



# 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





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



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**COMMERCIAL  
PROPERTIES INC.**

Locally Owned. Globally Connected. COMFAC

# 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



## 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                 |
| <b>Total Expenses</b> | <b>\$7.55</b>          |

\*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         |
| <b>Net Operating Income</b> | <b>\$175,866.00</b> |

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.

August 4, 2026 9:59 AM



# Interior Photos

Suite 101 - Arizona Pediatric Assessment Center PLLC



# Interior Photos Suite 104 - Great American Title Agency



# 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.

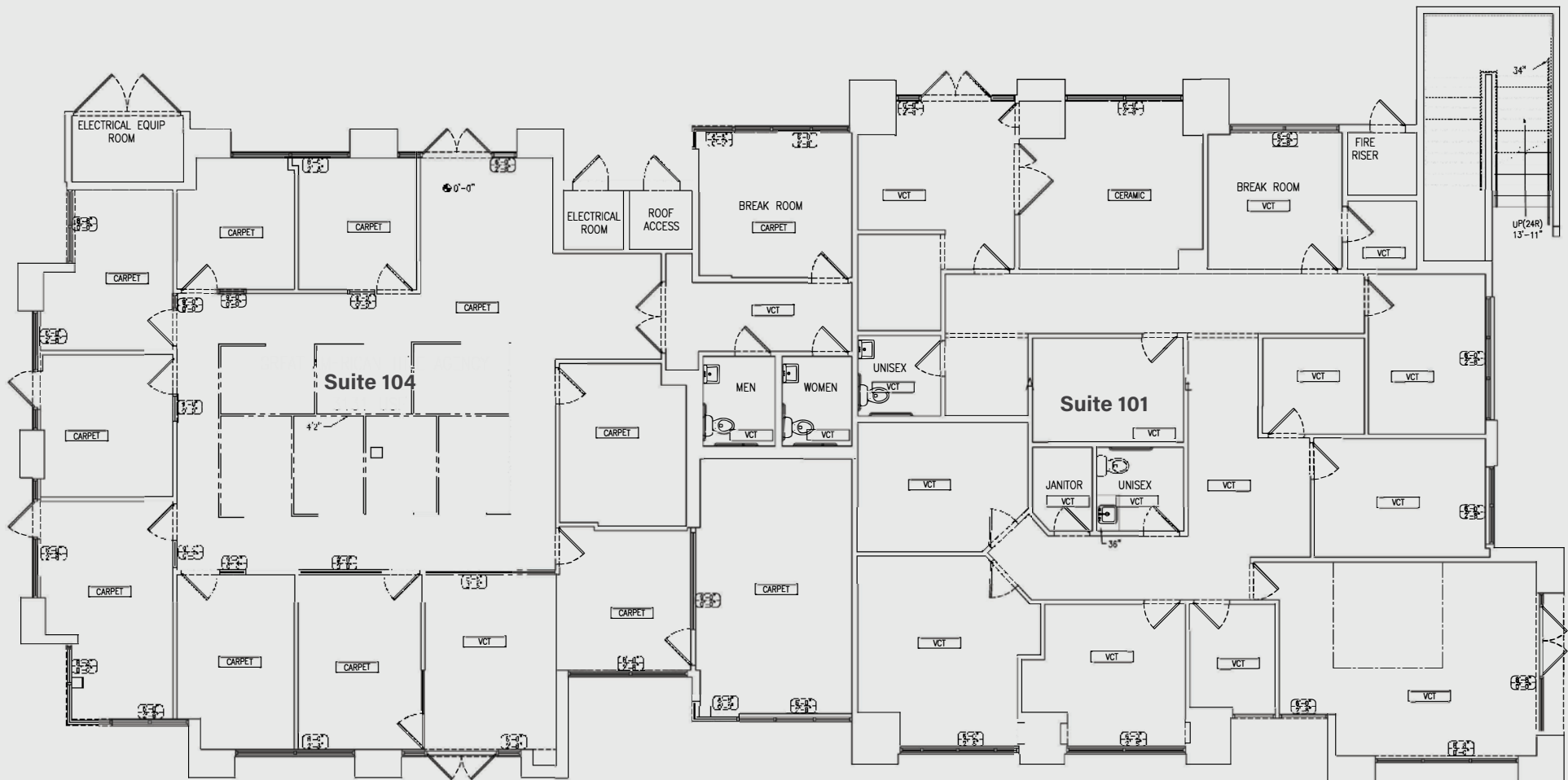


### Suite 104 | 3,202 RSF

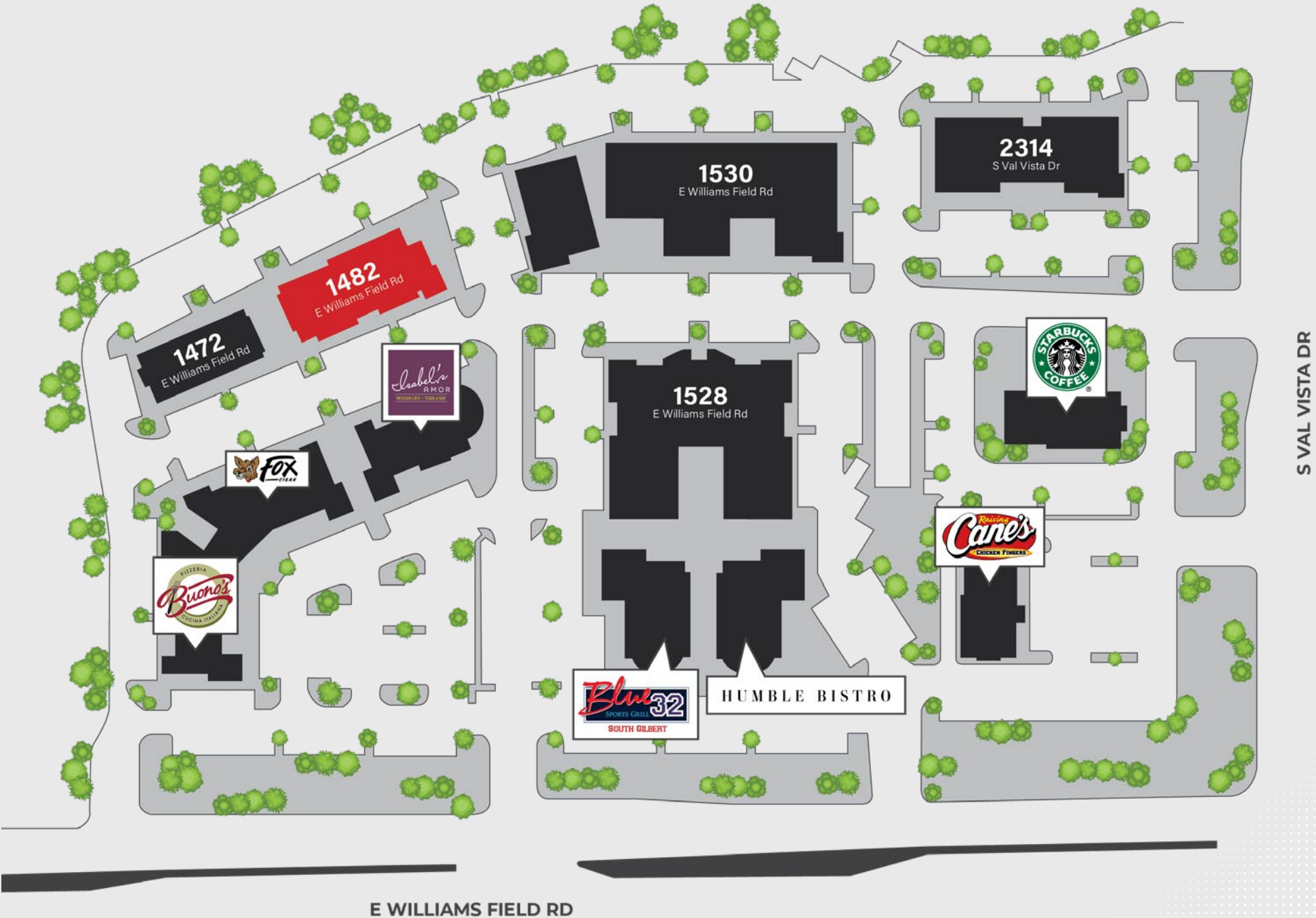
This 3,202 RSF suite is fully leased to Great American Title Agency. The expansive and professional layout is tailored for their real estate and escrow operations, featuring perimeter offices and collaborative workspaces that easily accommodates their team's operational needs.

