

NEW RESTAURANT PAD AVAILABLE FOR LEASE



MCQUEEN RD & ELLIOT RD

GILBERT, AZ



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)

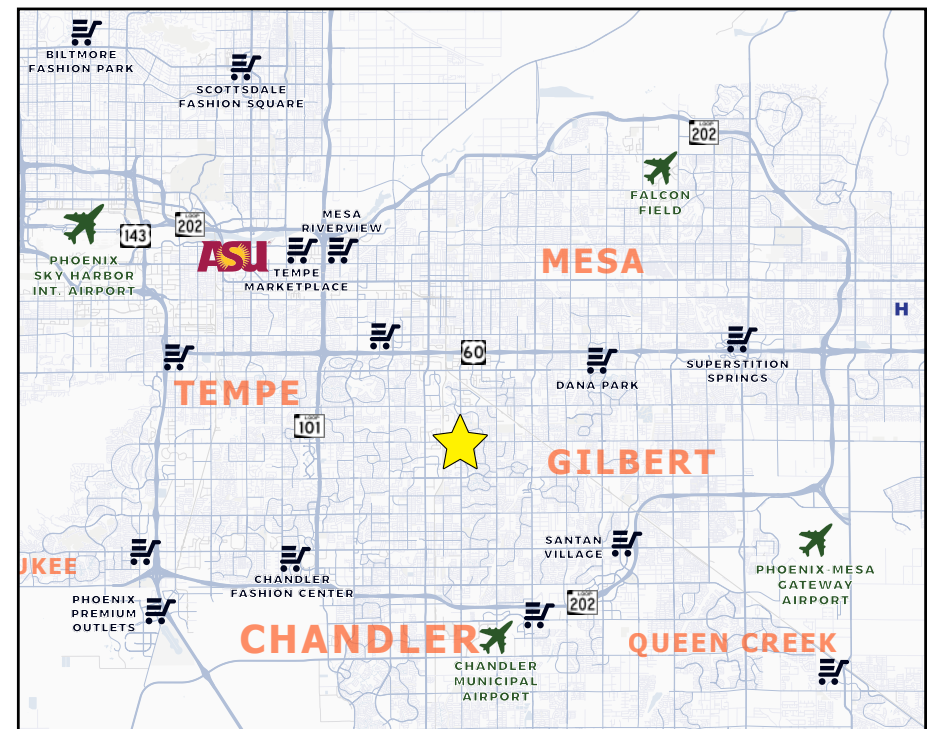
S ±27,267 VPD (NB & SB)

ELLIOT RD

E ±17,242 VPD (EB & WB)

W ±23,162 VPD (EB & WB)

ADOT 2023



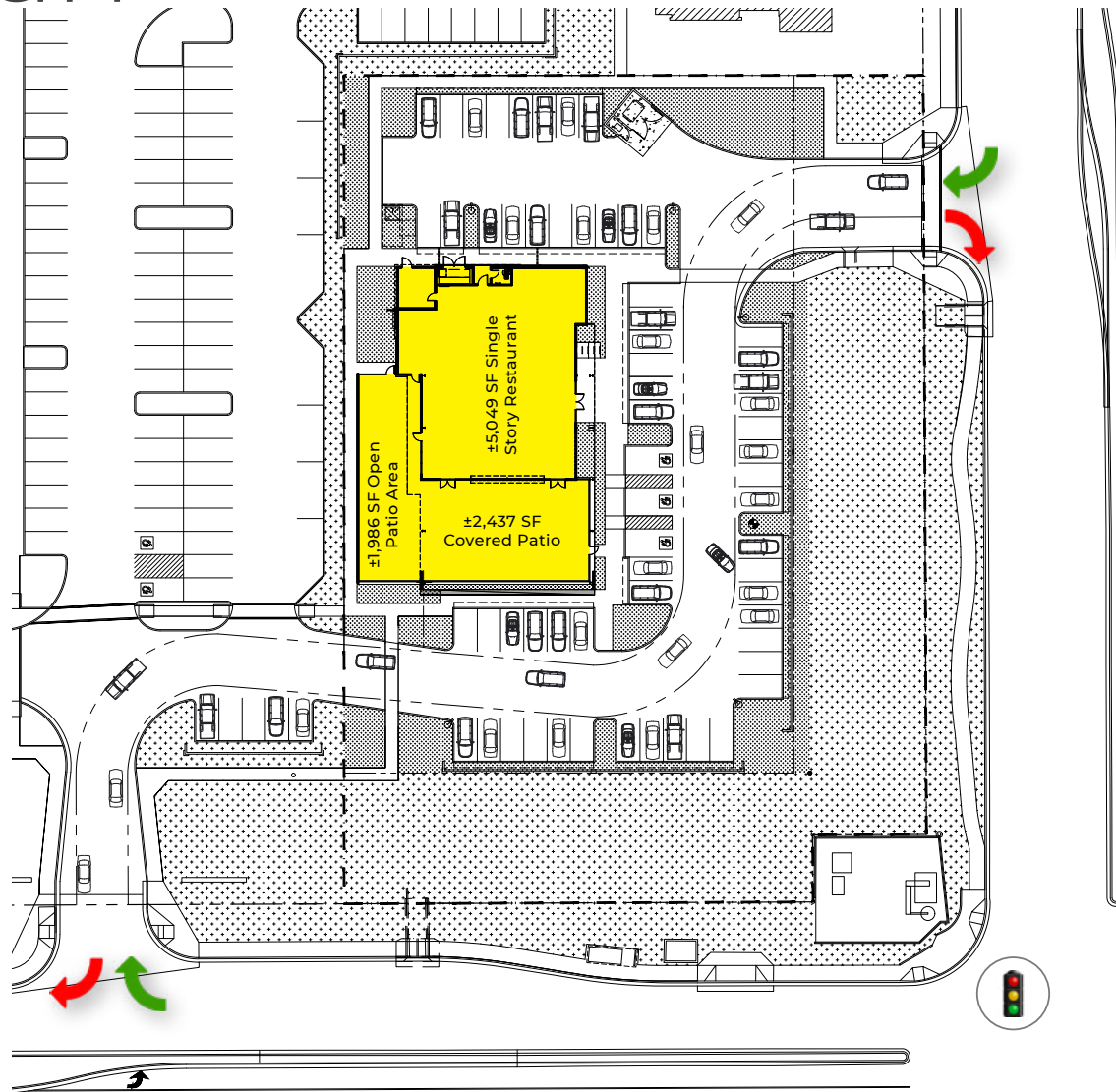
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site plan



