

# ETHAN PLAZA



## RETAIL SPACE FOR LEASE

**SUITE 1-100** 706 North McQueen Road | Gilbert, Arizona 85233 **11,935 SF**

**SUITE 100** 736 North McQueen Road | Gilbert, Arizona 85233 **1,178 SF**



FOR MORE LEASING INFORMATION:

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Senior Vice President

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Vice President

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# PROPERTY OVERVIEW

CALL FOR PRICING

SUITE 1-100



**BUILDOUT MEDICAL**

AVAILABLE SPACE:  
**11,935**

SUITE 100



**GREY SHELL**

AVAILABLE SPACE:  
**1,178**



LOT SIZE:  
**4.78 ACRES**



BUILDING SIZE:  
**26,827 SF**

## PROPERTY DESCRIPTION

Gilbert Fitness - Anchored Retail Development featuring a turnkey medical suite and flexible grey shell retail space, built to accommodate tenant-specific floor plan requirements. This high-visibility project is anchored by an established fitness operator, driving consistent daily traffic and long-term stability.

The medical space is delivered fully built-out, allowing for immediate occupancy, while the remaining retail suite is offered as a grey shell, providing future tenants or owners the flexibility to customize layouts and finishes to their operational needs. Strategically located in a growing trade area, the property benefits from strong demographics, excellent accessibility, and synergistic neighboring uses, making it well-suited for medical, wellness, and service-oriented retailers.

## LEASE HIGHLIGHTS

- ✓ Planet Fitness Anchored Retail
- ✓ Buildout Medical Available (Suite 1-100 11,935 SF)
- ✓ Retail Shop Space Grey Shell (Suite 100 1,178 SF)





# INTERSECTION SNAPSHOT



DAYTIME  
POPULATION (5 MILE)

