



The Forum @ Gilbert Ranch

SALE PRICE: \$2,605,420.00 (\$433.15/RSF) | CAP RATE: 6.75%

1482 E Williams Field Rd, Suites 101 & 104, Gilbert, AZ 85295



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

FULLY LEASED MEDICAL OFFICE INVESTMENT OPPORTUNITY



(2) Office Condos Totaling 6,015 RSF in the Southeast Submarket of Phoenix, Arizona



For More Information, Please Contact an Exclusive Listing Agent:

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**COMMERCIAL
PROPERTIES INC.**

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Executive Summary



CPI is pleased to present the unique opportunity to acquire 1482 E Williams Field Rd, Suites 101 & 104, two premium commercial condominiums totaling 6,015 RSF. Strategically located within The Forum @ Gilbert Ranch in the highly desirable and affluent community of Gilbert, Arizona, these suites offer incredible acquisition flexibility and can be purchased together as a single portfolio or separately (contact the listing agent for individual pricing details).

This offering presents a secure, stabilized investment opportunity to acquire a fully leased asset with long-term commitments from two established local tenants: AZ Pediatric Assessment Center and Great American Title Agency. This dual-tenant structure provides an investor with a diversified, reliable income stream from both the recession-resistant healthcare sector and the robust real estate financial services industry, eliminating 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 property is a magnet for an educated workforce and benefits from impressive demographics, including an average household income of over \$134,000 within a three-mile radius.

Tenants and visitors benefit from exceptional on-site and walkable amenities, including popular establishments like Starbucks, Pita Jungle, and Sprouts Farmers Market. This vibrant environment is further enhanced by its proximity to San Tan Village, a 1.2 million square foot open-air mall, making 1482 E Williams Field Rd 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 office vacancy rate of 6.3% as of the second quarter of 2026. This figure remains tighter than the market's 10-year historical average of 7.8%, demonstrating sustained and strengthening demand. For an asset like 1482 E Williams Field, the story is even more compelling: the vacancy rate for 3-Star properties like it is an incredibly low 2.1%. This market tightness is further evidenced by the positive net absorption of 41,500 SF over 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 roughly \$37.00/SF surpassing the wider Phoenix metro average of \$31.00/SF. 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 the 160,000 SF of new office space currently under construction. 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 \$77.6 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 \$67.8 million.



6.3%

Submarket
Vacancy Rate



\$77.6M

12-Month
Sales Volume



\$37/SF

Average Asking
Rent

Investment Highlights



This offering presents a secure investment opportunity to acquire two fully leased office and medical condominiums with long-term, in-place income. Strategically located in a prime, high-growth area of Gilbert, Arizona, this property offers exceptional visibility and accessibility. With the unique flexibility to be purchased together or separately, these suites are perfect for investors seeking a stable, high-yielding asset with a diversified tenant mix across the medical and professional services sectors.

Sale Price: \$2,605,420.00
(\$433.15/RSF)

CAP Rate: 6.75%

NOI: \$175,866

Year Forward NOI
(07/01/2026 - 06/30/2027)



Comprehensive
Pediatric Diagnostic and
Psychological Services

Great American



Premier Arizona Title
Insurance and Escrow
Provider



6,015 BOMA SF
Size



100%
Leased



2008/2016
Year Built/Interior Buildout



SC PAD
Overlay Zoning



Modified Gross
Lease Type



Signage
1 Monument Panel (1 Side) and Building



4.5/1,000
Parking Ratio



Ingress/Egress
Williams Field Rd & Val Vista Dr

Tenant Overviews



AZ Pediatric Assessment Center PLLC

Comprehensive Pediatric Diagnostic and Psychological Services

AZ Pediatric Assessment Center PLLC is a specialized clinic dedicated to providing high-quality diagnostic and psychological evaluation services for children and adolescents. As a trusted local healthcare provider, they offer essential, evidence-based assessments that guide families, physicians, and educators in supporting neurodevelopmental and behavioral needs. Their tenancy provides an investor with a secure, long-term income stream from the highly desirable, recession-resistant medical sector. This mission-driven clinic not only adds immense value to the investment but also fulfills a critical, high-demand need within the community.

