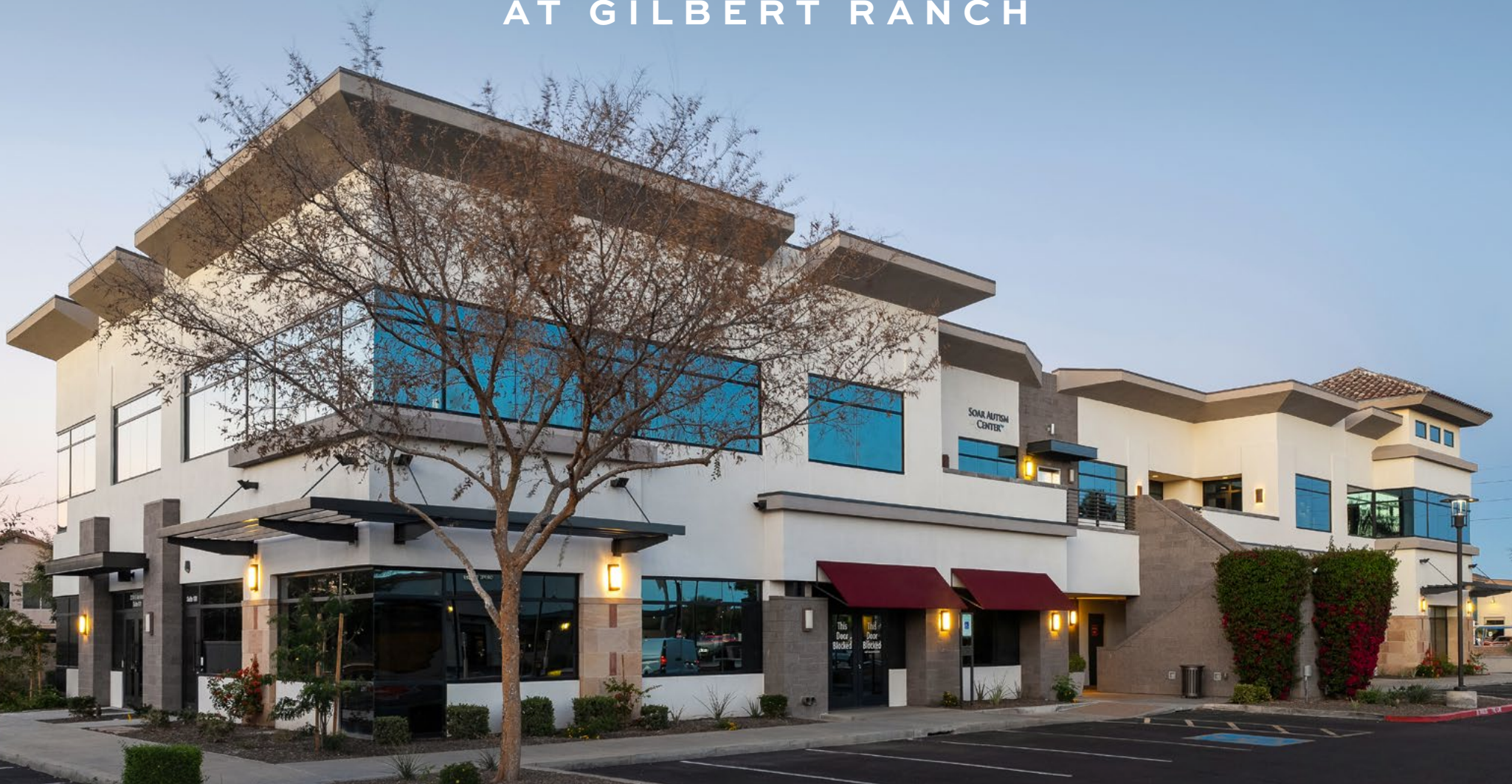


# THE FORUM

AT GILBERT RANCH



Class A Office & Medical For Lease

1472, 1482, 1528, 1530 E Williams Field Rd &  
2314 S Val Vista Dr | Gilbert, AZ 85295



# Property Highlights

The Forum at Gilbert Ranch is a premier office and medical office campus positioned at the high visibility northwest corner of Val Vista Drive and Williams Field Road. This collection of five Class A, steel framed buildings feature modern construction, expansive glass lines, and a robust mix of on site amenities—creating an exceptional environment for today’s medical and professional users.

