

NEW RESTAURANT PAD AVAILABLE FOR LEASE



MCQUEEN RD & ELLIOT RD

GILBERT, AZ



PHOENIX COMMERCIAL ADVISORS

property summary

AVAILABLE ±5,049 SF Single Story Restaurant with ±2,437 SF Covered Patio & ±1,986 SF Open Patio Area

LEASE RATE Call for Rate

LOCATION HIGHLIGHTS

- Project to be integrated with the newly built Alta Rise apartments that surround the site.
- The average age of the residents at Alta Rise is ±35 years old earning an average household income of ±\$207,000.
- Excellent hard corner opportunity at highly trafficked intersection.
- Over ±138,000 people living within 3 miles with an average household income of over ±\$116,000.
- Strong Employment area with over ±5,700 businesses and a Daytime Population of over ±150,000 people within 3 miles.
- ±\$800,000 of site work already complete that will eliminate ±6 months of construction time.

TRAFFIC COUNTS

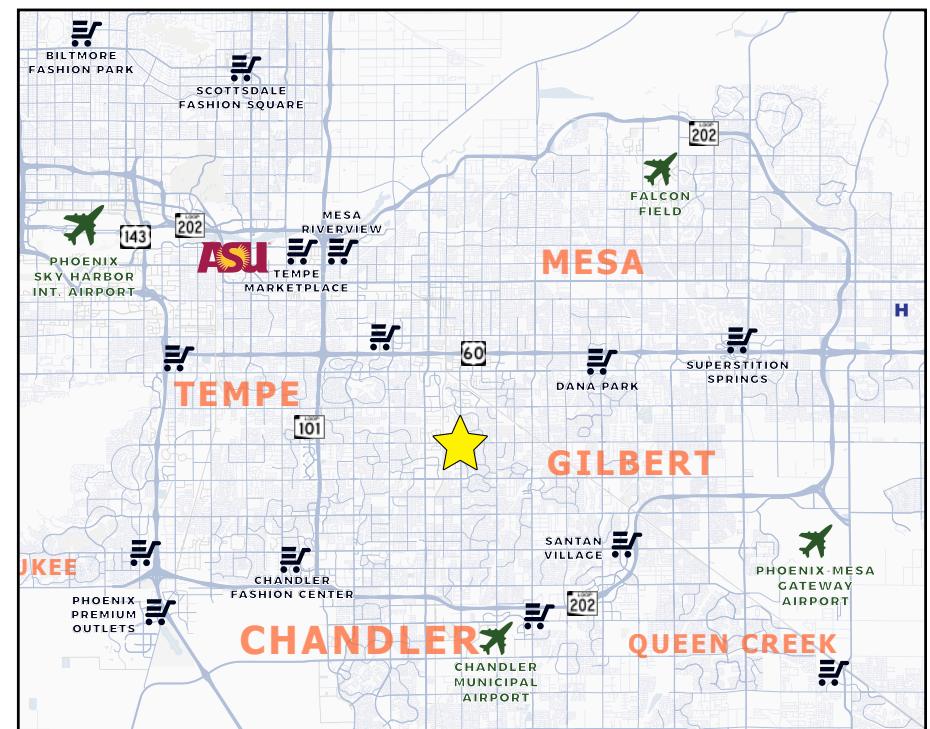
MCQUEEN RD

N ±32,146 VPD (NB & SB)
S ±27,267 VPD (NB & SB)

ADOT 2023

ELLIOT RD

E ±17,242 VPD (EB & WB)
W ±23,162 VPD (EB & WB)



