



The Forum @ Gilbert Ranch

SALE PRICE: \$6,651,924.00 | CAP RATE: 6.67%

2314 S Val Vista Dr, Gilbert, AZ 85295





16,369 SF 2-Story Single-Tenant Office Building in the Southeast Submarket of Phoenix, Arizona



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Executive Summary

CPI is pleased to present the unique opportunity to acquire 2314 S Val Vista Rd, a two-story, **16,369 SF single-tenant medical office building** strategically located in the highly desirable and affluent community of Gilbert, Arizona.

This offering presents a secure, stabilized investment opportunity to acquire a premier property **fully leased on a long-term basis to Soar Autism Center**, a reputable national provider of autism therapy services. Following a successful tenure on the second floor, the tenant has expanded to occupy the entire building, demonstrating their strong commitment to this location.

This single-tenant asset provides an investor with a **passive, reliable income stream** from an established operator in the recession-resistant healthcare sector, eliminating any lease-up risk and providing a secure financial foundation for years to come.

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 2314 S Val Vista Road a truly premier investment opportunity.

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.



5.3%
Submarket
Vacancy Rate



\$69.1M
12-Month
Sales Volume



\$30/SF
Average Asking
Rent



Investment Highlights



This offering presents a secure investment opportunity to acquire a single-tenant medical office building with long-term, in-place income. Strategically located in a prime, high-growth area of Gilbert, Arizona, this property offers exceptional visibility and accessibility, making it perfect for investors seeking a stable, high-yielding asset in the healthcare sector.

Sale Price: \$6,651,924.00

CAP Rate: 6.67%

NOI: \$443,997.36

Year Forward NOI
(06/01/2026 - 05/30/2027)



A leading national provider of evidence-based ABA therapy, offering vital early intervention and diagnostic services for children with autism across multiple states.



16,369 BOMA SF
Building Size



100%
Leased



1st Floor: 2026
2nd Floor: 2023
Year Remodeled



SC PAD
Zoning



NNN
Lease Type



Signage
Monument and Building



4.5/1,000
Parking Ratio



Ingress/Egress
Williams Field Rd & Val Vista Dr

Tenant Overview



Soar Autism Center

A Trusted National Leader in Autism Therapy

Soar Autism Center is a leading national provider of evidence-based autism therapy, with a growing network of clinics across multiple states, including Arizona, Colorado, and Washington. Their presence provides an investor with a secure, long-term income stream from a reputable operator in the vital, recession-resistant healthcare sector. This 100% building occupancy from a mission-driven national tenant provides stable, passive cash flow and adds immense value to the investment.

<https://soarautismcenter.com/>

SOAR
AUTISM
CENTER

A Child-Led, Play-Based Philosophy

Soar's success is rooted in its unique clinical approach. They deliver Applied Behavior Analysis (ABA) therapy in a joyful, play-based environment, moving away from traditional, structured models. By focusing on child-led learning and celebrating each child's individuality, their dedicated clinicians create a positive and engaging atmosphere that leads to more effective, lasting outcomes and builds deep trust with families.

Comprehensive & In-Demand Services

Soar Autism Center offers a range of in-demand clinical services that are essential to the communities they serve. Their highly-trained team of specialists provides:

- Applied Behavior Analysis (ABA) Therapy
- Autism Spectrum Disorder (ASD) Diagnostics
- Speech and Language Therapy
- Occupational Therapy

As a premier national provider in a critical and expanding field of healthcare, Soar Autism Center is an ideal tenant that anchors the property with a stable, long-term, and mission-driven partner.



Accelerated Depreciation Analysis



2026 Cost Segregation Benefit

Cost segregation is a tax planning strategy used by real estate investors to accelerate depreciation deductions and reduce their current income tax liabilities. The primary goal of cost segregation is to assign costs to specific building components and improvements that can be classified as personal property or land improvements, which have shorter depreciation periods than the overall building structure itself.

This allows property owners can depreciate these assets over 5, 7, or 15 years instead of the standard 39 years for commercial properties.

Benefit Analysis Highlights

27%

Basis reallocated to short-life assets

\$1.5M

Estimated 1st-year taxable income deduction

100%

Eligible bonus depreciation rate

Metrics presented by: **LAYNE**
COST SEGREGATION

	Without Cost Segregation	With Cost Segregation	
1st-year Depreciation	\$108,000	\$1,515,000	+1,302%
Depreciation claimed years 1-5	\$653,000	\$1,914,000	+193%

Disclaimer: This slide is not to be taken as tax advice. All tax benefit figures are estimated projections from a cost segregation professional.