	<p><b>1482 E Williams Field Rd</b> Suite 201: ±3,467 SF Lease Rate: \$30.00/SF NNN</p> <p><b>1528 E Williams Field Rd</b> Suite 202: ±8,176 SF<sup>1</sup> Available 03-01-2027 Lease Rate: \$32.00/SF NNN</p> <p><b>1528 E Williams Field Rd</b> Suite 205: ±6,403 SF<sup>1</sup> Lease Rate: \$32.00/SF NNN</p> <p><b>1530 E Williams Field Rd</b> Suite 206: ±1,688 SF Available 08-01-2026 Lease Rate: \$32.00/SF NNN</p> <p><b>1530 E Williams Field Rd</b> Suite 210: ±4,293 SF Available 08-01-2026 Lease Rate: \$32.00/SF NNN</p> <p><sup>1</sup>Contiguous to ±14,579 SF</p>
<b>SPACE AVAILABLE &amp; LEASE RATES</b>	
<b>NNNs</b>	\$7.73/SF. In addition to \$7.73/SF NNNs, Tenant pays to clean their own suite and utilities.
<b>PARKING RATIO</b>	±4.5/1,000 SF
<b>PARKING RATES</b>	Executive level underground \$65.00/stall/mo Canopy reserved \$45.00/stall/mo
<b>SIGNAGE</b>	Various building signage opportunities
<b>AMENITIES</b>	Several on-site and every surrounding corner also has retail & restaurant
<b>FREEWAYS</b>	5 Minutes to Loop 202
<b>LOCATION</b>	Premier Business Location
<b>FRONTAGE</b>	Val Vista & Williams Field direct access
<b>MEDICAL DEMAND</b>	Dignity Health’s Mercy Gilbert Campus 6 Minutes Away



## THE FORUM AT GILBERT RANCH

# Premier Business Location with Abundant Amenities

Booming in **business and leisure activities**, the community has been named the Most Prosperous City in the Nation according to Economic Innovation Group.

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Gilbert is the city where **Millennials are buying homes** according to SmartAsset.

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With access to an **educated and diverse workforce**, a pipeline of emerging technologies from statewide universities, ease of market access and an unbeatable quality of life, it is no wonder world-class companies choose Gilbert.

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Located in the southwest valley of the Phoenix metropolitan area, Gilbert, Arizona has seen an **influx of world-class facilities**, talents

Frontage on Val Vista Drive has **immediate access to Loop 202** and the Phoenix-Mesa Gateway Airport. Just a half hour from downtown Phoenix and **Sky Harbor International Airport**.

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**Strong medical demand** in the area anchored by nearby Dignity Health's Mercy Gilbert Medical Center.

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More than **2.2M SF of surrounding retail** offerings, including nearby San Tan Village, a 1.2MSF open-air mall with more than 100 shops. Within a two-mile radius, there are 11 banking locations, 4 hotels, 10 grocery stores, 6 gyms, and 78 eateries. Within a 5-minute walk are Starbucks, Raising Canes, Blue 32

sports bar, Fox Cigar Bar, Pita Jungle, Einstein Bagels, Sprouts Farmers Market, CVS and Zelles Pizza.

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Downtown Gilbert is a **premier dining area** within Metropolitan Phoenix. Located within an 11-minute drive are 20 restaurants that feature some of the Valley's premier restaurateurs, including Craig DeMarco's Postino Wine Bar, Sam Fox's Zinburger and Linda Nash's Barrio Queen.

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Within a 3-mile radius, the average **household income is \$164,674**.

# Gilbert by the Numbers

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	19,182	119,071	323,697
2030 Projected Population	20,061	125,849	336,240
AGE			
2025 Median Age	33.2	35.7	35.9
HOUSEHOLD INCOME			
2025 Average Household Income	\$139,613	\$164,674	\$159,513
2030 Average Household Income	\$153,210	\$185,488	\$179,227
HOUSING VALUE			
2025 Median Value of Owner Occupied Housing Units	\$518,244	\$565,087	\$560,897
DAYTIME POPULATION			
2025 Daytime Population	22,421	107,775	282,409
Daytime Workers	65.0%	50.5%	47.1%
PLACE OF WORK			
2025 Businesses	871	3,293	8,014



**TRAFFIC COUNTS:**  
 E Williams Field Rd @ S Val Vista: 19,256 VPD  
 S Val Vista @ Williams Field Rd: 26,155 VPD  
 Source: 2025 TrafficMetrix



