



The Forum @ Gilbert Ranch

SALE PRICE: \$6,342,819.43 (\$387.49 PSF) | CAP RATE: 7.0%

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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**COMMERCIAL
PROPERTIES INC.**

Locally Owned. Globally Connected. COMTAC

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: \$6,342,819.43
(\$387.49 PSF)

CAP Rate: 7.0%

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.



SOAR AUTISM
CENTER

2314

This Door
Blocked

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.

April 17, 2026 10:07 AM



Financial Summary



Rent Roll

Tenant:	Soar Autism Center
Property:	Suite 101: 7,949 SF Suite 201: 8,420 SF
Lease Commencement:	The earlier of (a) 180 days following the date that Landlord delivers possession of the Expansion Premises to Tenant, and (b) the date that Tenant Substantially Completes the Work within the Expansion Premises.
Square Footage:	16,369
Commencement Date:	Estimated to be 6/1/2026
Lease Expiration:	9/30/2036
Lease Type:	NNN

Months	Lease Rate	Rate/Month
1 - 12	\$27.12	\$36,999.78
13 - 24	\$27.93	\$38,095.69
25 - 36	\$28.76	\$39,224.47
37 - 48	\$29.61	\$40,387.11
49 - 60	\$30.49	\$41,584.64
61 - 72	\$31.39	\$42,818.09
73 - 84	\$32.32	\$44,088.54
85 - 96	\$33.28	\$45,397.11
97 - 108	\$34.27	\$46,744.93
109 - 120	\$35.29	\$48,133.19
121 - 9/30/2036	\$36.33	\$49,563.10
Security Deposit:	\$49,093	
Renewal Option:	Two, 5-year at Prevailing Rental Rate	

2026 Budgeted Operating Expenses

	Total/Yr	Month	SF
Property Tax	\$35,585.00	\$2,965.42	\$2.17
Insurance	\$4,164.00	\$347.00	\$0.25
Utilities	\$13,573.00	\$1,131.08	\$0.83
Roads, Grounds, & Landscaping	\$10,068.00	\$839.00	\$0.62
Repairs/ Maint	\$30,431.00	\$2,535.92	\$1.86
Administration	\$16,125.00	\$1,343.75	\$0.99
Management Fee - GU Required	\$1,542.00	\$128.50	\$0.09
Day Porter	\$9,407.00	\$783.92	\$0.57
Total Expenses	\$121,828.00	\$10,152.33	\$7.44