<https://azassessment.com/>

Great American



TITLE AGENCY, INC.

Great American Title Agency

Premier Arizona Title Insurance and Escrow Provider

Great American Title Agency, Inc. is a leading, locally operated provider of comprehensive title insurance, escrow, and real estate settlement services. Serving a diverse clientele of residential and commercial real estate professionals, lenders, and buyers across the state, they are renowned for their transaction security, customer service, and deep industry expertise. Having this established, reputable financial services firm as a tenant ensures stable, reliable cash flow and strengthens the property's professional tenant mix. Their strong footprint and proven operational longevity in the local market provide an investor with distinct confidence and long-term asset stability.

<https://www.azgat.com/>

Responsibility Matrix



Responsibility*	Arizona Pediatric Assessment Center, PLL (Suite 101)			Great American Title Agency, Inc. (Suite 104)		
	Landlord / Unit Owner	Tenant	Owners Association	Landlord / Unit Owner	Tenant	Owners Association
Roof Structure			✓			✓
Foundation			✓			✓
Exterior Walls			✓			✓
Common Area Maintenance & Day Porter			✓			✓
Parking Areas			✓			✓
Common & Parking Area Lighting			✓			
Landscaping			✓			✓
Fire Sprinkler System Maintenance			✓			
POA Assessments	✓			✓		
Reserve Fund Contributions	✓			✓		
Real Estate Taxes	✓			✓		
HVAC Replacement	✓			✓		
HVAC Major Repairs	✓			✓		
HVAC Preventative Maintenance	✓			✓		
Utilities (Electric)		✓			✓	
Utilities (Water, Trash)	✓			✓		
Janitorial Services (suite interiors)		✓			✓	
Window washing + Window and door maintenance/repair	✓					
Interior Maintenance & Repairs		✓			✓	
Building Signage		✓			✓	
Monument Signage	✓					

*This matrix does not cover every item or issue that may arise and is only intended as a general reference. Consult the Condominium Declaration for the complete breakdown of responsibilities. In addition, where the Association has the responsibility to maintain certain items, the costs for such maintenance are still allocated to Unit Owners in accordance with the Declaration.

Financial Summary

For Full OM, Request From Broker



2026 Budget Operating Expenses

	Price Per RSF Per Year
*Cleaning	\$0.20
Repairs & Maintenance	\$1.37
*Utilities	\$0.66
Landscaping	\$2.06
Administration	\$0.98
Property Taxes	\$2.17
Insurance	\$0.11
Total Expenses	\$7.55

*For common areas only. Tenants are responsible for cleaning and utilities for their respective suites.

Suite 101 Lease Expires 3/31/2031 (Annual Increases 3%)

Suite 104 Lease Expires 6/30/2029 (Annual Increases 3%)

Income Summary (Year Forward 7/1/26 - 6/30/27)

Total Gross Income	\$221,293.00
Total Gross Expenses	\$45,427.00
Net Operating Income	\$175,866.00

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.

July 7, 2026 4:06 PM



1st Floor

6,015 RSF Leased Office Space

*All dimensions are approximate. This floor plan is for illustrative purposes only and is not to scale.