# Site Plan

TOLEDO ST

GRANITE ST

VAL VISTA DR

WILLIAMS FIELD RD



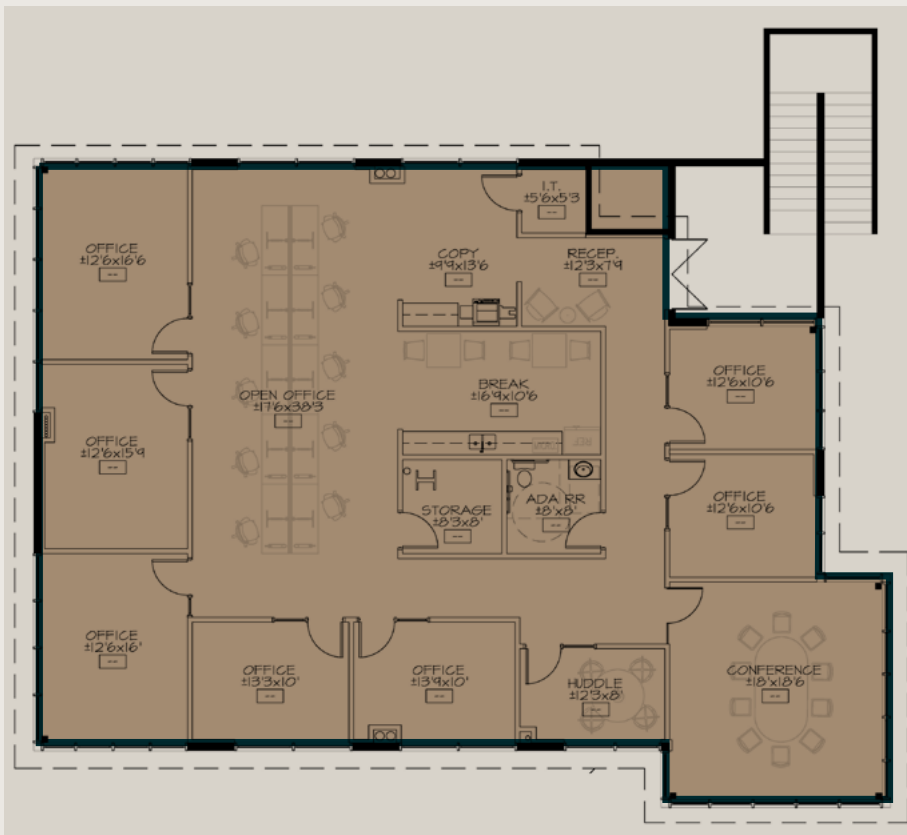
# Available Suites

1482 E WILLIAMS FIELD RD

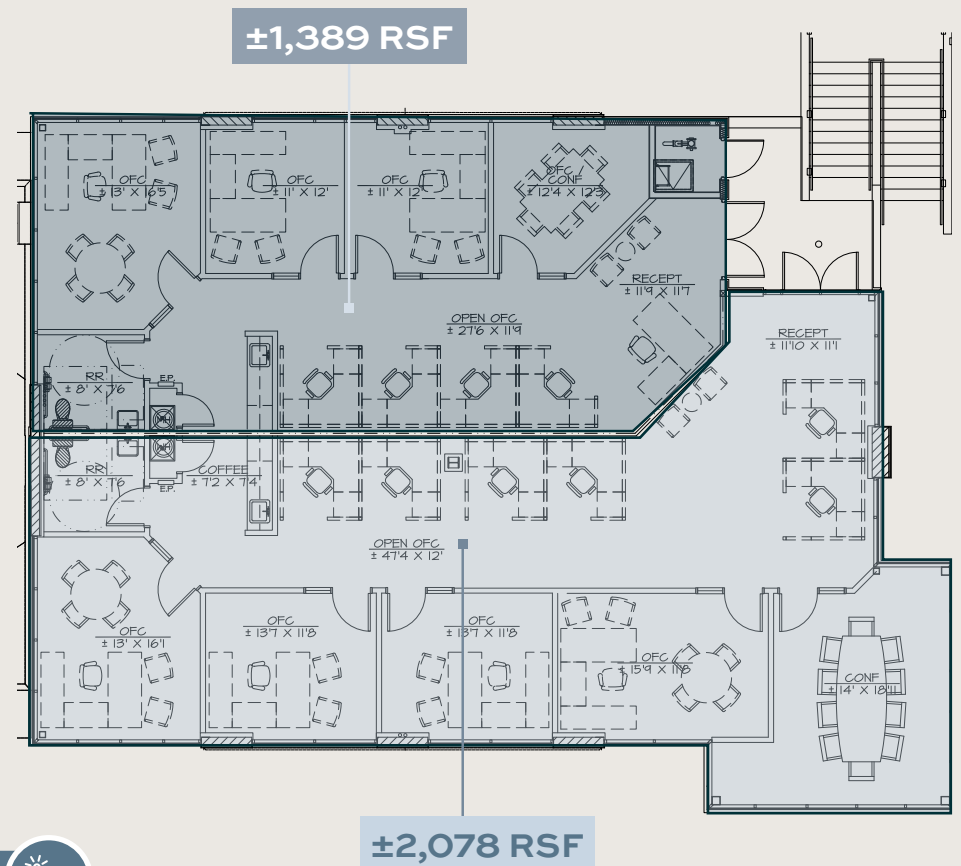
SUITE 201: ±3,467 SF | \$30.00 SF NNN

Space is in shell condition. Located on the 2nd floor with stair access only.  
There is no elevator to this space.

## CONCEPTUAL FLOOR PLAN



## CONCEPTUAL DEMISED FLOOR PLAN



[Click Here For Virtual Tour](#)