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renderings



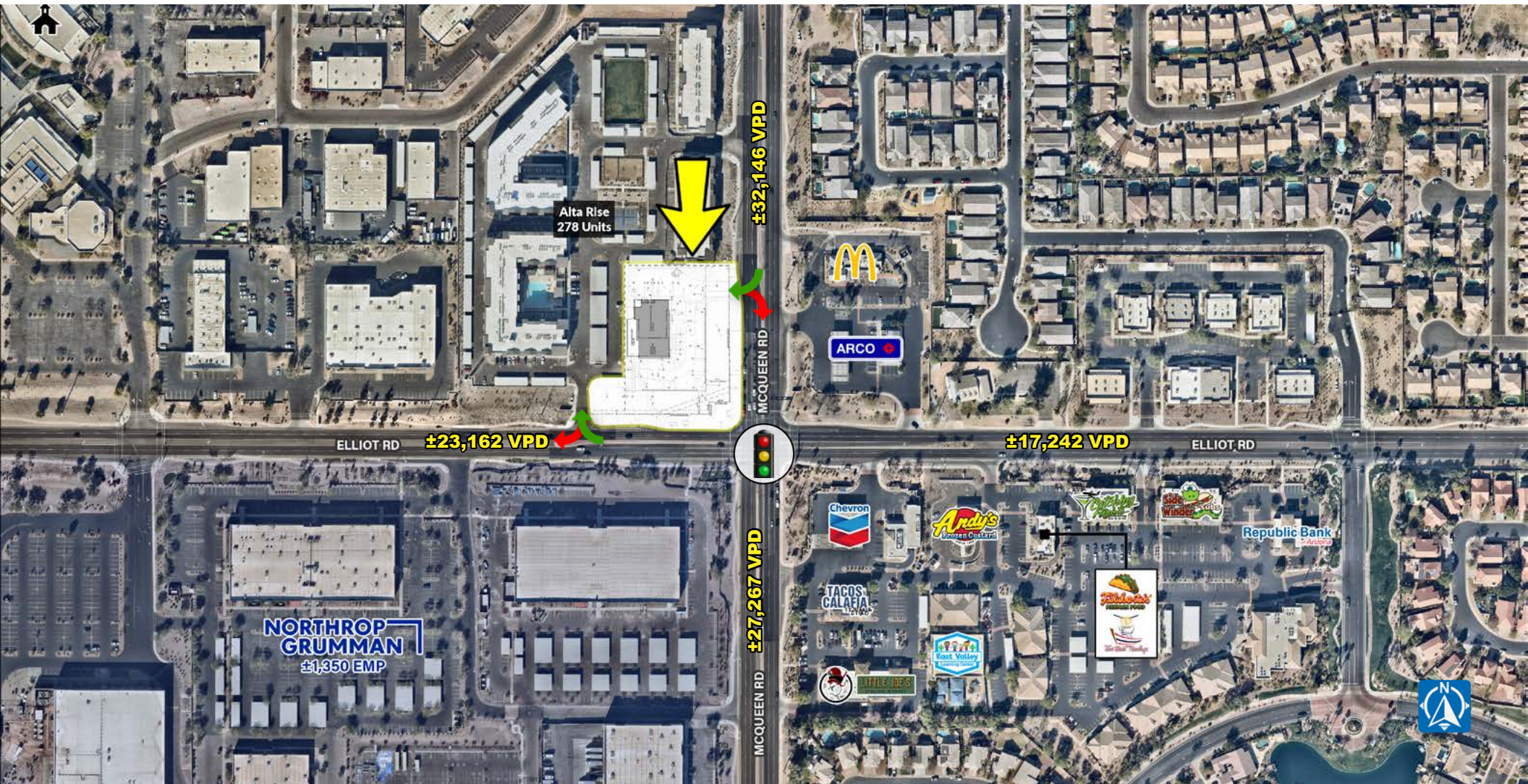
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zoom aerial