**564,867**



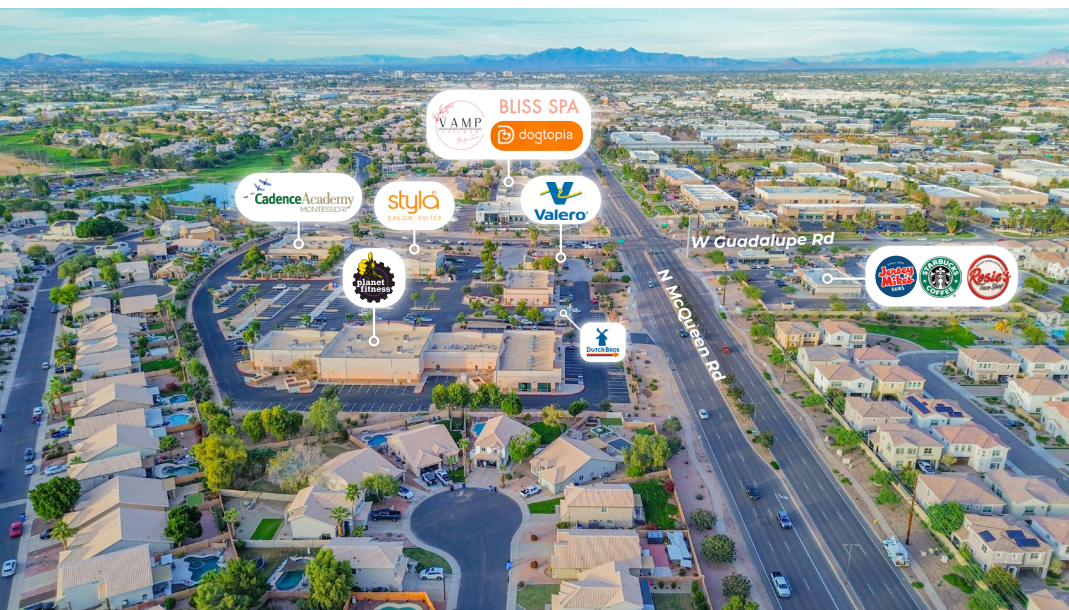
AVERAGE HOUSE-  
HOLD INCOME (5

**\$122,723**



STRONG  
INTERSECTION

**± 54,806VPD**



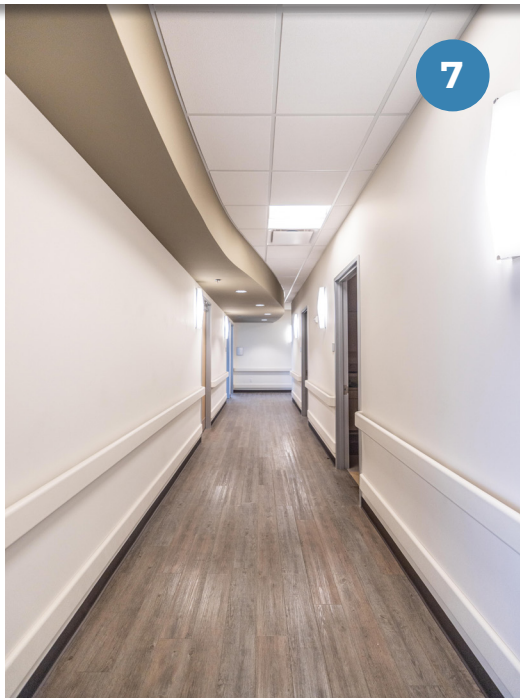
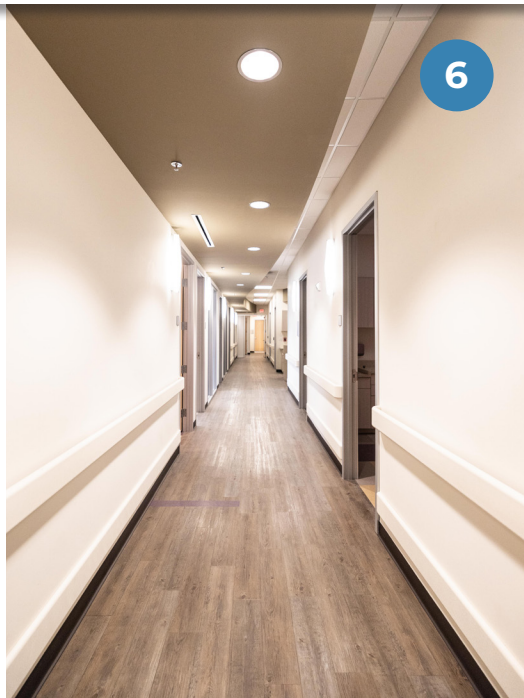