# Available Suites

1528 E WILLIAMS FIELD RD

SUITE 202:  $\pm 8,176$  SF<sup>1</sup> (AVAILABLE 03/01/2027)

SUITE 205:  $\pm 6,403$  SF<sup>1</sup>  $\pm 14,579$  SF

<sup>1</sup>CONTIGUOUS TO  $\pm 14,579$  SF | \$32.00 SF NNN

## AS-BUILT FLOOR PLAN

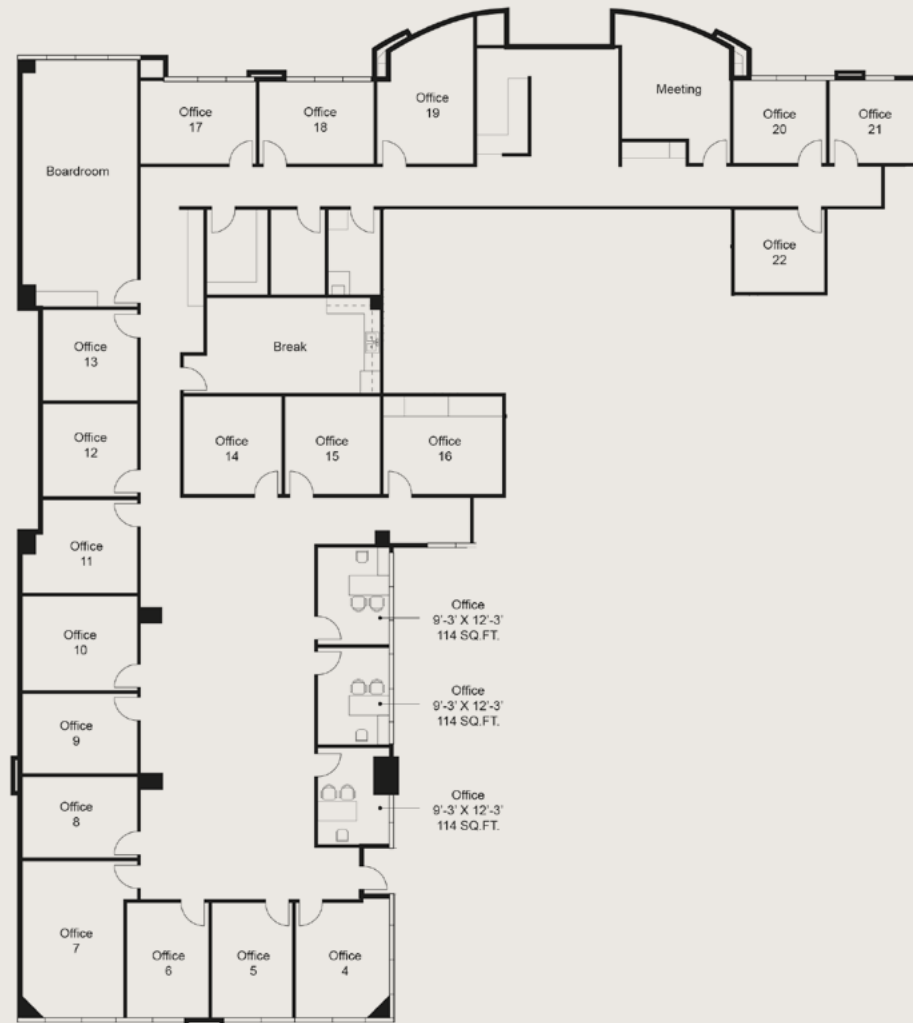


# Available Suites

1528 E WILLIAMS FIELD RD

SUITE 202: ±8,176 SF<sup>1</sup> (AVAILABLE 03/01/2027) | \$32.00 SF NNN | <sup>1</sup>CONTIGUOUS TO ±14,579 SF