1st Floor

7,949 SF Leased Medical/General Office Space

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



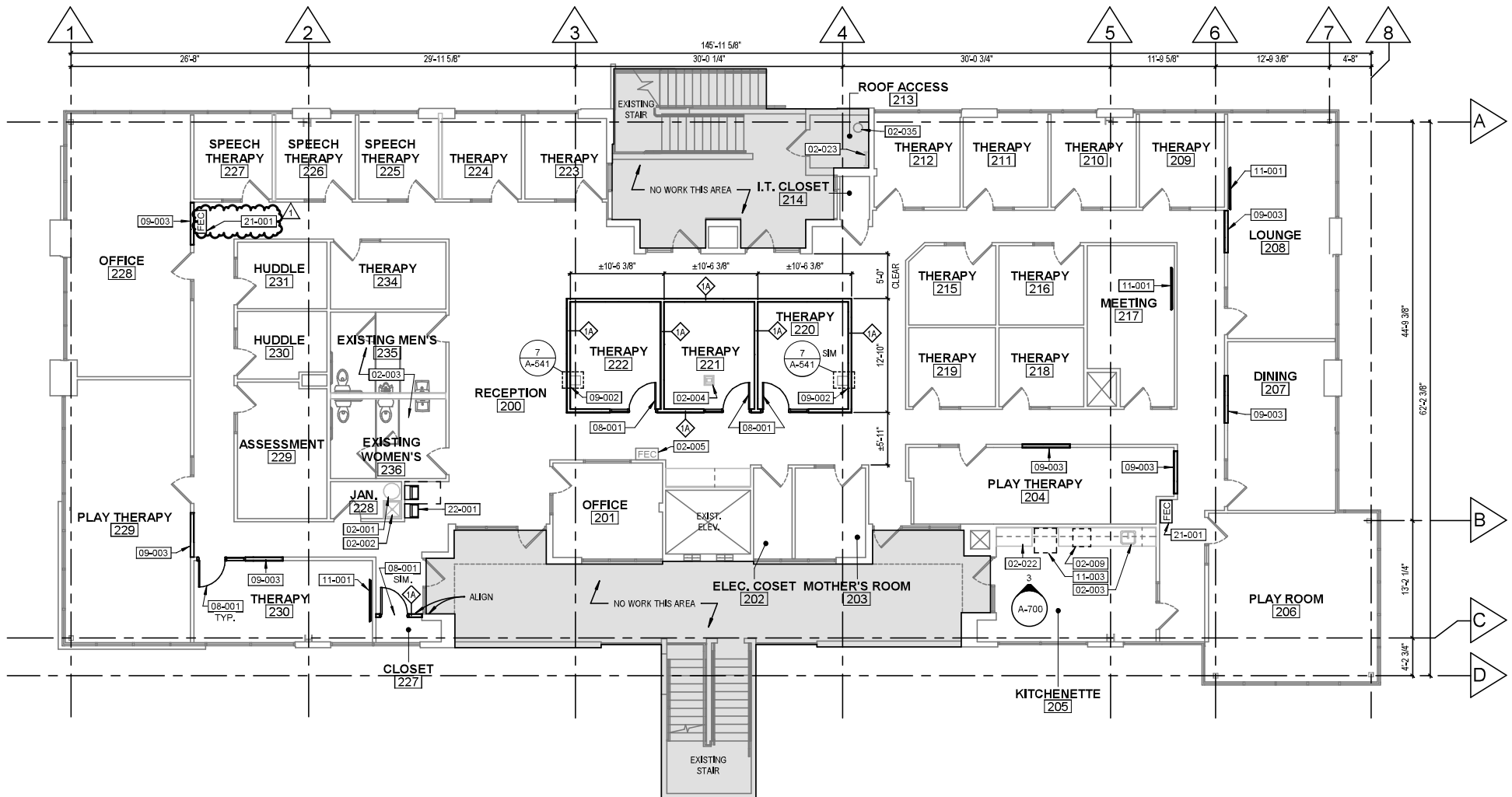
Tenant Expansion into the First Floor

The expansive 7,949 SF first floor is now leased to the second-floor tenant, Soar Autism Center, as part of their strategic expansion. The highly efficient layout, featuring numerous perimeter offices and a central corridor, is perfectly suited for their operational needs. This expansion into a functional, move-in-ready space solidifies the tenant's long-term commitment to the property and creates a fully stabilized asset for an investor.