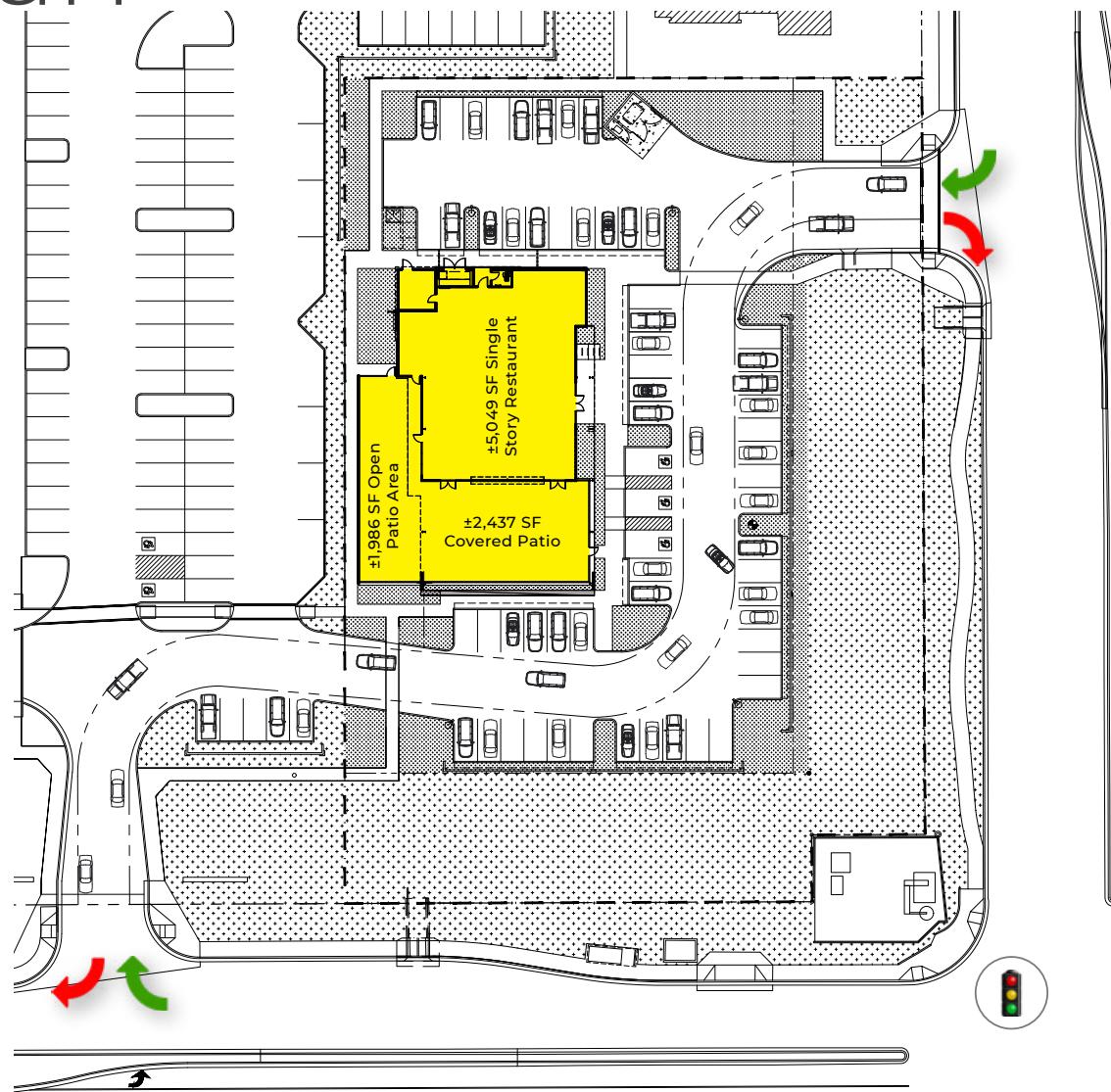
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site plan