## AS-BUILT FLOOR PLAN

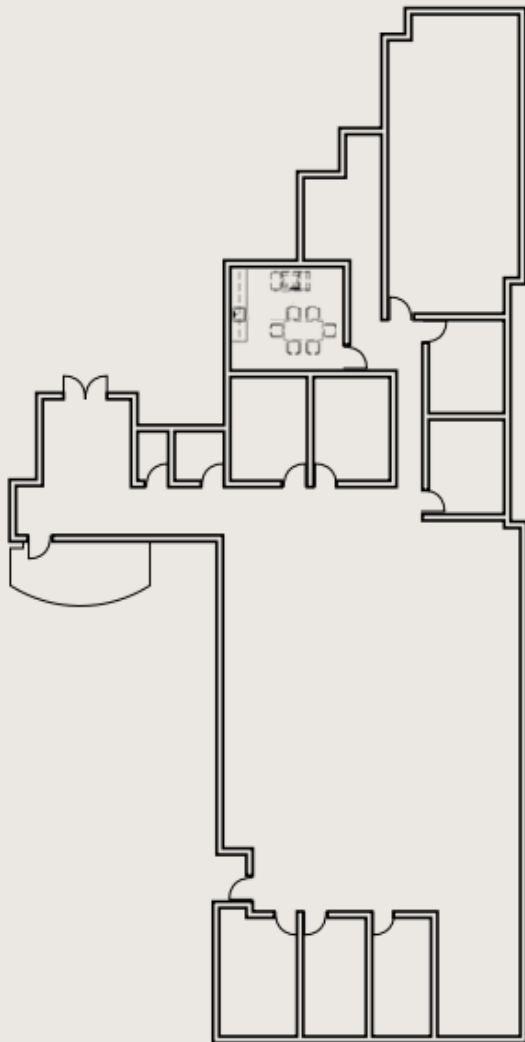


# Available Suites

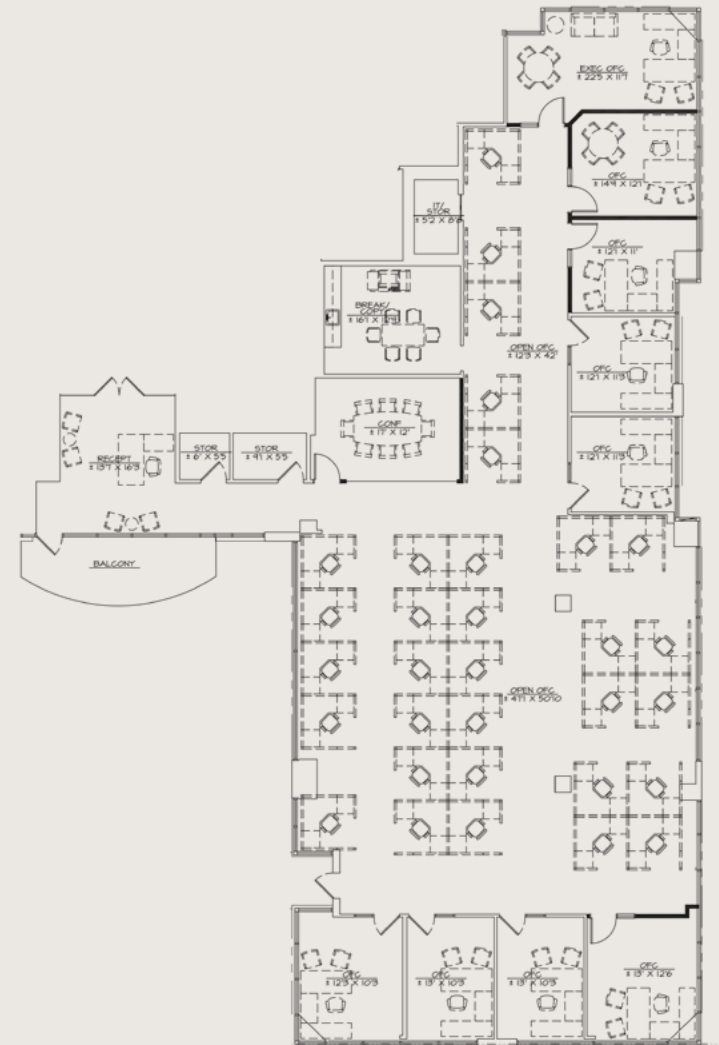
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SUITE 205:  $\pm 6,403$  SF<sup>1</sup> | \$32.00 SF NNN | <sup>1</sup>CONTIGUOUS TO  $\pm 14,579$  SF