Financial Summary

For Full OM, Request From Broker



2026 Budget Operating Expenses

	Price Per SF Per Year
Property Tax	\$2.23
Insurance	\$0.25
Utilities	\$0.83 + \$0.05*
Landscaping	\$0.61
Repairs/ Maint	\$1.86
Administration	\$0.98 + \$0.09*
Cleaning	\$0.57
Total Expenses	\$7.44

*GU Required

Lease Expires 9/30/2036 (Annual Increases 3%)

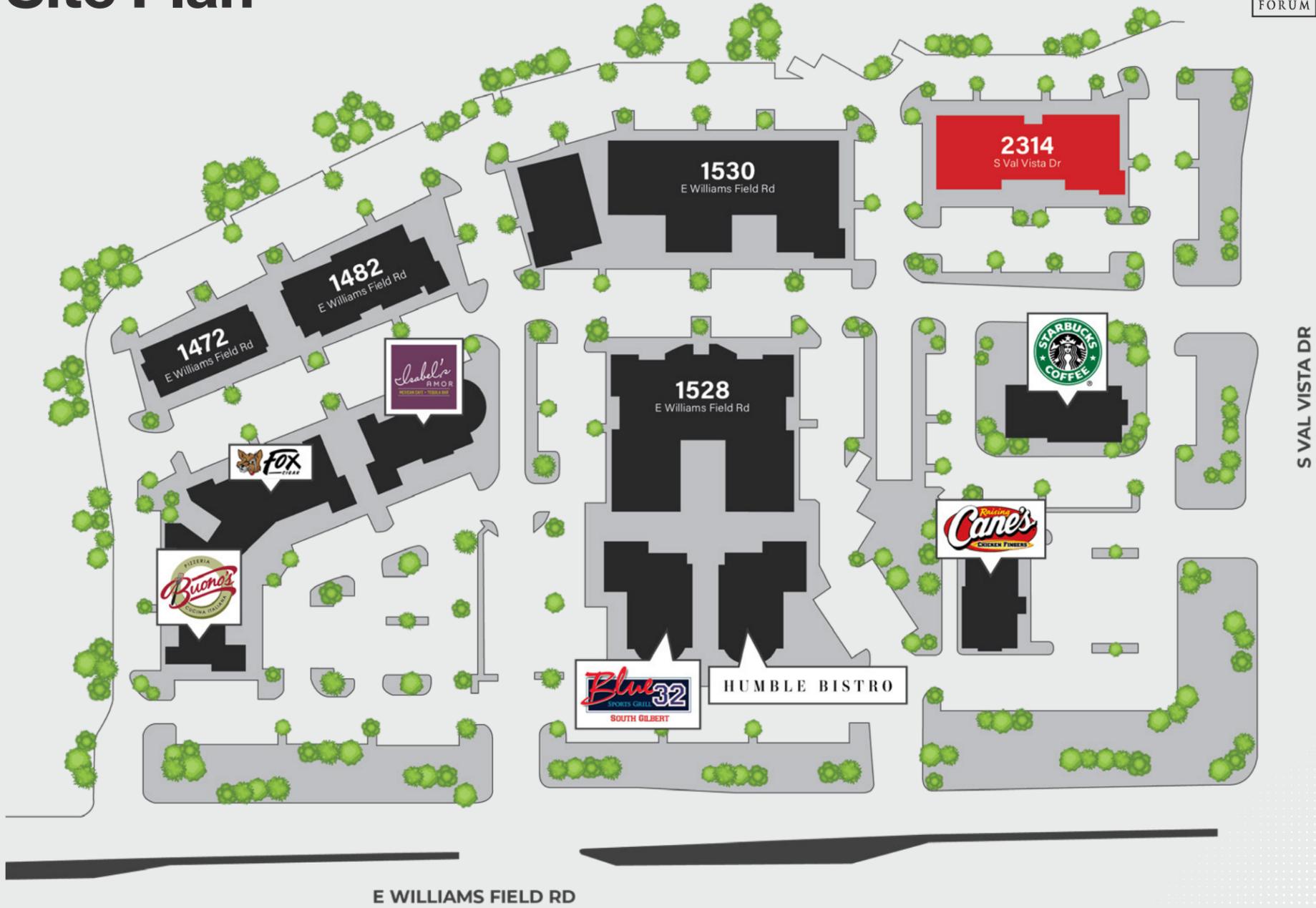
Income Summary

Total Gross Income	\$565,825.36
Total Gross Expenses	\$121,828.00
Net Operating Income	\$443,997.36

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
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Site Plan



E WILLIAMS FIELD RD

S VAL VISTA DR



N



MERCY GILBERT
MEDICAL HOSPITAL
Dignity Health.