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renderings



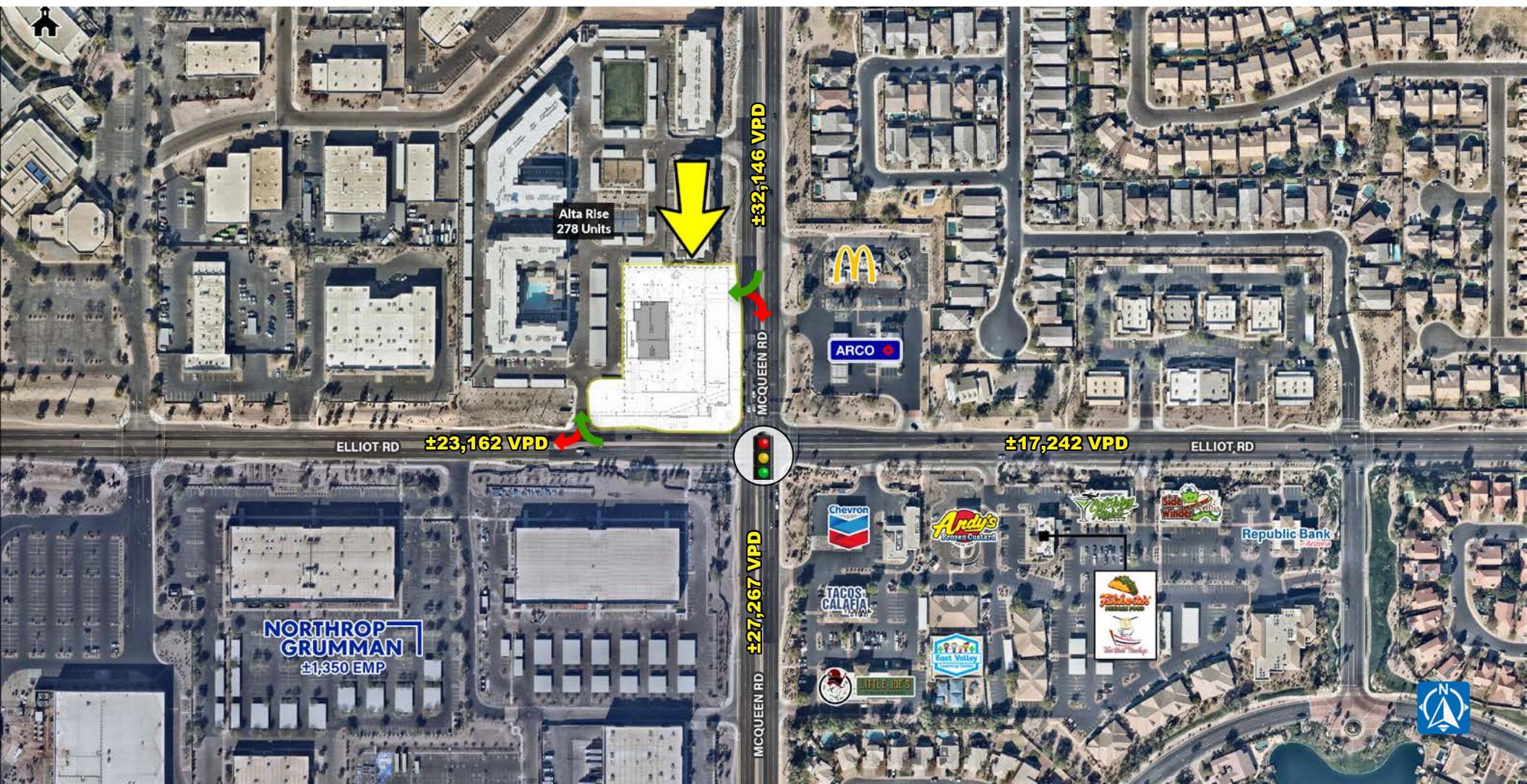
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zoom aerial