2nd Floor

8,420 SF Leased Office Space

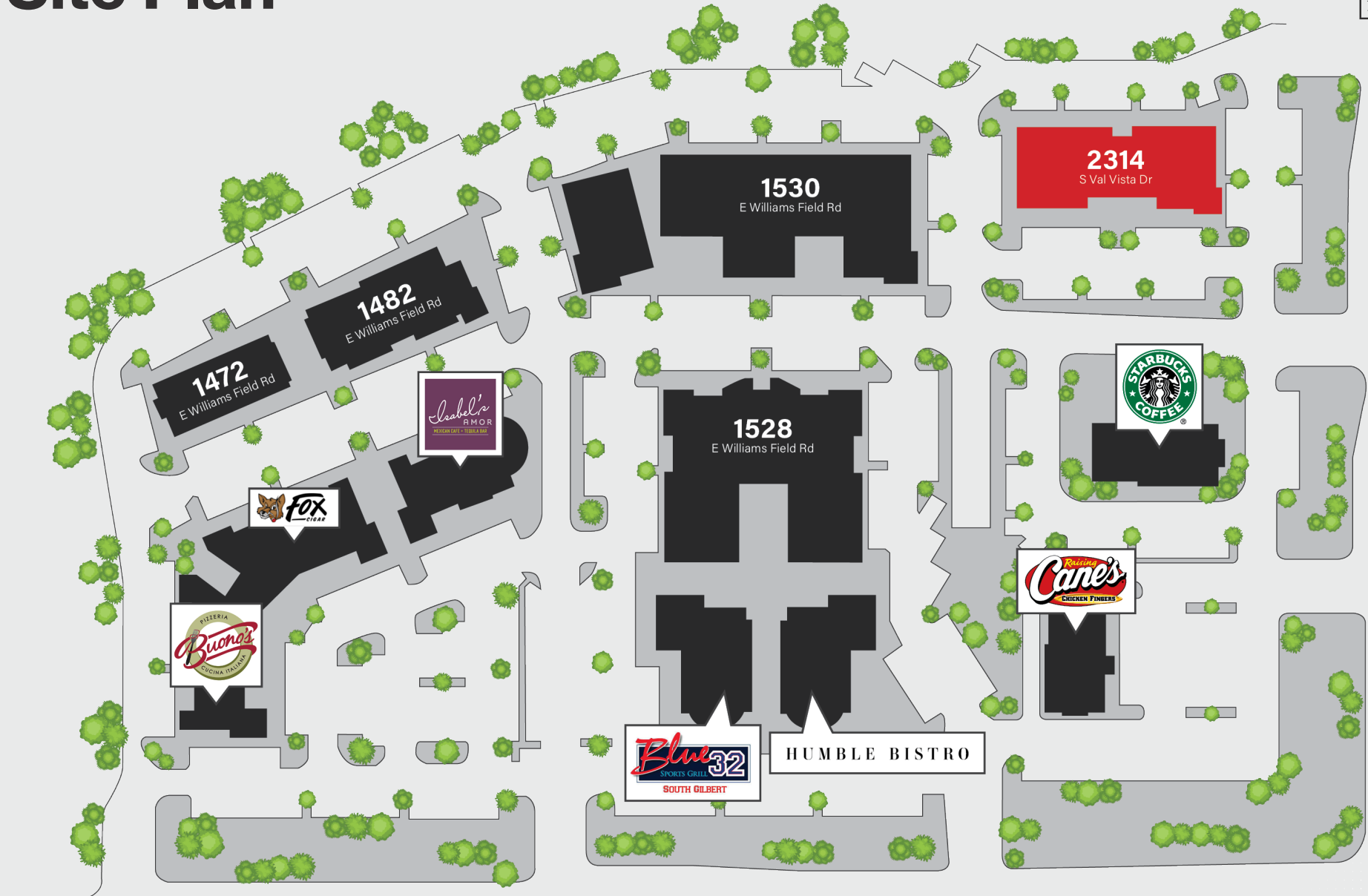
*All dimensions are approximate. This floor plan is for illustrative purposes only and is not to scale.



Secure In-Place Income

Currently leased to Soar Autism Center, the 8,420 SF second floor features a layout ideally suited for modern therapy and medical use. The space is efficiently designed with a mix of private treatment rooms, larger group/activity areas, and centralized support spaces. This functional build-out demonstrates the suite's excellent adaptability for a wide range of medical and wellness providers.

Site Plan



E WILLIAMS FIELD RD

S VAL VISTA DR

SITE

GILBERT SELF STORAGE

LIVING SPACES

COOPER'S HAWK
WINERY & RESTAURANTS

STARBUCKS COFFEE

FIREBIRDS
WOOD FIRED GRILL

PISTA JUNGLE

EINSTEIN BROS BAGELS

Carne's
Chicken Fingers

Shell

TRADER JOE'S

FIVE GUYS
BURGERS and FRIES

Panera
BREAD

BACKYARD
DALLAS | FORT WORTH | DESERT RIDGE | GILBERT

CENTER COURT
PICKLEBALL CLUB

BMO HARRIS

CVS

NATURAL GROCERS
good4u

BLACK ROCK
COFFEE BAR

Jersey Mike's
SUBS

KOHL'S

DESERT INDUSTRIES
Thrift Store
and Donation Center

Broken Egg Cafe

SOCIAL AXE
Brewery

urbanAir
ADVENTURE PARK

Ashley
HOMESTORE

at home
The Home Décor Superstore

DOLLAR TREE

SPROUTS
FARMERS MARKET



S VAL VISTA DR

E WILLIAMS FIELD RD

S SANTAN VILLAGE PKWY



MERCY GILBERT
MEDICAL HOSPITAL

 Dignity Health.