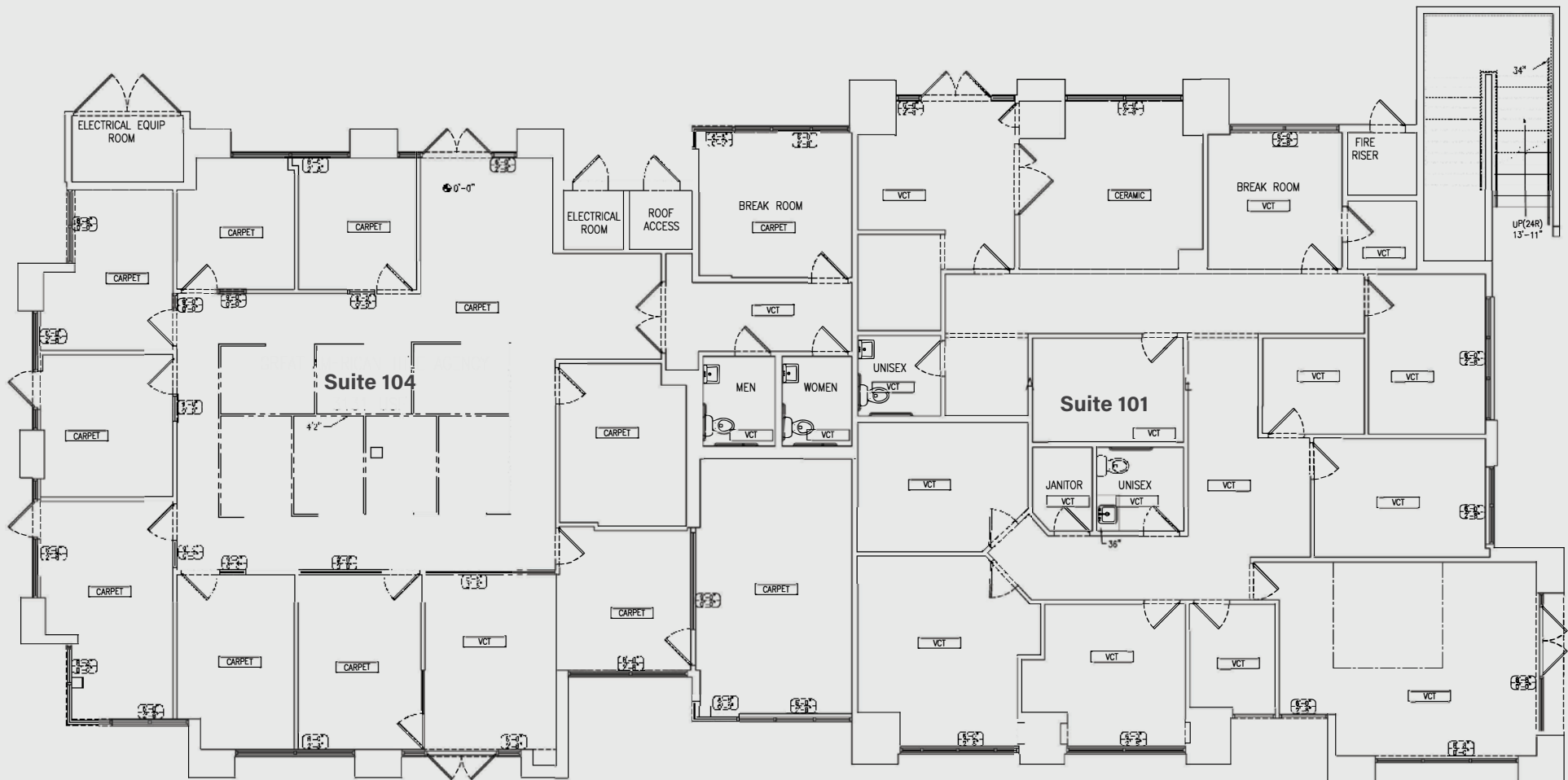


Suite 104 | 3,202 RSF

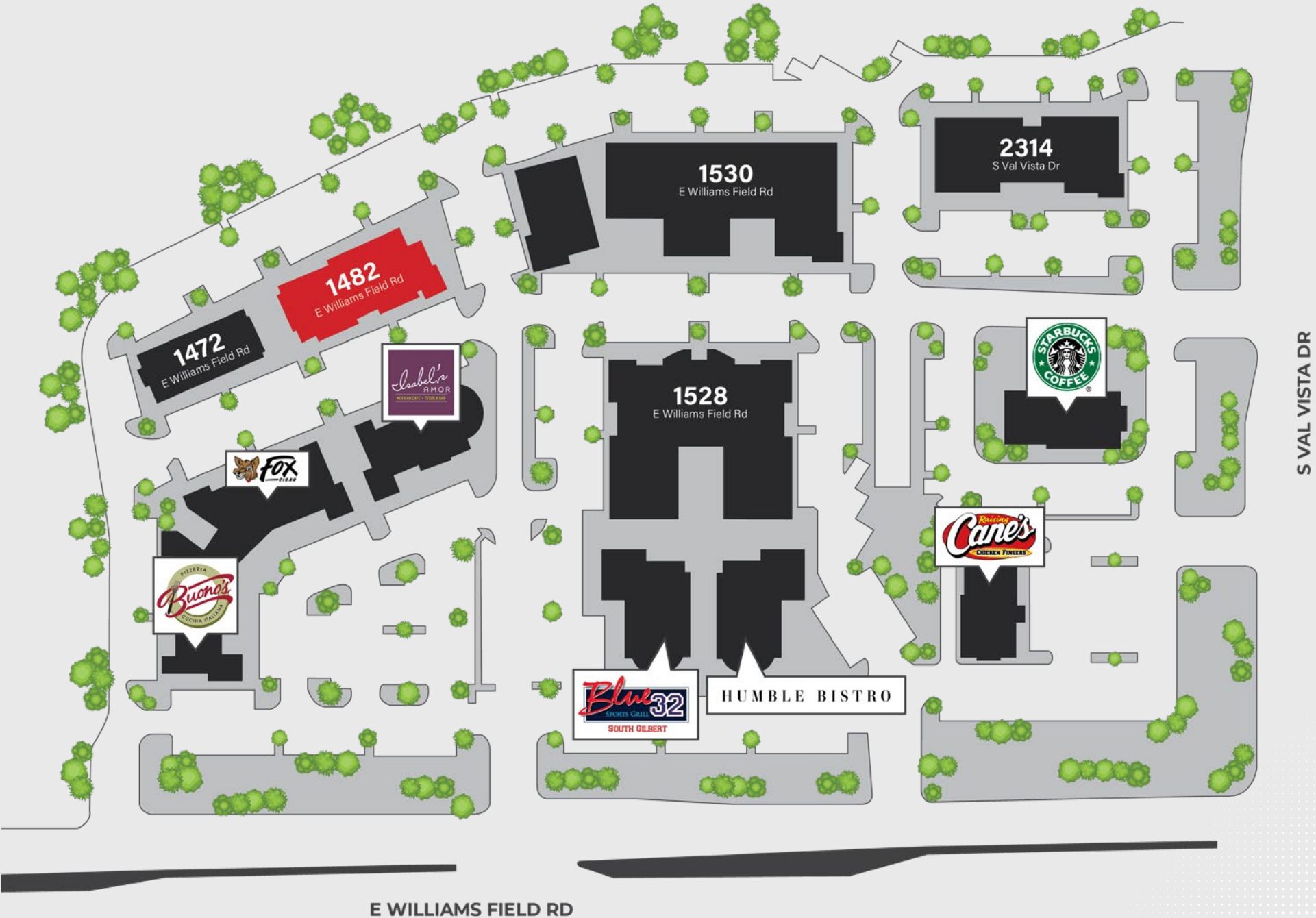
This 3,202 RSF suite is fully leased to Great American Title Agency. The expansive and professional layout is tailored for their real estate and escrow operations, featuring perimeter offices and collaborative workspaces that easily accommodates their team's operational needs.

Suite 101 | 2,813 RSF

This 2,813 RSF suite is fully leased to AZ Pediatric Assessment Center PLLC. The highly efficient layout features a welcoming reception area, numerous private evaluation rooms, and a central corridor perfectly suited for their specialized diagnostic and psychological services.