LOOP
202

SPROUTS
FARMERS MARKET

DOLLAR TREE

KOHL'S

CENTER COURT
PICKLEBALL CLUB

ENIGNE BROS
BAGELS

VITA
UNION

NATURAL
GROCCERS
good4u

CVS

BMO
HARRIS

Blue
32
SOUTH GILBERT

HUMBLE BISTRO

E WILLIAMS FIELD RD

STARBUCKS
COFFEE

CRISP
CANE'S
CHICKEN FINGERS

Isabel's
RMOR

SITE

S VAL VISTA DR



PhxMesa
Gateway
Airport

SANTAN VILLAGE

LIVING SPACES

FIREBIRDS
WOOD FIRED GRILL

LOOP
202

at home
The Home Décor Superstore

Ashley
HOMESTORE

TRADER
JOE'S

NATURAL
GROCCERS
good4u

DESERT
INDUSTRIES
Thrift Store
and Donation Center

SITE

Shell

STARBUCKS
COFFEE

CRISP
CANE'S
CHICKEN FINGERS

NATURAL
GROCCERS
good4u

CVS

S VAL VISTA DR

HUMBLE BISTRO

Isabel's
RMOR

FOX
REALTY

Buono's
CUCINA ITALIANA

BMO
HARRIS

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)

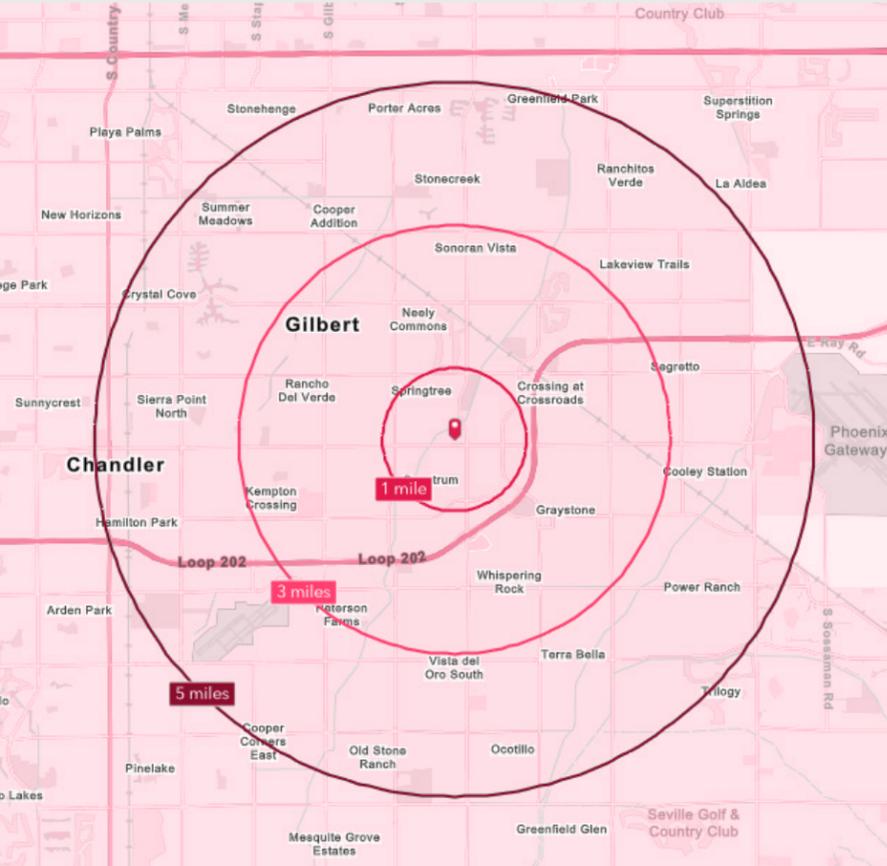
#5 Best City for First-Time Homebuyers
(Good Morning America, 2025)



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.



2314 S Val Vista Rd is an unparalleled investment opportunity to acquire a premier medical office building in one of the nation's most dynamic markets. It offers a unique combination of a customizable owner-user suite, significant in-place income from a national tenant, and an unbeatable location, making it an ideal acquisition for a practice seeking to build equity and control its long-term future.

- **Secure Single-Tenant Investment:** The entire building is leased long-term to Soar Autism Center, a growing national healthcare provider. This creates a fully stabilized asset with zero lease-up risk, offering an investor a secure, hands-off investment with predictable cash flow.
- **Demonstrated Tenant Commitment:** Soar Autism Center's expansion from the second floor to encompass the entire property underscores their success and deep commitment to this specific location. This tenancy by a reputable operator in the recession-resistant healthcare sector provides an exceptionally reliable 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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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

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