## AS-BUILT FLOOR PLAN



## CONCEPTUAL FLOOR PLAN



[Click Here For Virtual Tour](#)

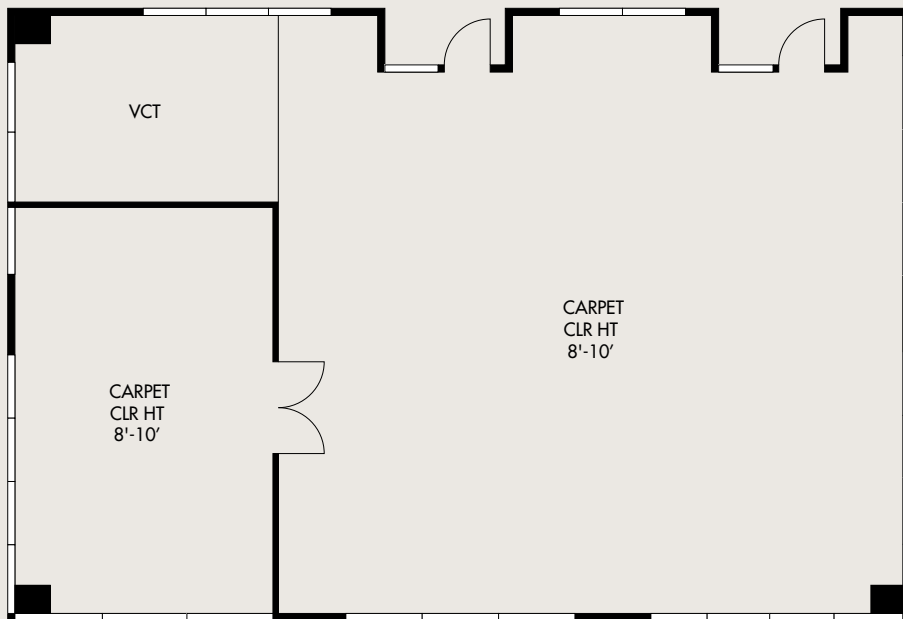


# Available Suites

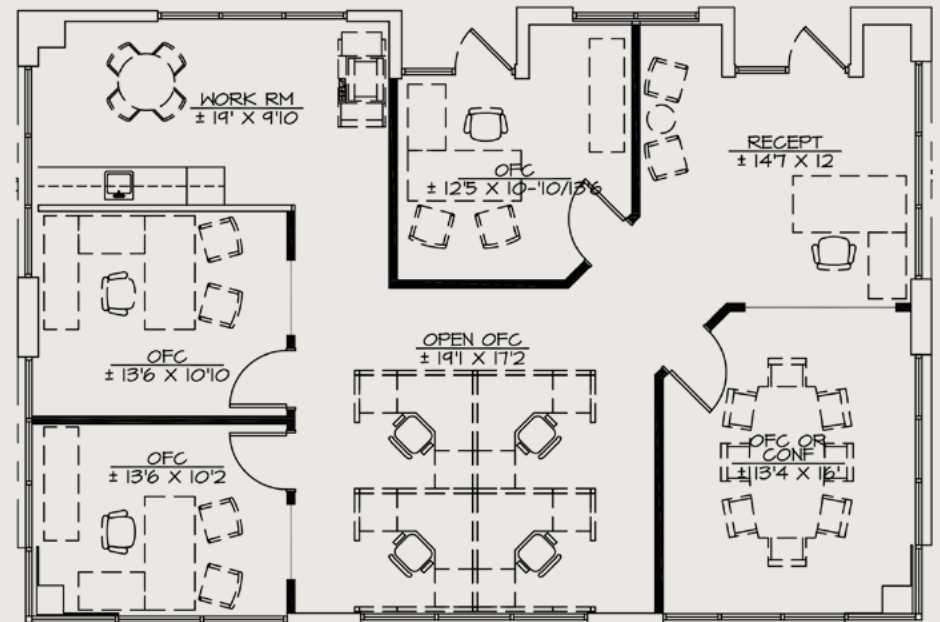
1530 E WILLIAMS FIELD RD

