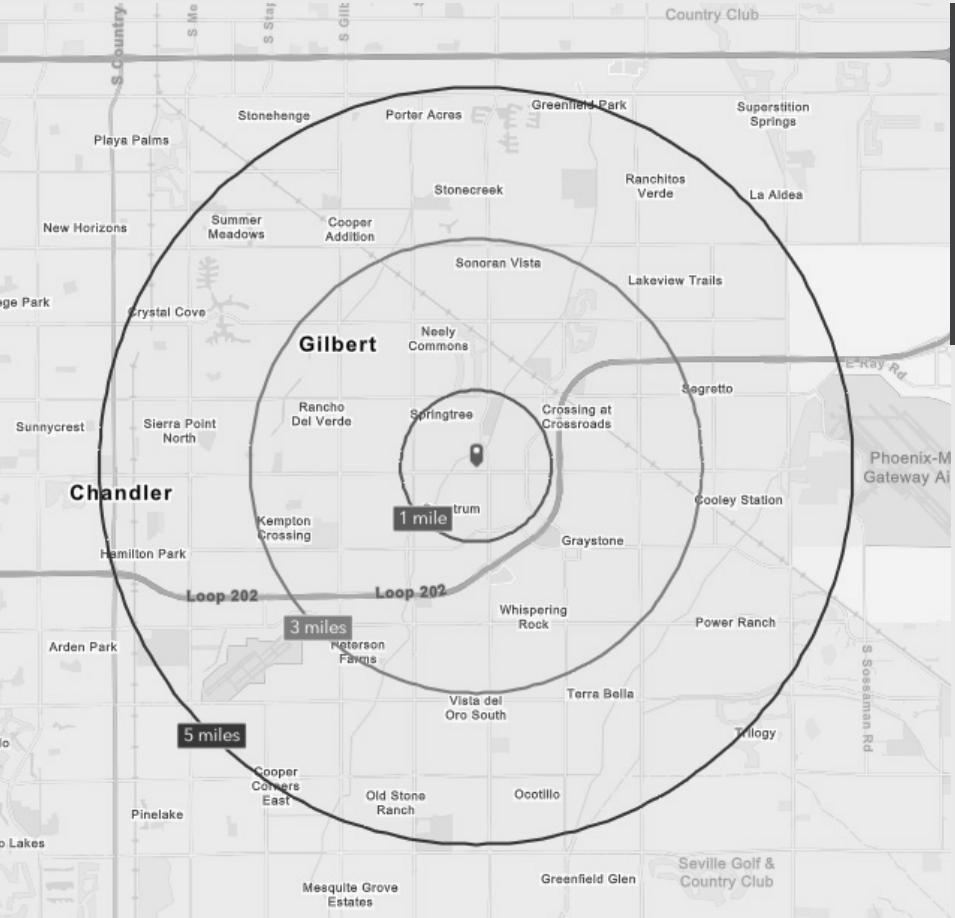
Best City for First-Time Homebuyers
(Good Morning America, 2025)



Demographic Summary



	1 Mile	3 Mile	5 Mile
Population	17,728	113,186	308,235
Households	6,581	37,821	102,391
Average Household Income	\$127,156	\$134,715	\$129,017
Median Home Value	\$418,322	\$444,017	\$442,015



5 Mile Highlights

35.5
Median Age

87.5K
Daytime Employees

42%
Bachelor's Degree or Higher

A Thriving Healthcare Corridor

The property is strategically positioned at the center of a powerful healthcare ecosystem. The area’s dense, high-income population creates an ideal patient base, while its proximity to major employers and Dignity Health’s Mercy Gilbert Medical Center ensures a constant flow of both patients and professional referrals. For an investor, this convergence of affluence, employment, and medical infrastructure provides a secure and appreciating asset in one of Phoenix’s most robust submarkets.



1472 E Williams Field Rd is an unparalleled investment opportunity to acquire a fully-stabilized medical office asset in one of the nation's most dynamic markets. It offers a unique combination of stable in-place income, a premier medical tenant, and an unbeatable location, making it an ideal acquisition for discerning investors seeking long-term, secure returns.

- **Stable In-Place Cash Flow:** The property is 100% leased to a single tenant on a Modified Gross (MG) lease, providing an investor with stable and predictable cash flow. This favorable lease structure offers limited landlord expense exposure while providing clear, structured rental increases, ensuring a secure and reliable income stream.
- **Premier Medical Tenant:** The building is occupied by 360 Physical Therapy, a growing, doctor-owned regional operator with a stellar reputation. Their synergistic use and strong operational history in a recession-resistant industry provide exceptional security and stability to the income stream.
- **Exceptional Market Fundamentals:** Located in the high-demand Gateway Airport/Loop 202 submarket, the property benefits from an extremely low vacancy rate (4.1% for its class) and premium rental rates, insulating it from market fluctuations and ensuring its position as a top-tier asset.
- **Unrivaled Location & Growth:** Situated in Gilbert, Arizona—consistently ranked as one of the safest, most prosperous, and best places to live in the nation—the property is guaranteed to benefit from the area's explosive population growth and appreciating real estate values for years to come.





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