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wide aerial



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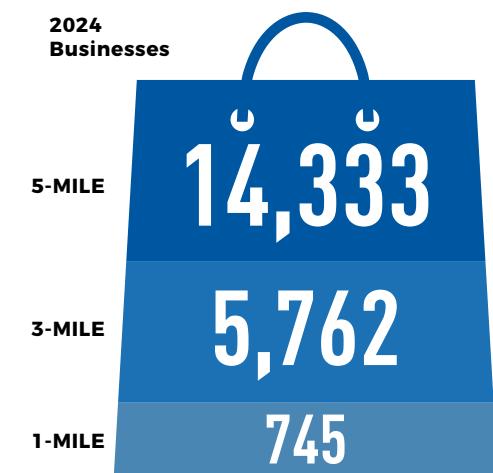
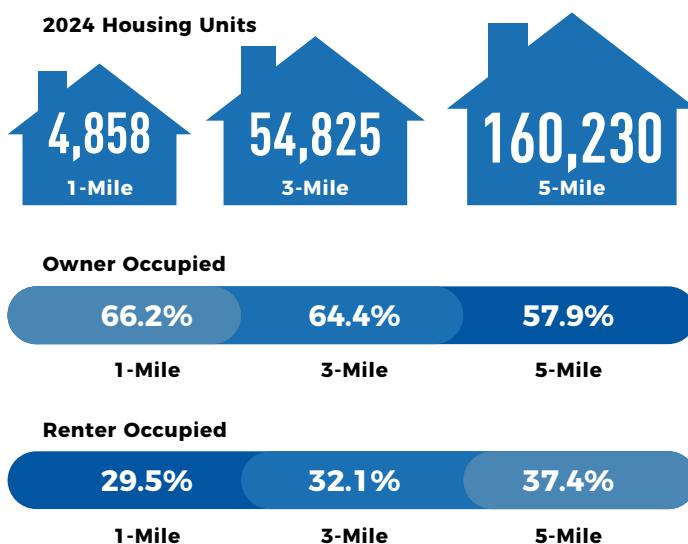
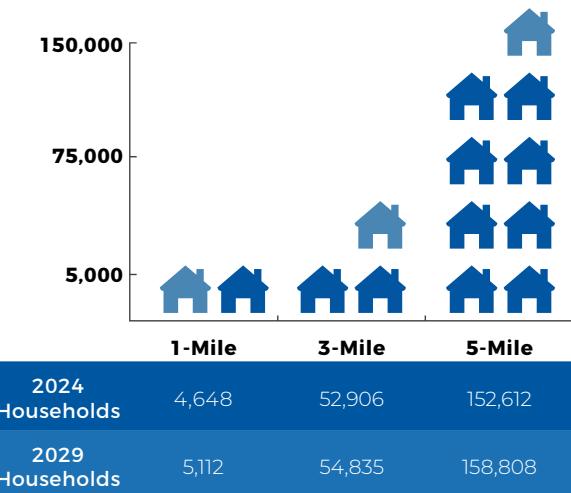
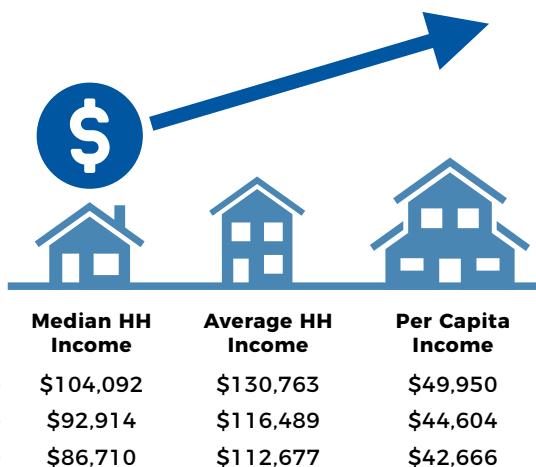
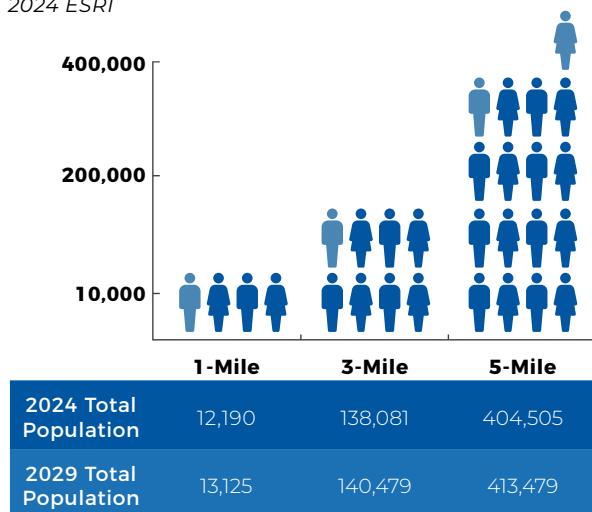
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demographics

2024 ESRI



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