# PROPERTY INTERIOR PHOTOS

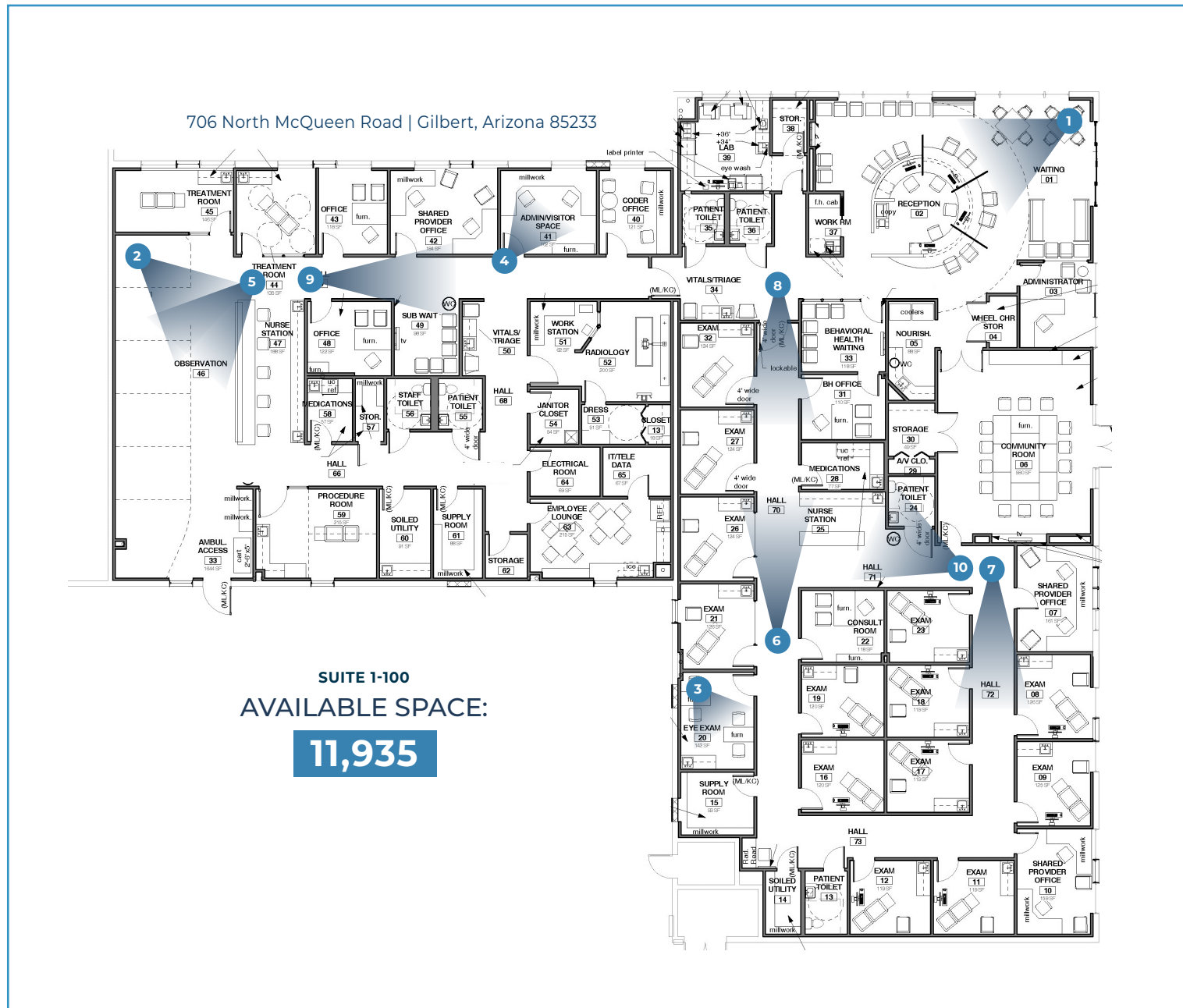




# PROPERTY INTERIOR PHOTOS









# DISTANT AERIAL VIEW





# GILBERT, ARIZONA

## A THRIVING AND GROWING COMMUNITY

Gilbert, Arizona, is a dynamic and rapidly growing town located just southeast of Phoenix, recognized as one of the most desirable places to live, work, and invest in the Southwest. Once known as the “Hay Shipping Capital of the World,” Gilbert has successfully transformed from its agricultural roots into a thriving, modern community since its incorporation in 1920. Today, the town spans more than 72 square miles and is home to a diverse and expanding population drawn by its strong economy, excellent schools, and high quality of life. Gilbert consistently ranks among the fastest-growing communities in Arizona, driven by thoughtful planning, robust job growth, and continued residential and commercial development. The town features a vibrant downtown district, modern retail and dining destinations, and convenient access to major transportation corridors connecting residents to the greater Phoenix metropolitan area. With a highly educated workforce, strong household incomes, and a business-friendly environment, Gilbert continues to attract new companies, families, and professionals. Its balance of growth, livability, and long-term vision makes Gilbert an ideal location for both residents and investment opportunities.

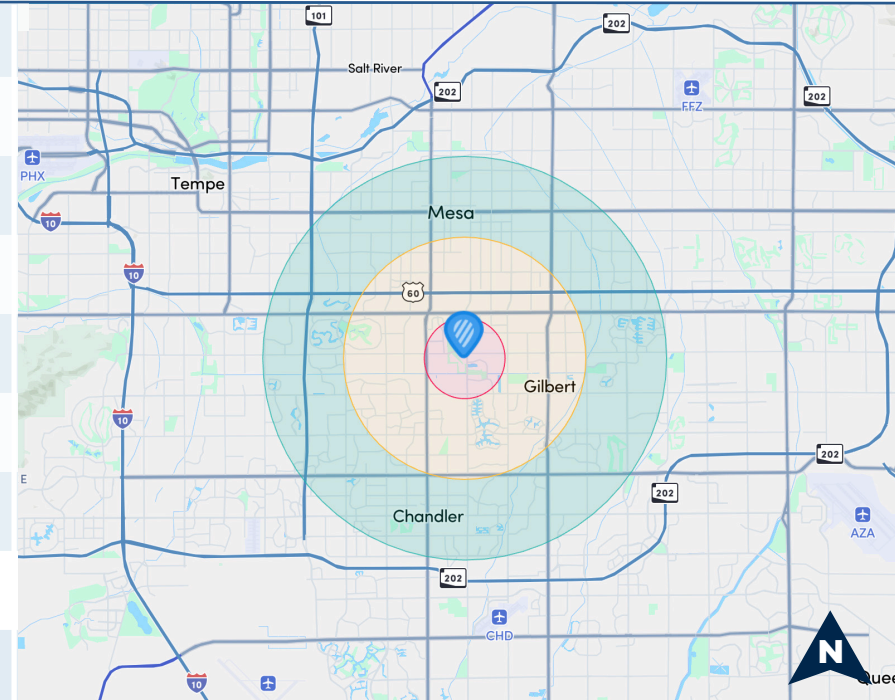




# DEMOGRAPHIC HIGHLIGHTS

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	20,537	205,636	<b>565,175</b>
Estimated Population:	9,630	138,120	413,352
Average Household Income:	<b>\$122,723</b>	\$113,939	\$113,660
Total Retail Expenditure:	\$220.07 M	\$2.87 B	\$8.42 B
Total Household Expenditure:	\$458.71 M	\$5.83 B	\$17.07 B
Median Age:	34.9	<b>34.7</b>	35.5
Average Household Size:	2.3	2.6	2.6
Total Households:	4,080	53,755	<b>158,481</b>
Total Businesses:	827	8,751	21,455

## DEMOGRAPHIC RADIUS RINGS







## **ORION Investment Real Estate**

7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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