SUITE 206: ±1,688 SF (AVAILABLE 08/01/2026) | \$32.00 SF NNN

## AS-BUILT FLOOR PLAN



## CONCEPTUAL FLOOR PLAN

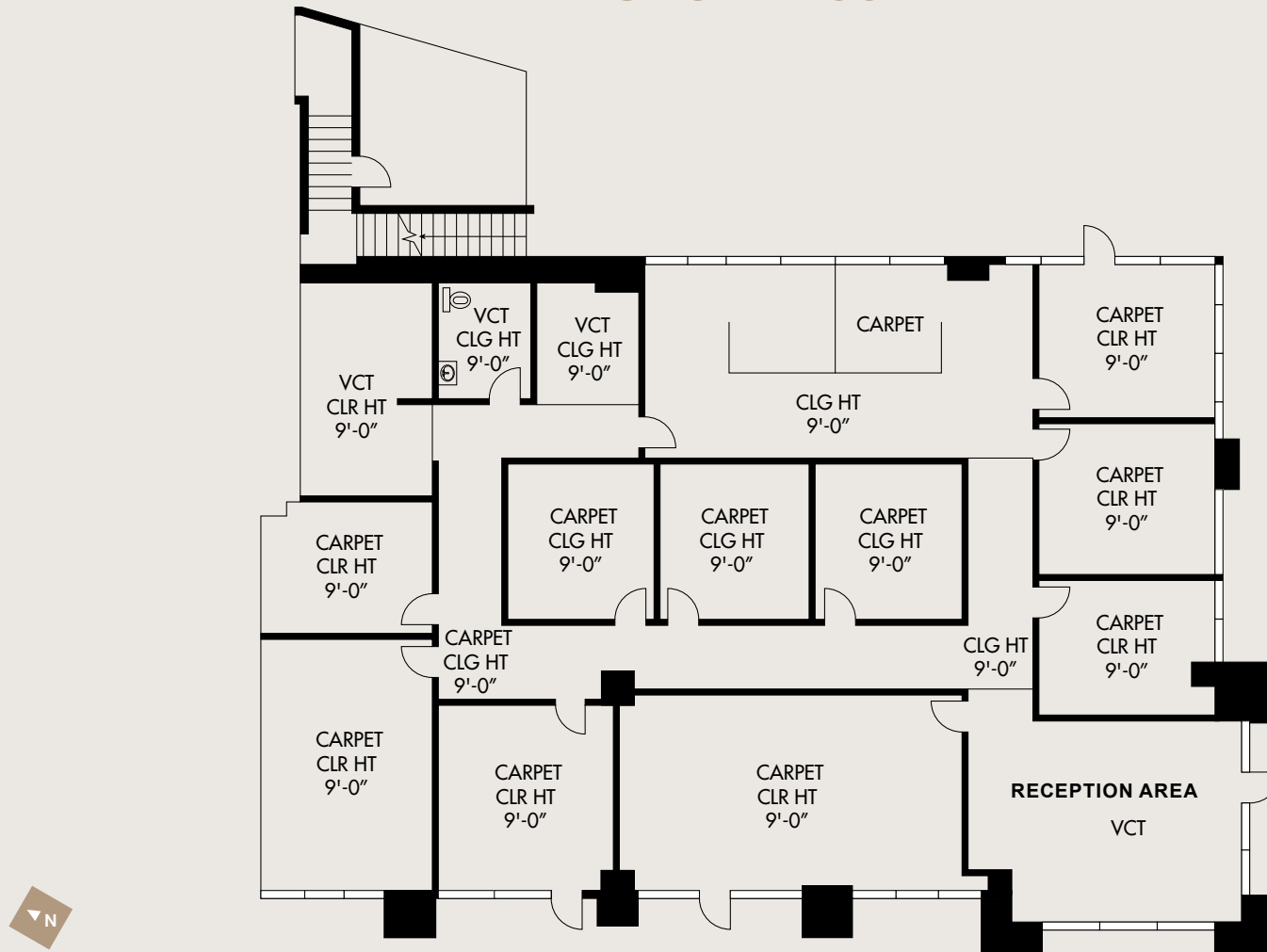


# Available Suites

1530 E WILLIAMS FIELD RD

SUITE 210: ±4,293 SF (AVAILABLE 08/01/2026) | \$32.00 SF NNN