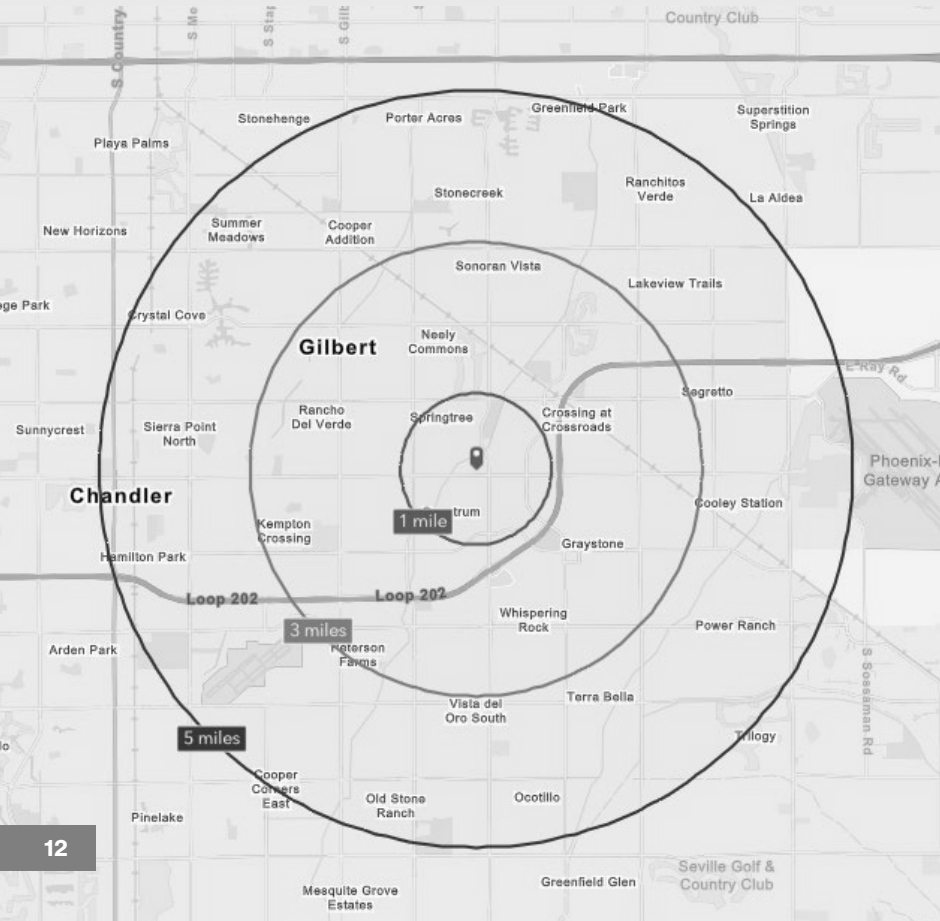
Site Plan



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.

SITE

GILBERT SELF STORAGE

LIVING SPACES

COOPER'S HAWK
WINERY & RESTAURANTS

STARBUCKS COFFEE

FIREBIRDS
WOOD FIRED GRILL

PATA JUNGLE

EINSTEIN BROS BAGELS

Cane's
CHICKEN FINGERES

Shell

NATURAL GROCERS
good4u

TRADER JOE'S

FIVE GUYS
BURGERS and FRIES

Panera
BREAD

BACKYARD
DRAFTS | FISH MOUTH | DESSERT HOUSE | GALLERY

CENTER COURT
PICKLEBALL CLUB

BMO HARRIS

CVS

S VAL VISTA DR

DESERET INDUSTRIES
Thrift Store and Donation Center

urbanAir
ADVENTURE PARK

BLACK ROCK
COFFEE BAR

Jersey Mike's
SUBS

Broken Egg Cafe

KOHL'S

DOLLAR TREE

SPROUTS
FARMERS MARKET

SOCIAL AXE

Ashley
HOMESTORE

at home
The Home Décor Superstore

S SANTAN VILLAGE PKWY





MERCY GILBERT
MEDICAL HOSPITAL



HUMBLE BISTRO



E WILLIAMS FIELD RD



SVAL VISTA DR



S VAL VISTA DR



E WILLIAMS FIELD RD



SITE

LOOP
202

ARIZONA
24

TARGET

Health First
Medical Center

Google

American
Furniture Warehouse

Gilbert Gateway
Towne Center

TARGET

Walmart
Save money. Live better.

WILLIAMS FIELD
HIGH SCHOOL

SANTAN VILLAGE

SANTAN VILLAGE
MARKETPLACE

COSTCO
WHOLESALE

Sam's
CLUB

Walmart
Save money. Live better.

