

**DRIVE-THRU PAD
OPPORTUNITY**



THE ISLANDS VILLAGE
1422 - 1560 W Warner Rd
NEC McQueen Rd & Warner Rd | Gilbert, AZ 85233

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LOCATION DESCRIPTION

The Islands Village is strategically located at the signalized intersection of McQueen and Warner Roads in the heart of Gilbert, serving a dense, established infill trade area that draws from both Gilbert and Chandler. The surrounding community is characterized by strong residential density, steady daytime population, and household incomes exceeding \$141K within a 1-mile radius, creating consistent demand for neighborhood retail, dining, and service-oriented tenants.

The center benefits from excellent accessibility and visibility, with traffic counts exceeding 39,000 vehicles per day at the intersection, and is positioned within a highly active retail corridor surrounded by national brands, schools, and everyday needs drivers. Anchored by Goodwill and supported by a diverse tenant mix, The Islands Village offers a stable, convenience-driven environment ideal for retailers looking to capture repeat local traffic and long-term customer loyalty.

AREA CO-TENANTS



PROPERTY HIGHLIGHTS

- **Last Shop Space Available - 1,400 SF**
- **Drive-Thru Pad Available**
- Signalized intersection of McQueen & Warner Rd with combined traffic over 39,000 VPD
- Dense, established infill trade area serving both Gilbert and Chandler
- Affluent customer base with average household incomes over \$141K within 1 mile
- Anchored by Goodwill, generating consistent daily traffic with a strong mix of neighborhood retail, dining, and service tenants
- Surrounded by established residential communities, employers and schools
- Over 3,200 students in close proximity (Mesquite High School, Legacy Traditional School, Islands Elementary and Shumway Elementary School)

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AVAILABLE SPACES

SUITE	TENANT	SIZE
1	GOODWILL	40,723 SF
102	THE EXERCISE COACH	1,500 SF
104	SCALES 'N TAILS	1,200 SF
106	THE GRANDE BARBERSHOP	900 SF
108-110	BLUEBIRD PEDIATRIC DENTISTRY	2,730 SF
112	NATALIE'S	8,385 SF
123	Available	1,400 SF
124	KAIZEN ACADEMY OF MARTIAL ARTS	1,400 SF
125A	SUSHI SAN RESTAURANT	3,147 SF
125B	HATCH HAVEN	5,303 SF
126	HOT DUCK RESTAURANT	1,161 SF
128	CHIROPRACTOR	1,800 SF
132	FARMERS INSURANCE	900 SF
134-136	SONSON'S PASTY CO.	2,080 SF
138	ORGANIC NAILS & SPA	1,700 SF
142-144	FIT BODY BOOT CAMP	3,600 SF
148	GRINDTIME COFFEE	992 SF
150-152	SAI DHYAN MANDIR	3,150 SF
182	BELLA MONTESSORI SCHOOL	6,600 SF

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SUITE	TENANT	SIZE
200	MARTINEZ & SHANKEN CPA	3,737 SF
201	ALLSTATE INSURANCE	1,858 SF
202	A & M CORSON'S AQUAVALUE	1,628 SF
A100	DETROIT CONEY GRILL	3,737 SF
A101	REED FIREARMS	980 SF
A102	L'MAGE SALON STUDIOS	3,150 SF
DRIVE-THRU PAD	Available	0.4 Acres

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	16,411	144,846	371,492
Median Age	38.7	37.0	36.3



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$109,196	\$100,911	\$98,837
Average	\$141,277	\$123,296	\$125,700



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	702	5,133	13,707
Employees	6,953	62,172	176,884
Daytime Population	16,742	144,940	382,879



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	54.4%	50.3%	51.1%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	72.6%	68.4%	68.0%
Services	11.9%	13.9%	14.7%
Blue Collar	15.5%	17.7%	17.3%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	6,645	55,688	142,000
Median Home Value	\$479,825	\$468,307	\$476,722

* 2025 Demographic data derived from ESRI

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