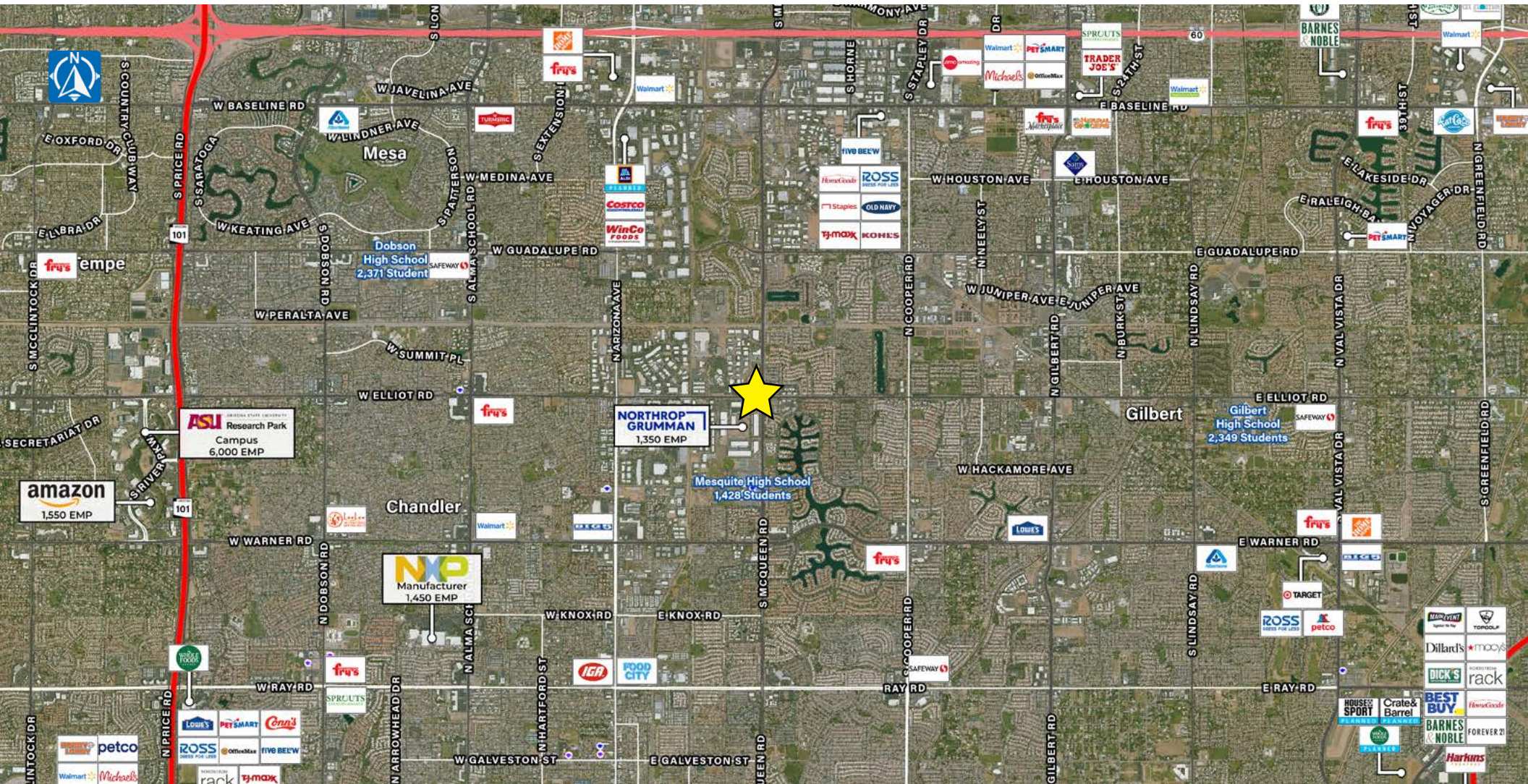
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wide aerial