LOOP
202

 **SPROUTS**
FARMERS MARKET

 **DOLLAR TREE**

KOHL'S

 **CENTER COURT**
PICKLEBALL CLUB

NATURAL GROCERS
good4u

CVS

BMO HARRIS

 **EINSTEIN BROS**
BAGELS

 **JUNGLE**

 **Cane's**
CHICKEN FINGERS

HUMBLE BISTRO

 **Blue 32**
SPORTS GRILL
SOUTH GILBERT

E WILLIAMS FIELD RD

 **STARBUCKS**
COFFEE

 **Isabel's**
AMOR

SITE

SVAL VISTA DR



PhxMesa Gateway Airport

SANTAN VILLAGE

LOOP 202

LIVING SPACES

FIREBIRDS WOOD FIRED GRILL

at home The Home Décor Superstore

Ashley HOMESTORE

TRADER JOE'S

DESERT INDUSTRIES Thrift Store and Donation Center

NATURAL GROCERS good4u

SITE

Shell

STARBUCKS COFFEE

Rockin' Cane's CHICKEN FINGERS

CVS

S VAL VISTA DR

HUMBLE BISTRO

Isabel's AMOR

BMO HARRIS

FOX

PIZZERIA Buono's CUCINA ITALIANA

E WILLIAMS FIELD RD



S VAL VISTA DR

S RECKER RD



E WARNER RD



LOOP 202



E RAY RD

E RAY RD

ARIZONA 24

SITE

WILLIAMS FIELD HIGH SCHOOL



SANTAN VILLAGE

E WILLIAMS FIELD RD



SANTAN VILLAGE MARKETPLACE



ASU Polytechnic Campus
Arizona State University



E PECOS RD

evit



Dignity Health.
MERCY GILBERT MEDICAL HOSPITAL

S GREENFIELD RD

E GERMANN RD

POWER RD



S SOSSAMAN RD



101

51

101

17

Glendale

60

Scottsdale

Phoenix

87

101

10

10

17

143

202

60

10

101

202

202

SITE

Queen Creek

Peoria

Fountain Hills

Mesa

Tempe

Chandler

Gilbert



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**

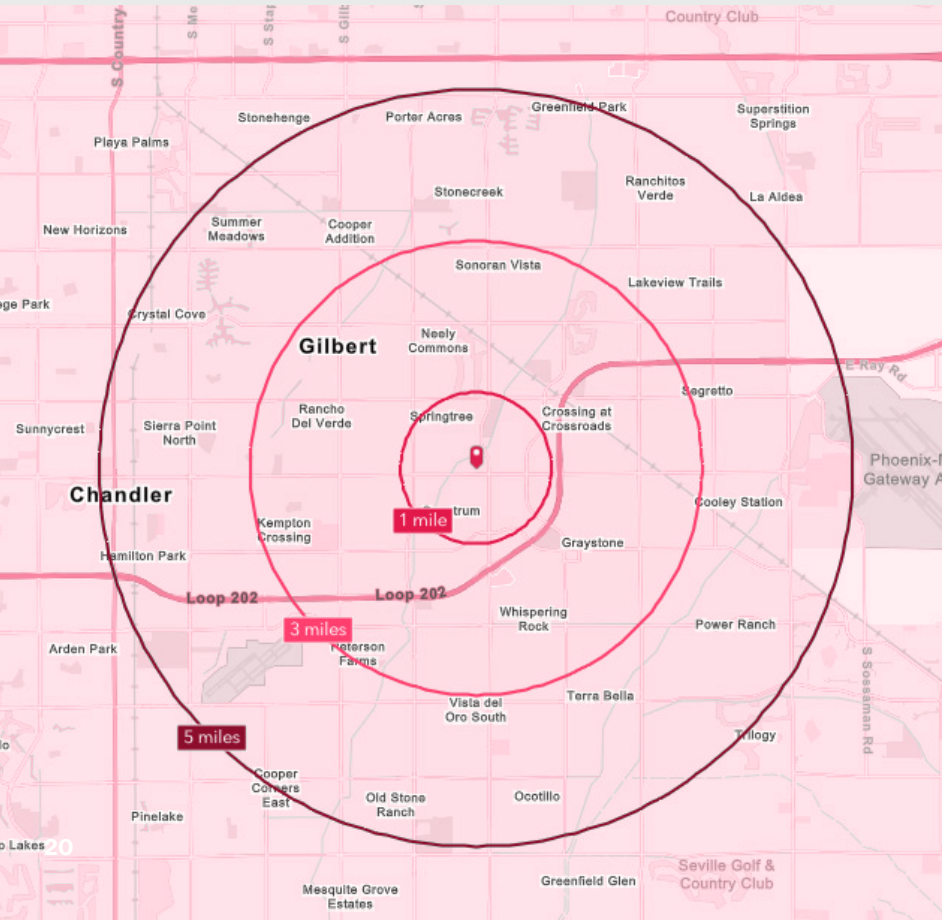
(Good Morning America, 2025)



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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