E WILLIAMS FIELD RD

fray's

ASU Polytechnic
Campus
Arizona State University

PhxMesa Gateway
Airport

SKYBRIDGE
ARIZONA

CVS

E PECOS RD

evit

EoS
FITNESS

fray's

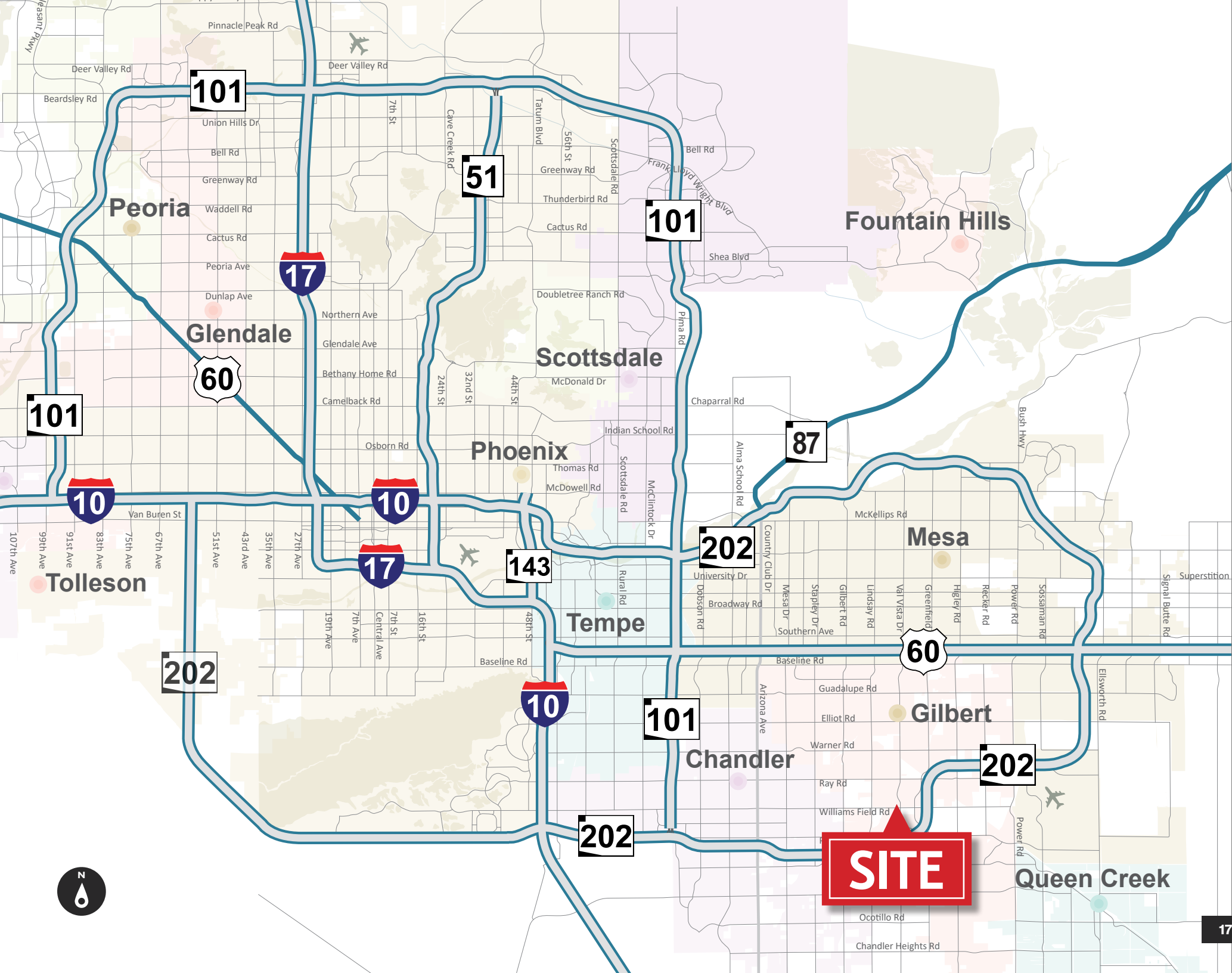
SLICK CITY
ACTION PARK

WinCo
FOODS

Dignity Health.
MERCY GILBERT
MEDICAL HOSPITAL

E GERMANN RD

THE HOME DEPOT



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)