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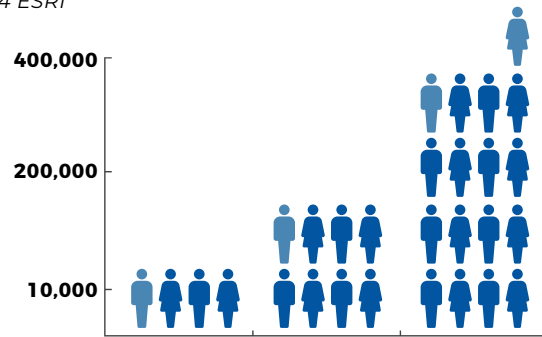
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demographics

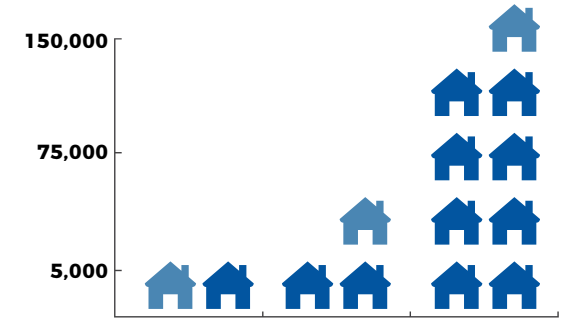
2024 ESRI



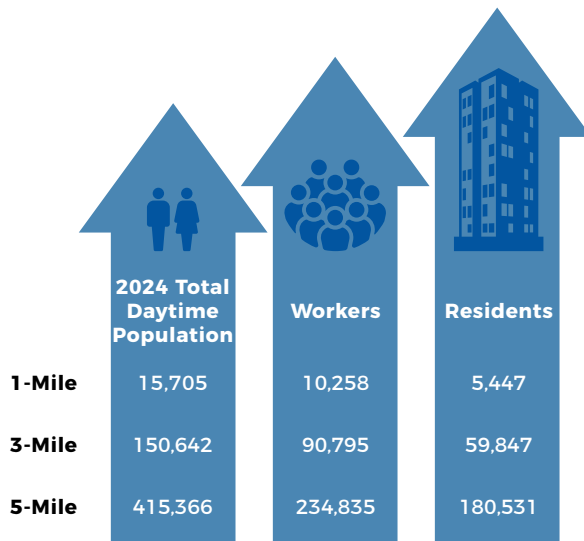
	1-Mile	3-Mile	5-Mile
2024 Total Population	12,190	138,081	404,505
2029 Total Population	13,125	140,479	413,479



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$104,092	\$130,763	\$49,950
3-Mile	\$92,914	\$116,489	\$44,604
5-Mile	\$86,710	\$112,677	\$42,666

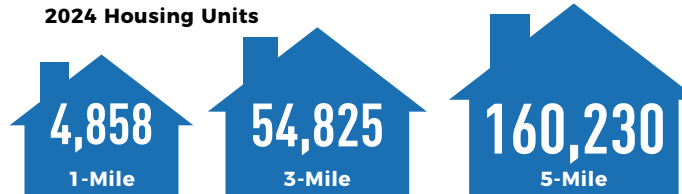


	1-Mile	3-Mile	5-Mile
2024 Households	4,648	52,906	152,612
2029 Households	5,112	54,835	158,808

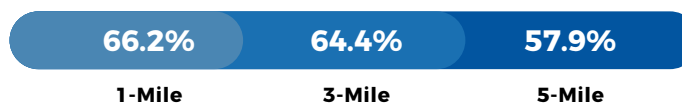


	2024 Total Daytime Population	Workers	Residents
1-Mile	15,705	10,258	5,447
3-Mile	150,642	90,795	59,847
5-Mile	415,366	234,835	180,531

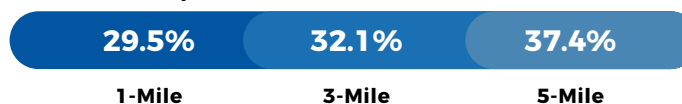
2024 Housing Units



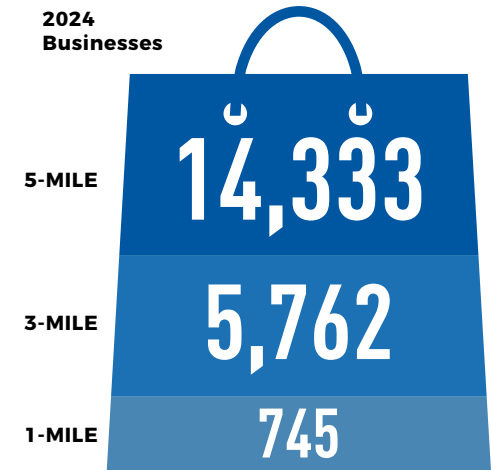
Owner Occupied



Renter Occupied



2024 Businesses



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Exclusively listed by

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