## AS-BUILT FLOOR PLAN



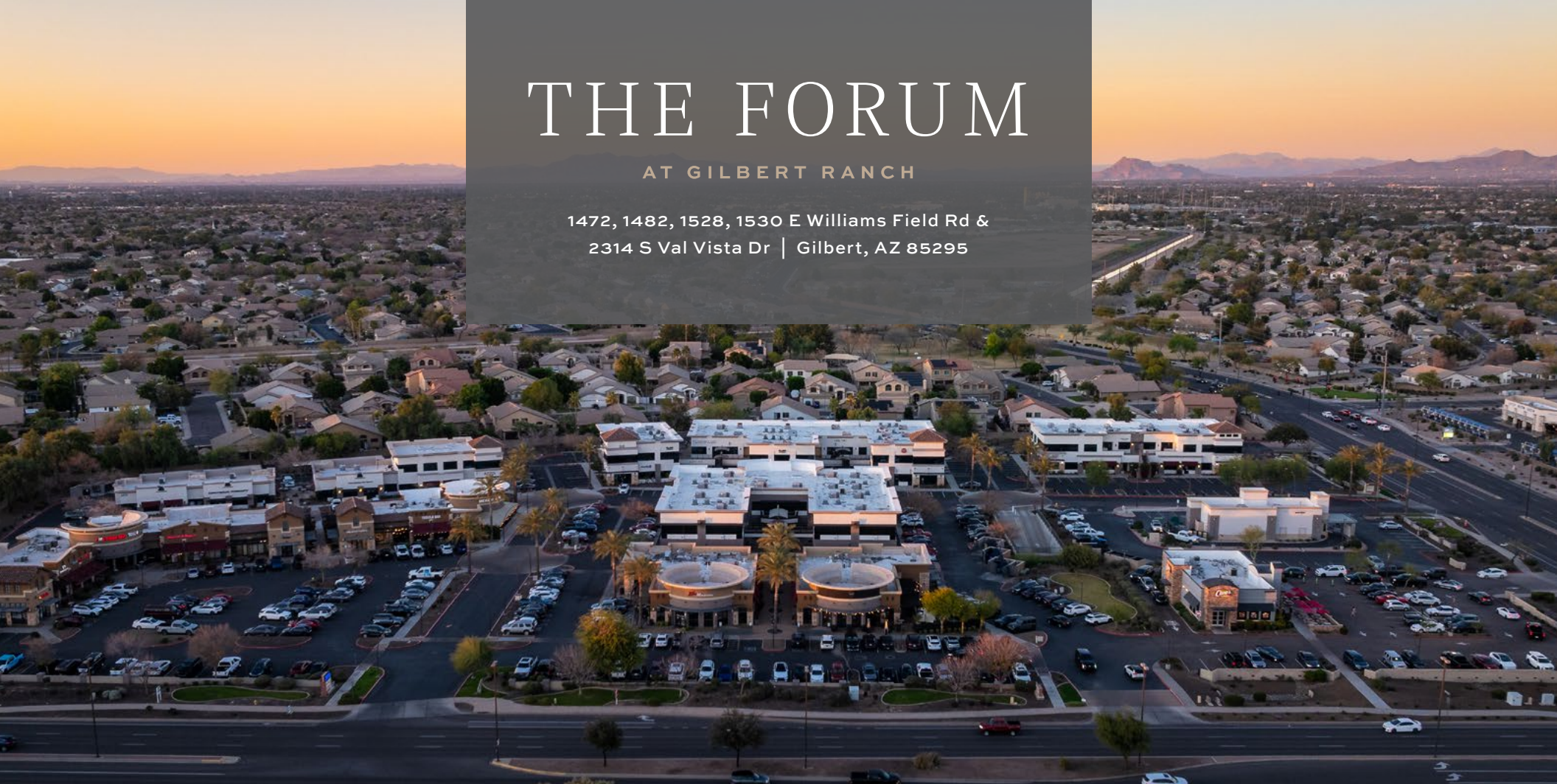




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## Leasing Contacts

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**CBRE**

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