### 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.



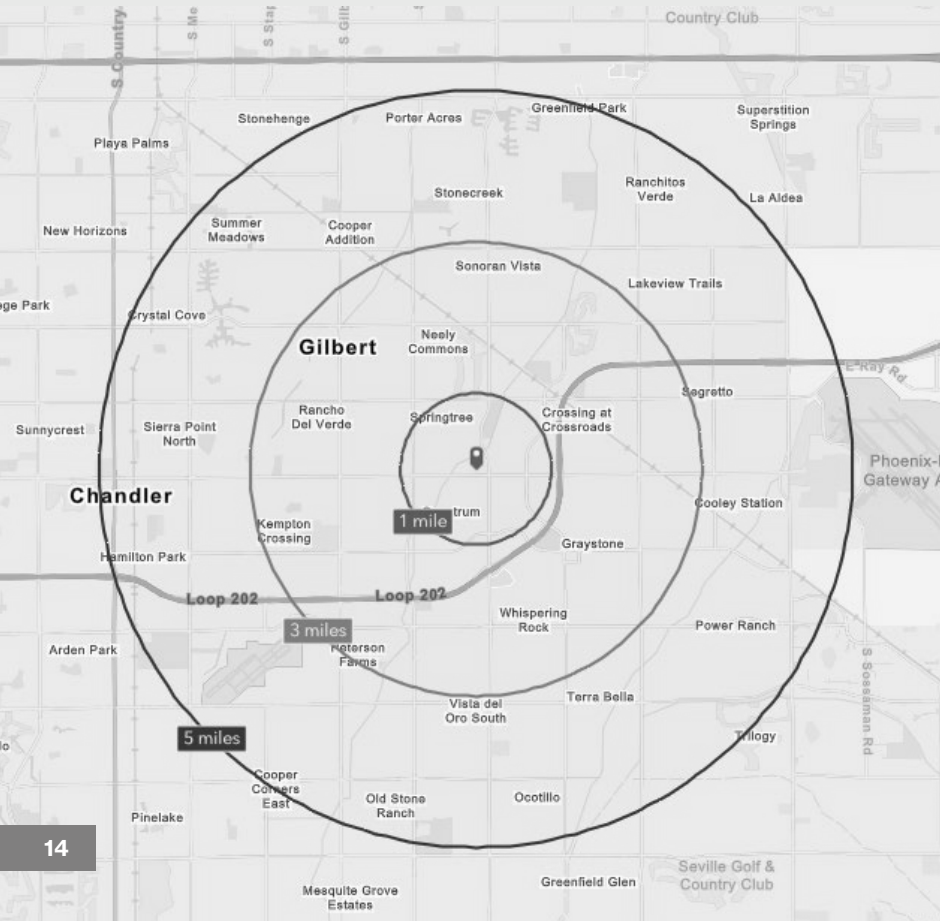
# Site Plan



# Demographic Summary



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



## 5 Mile Highlights

**35.5**

Median  
Age

**87.5K**

Daytime  
Employees

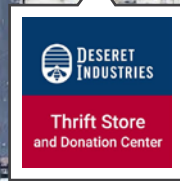
**42%**

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**



S SANTAN VILLAGE PKWY

S VAL VISTA DR

E WILLIAMS FIELD RD



MERCY GILBERT  
MEDICAL HOSPITAL



HUMBLE BISTRO



E WILLIAMS FIELD RD



SVAL VISTA DR



S VAL VISTA DR

HUMBLE BISTRO



E WILLIAMS FIELD RD



**SITE**

LOOP  
**202**

ARIZONA  
**24**

**TARGET**

**Health First**  
Medical Center

**Google**

**American**  
Furniture Warehouse

**Gilbert Gateway**  
Town Center

**TARGET**

**Walmart**  
Save money. Live better.

**WILLIAMS FIELD**  
HIGH SCHOOL

**SANTAN VILLAGE**

**SANTAN VILLAGE**  
MARKETPLACE

**COSTCO**  
WHOLESALE

**Walmart**  
Save money. Live better.

**Sam's**  
CLUB

**E WILLIAMS FIELD RD**

**fray's**

**ASU** Polytechnic  
Campus  
Arizona State University

**PhxMesa Gateway**  
Airport

**SKYBRIDGE**  
ARIZONA

**CVS**

**E PECOS RD**

**evit**

**WinCo**  
FOODS

**EoS**  
FITNESS

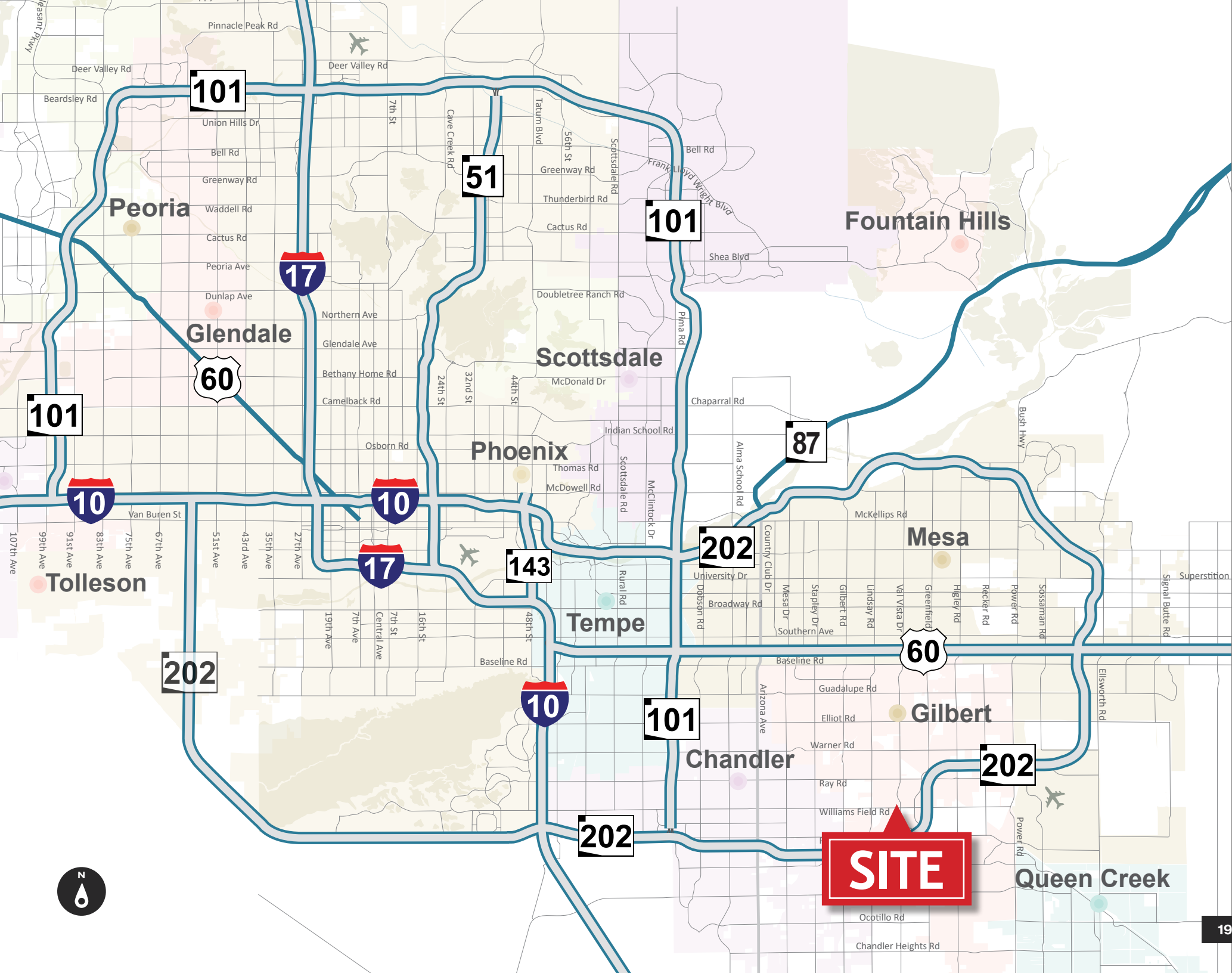
**fray's**

**SLICK CITY**  
ACTION PARK

**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)



**1482 E Williams Field Rd**, Suites 101 & 104 presents an unparalleled investment opportunity to acquire two premier commercial condominiums in one of the nation's most dynamic markets. Offering the unique flexibility to be purchased together or separately, this asset features significant in-place income from established, reputable tenants and an unbeatable location, making it an ideal acquisition for an investor seeking a stabilized asset with diversified cash flow.

- **Secure, Diversified Investment:** Fully leased to two strong tenants—AZ Pediatric Assessment Center and Great American Title Agency. This creates a fully stabilized asset with zero lease-up risk and provides a secure, predictable cash flow across distinct professional sectors.
- **Demonstrated Tenant Commitment:** Both tenants are highly established within their respective fields. Their long-term leases and proven operational success at this specific location provide 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 and premium rental rates, insulating it from market fluctuations and ensuring its position as a top-tier asset.
- **Unrivalled 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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