

FOR LEASE

BUILT OUT, 2ND GEN. SPACE



SWC GILBERT ROAD & OCOTILLO ROAD

CHANDLER, ARIZONA

Brent Mallonee
Executive Director
+1 602 224 4437
brent.mallonee@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com







PROPERTY HIGHLIGHTS

Property Features

- Located in a high-traffic Sprouts-anchored shopping center with strong national co-tenancy including Starbucks, Dairy Queen, Verizon, Great Clips, and Nationwide Vision
- Strong household incomes of approximately \$221,451 in a 1 mile radius
- Densely populated trade area with over 237,000 residents within 5 miles
- ±2 miles from Loop 202 with ±163,745 VPD
- Employee/Daytime population of over 211,000 within a 5 mile radius

Demographics: *ESRI

	1 MILE	3 MILES	5 MILES
Population 	11,522	86,031	237,128
Average Household Income 	\$221,451	\$206,231	\$179,603
Daytime Population 	8,205	75,363	211,316
Households 	3,503	28,311	81,578

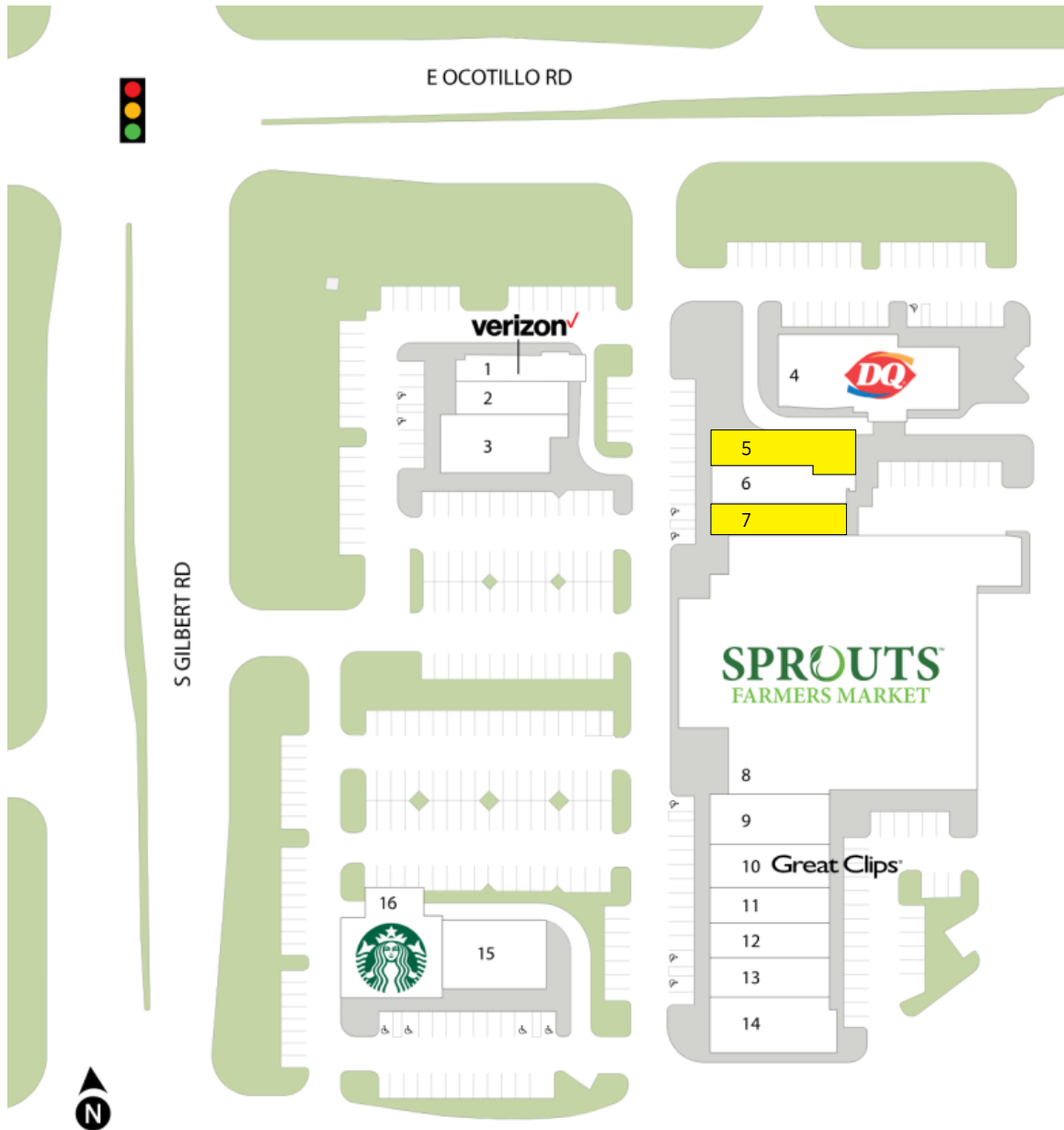
Property Summary

Address:	SWC Gilbert Rd & Ocotillo Rd Chandler, AZ 85249
Available Space:	Suite 5 ±1,739 Square Feet Suite 7 ±1,480 Square Feet

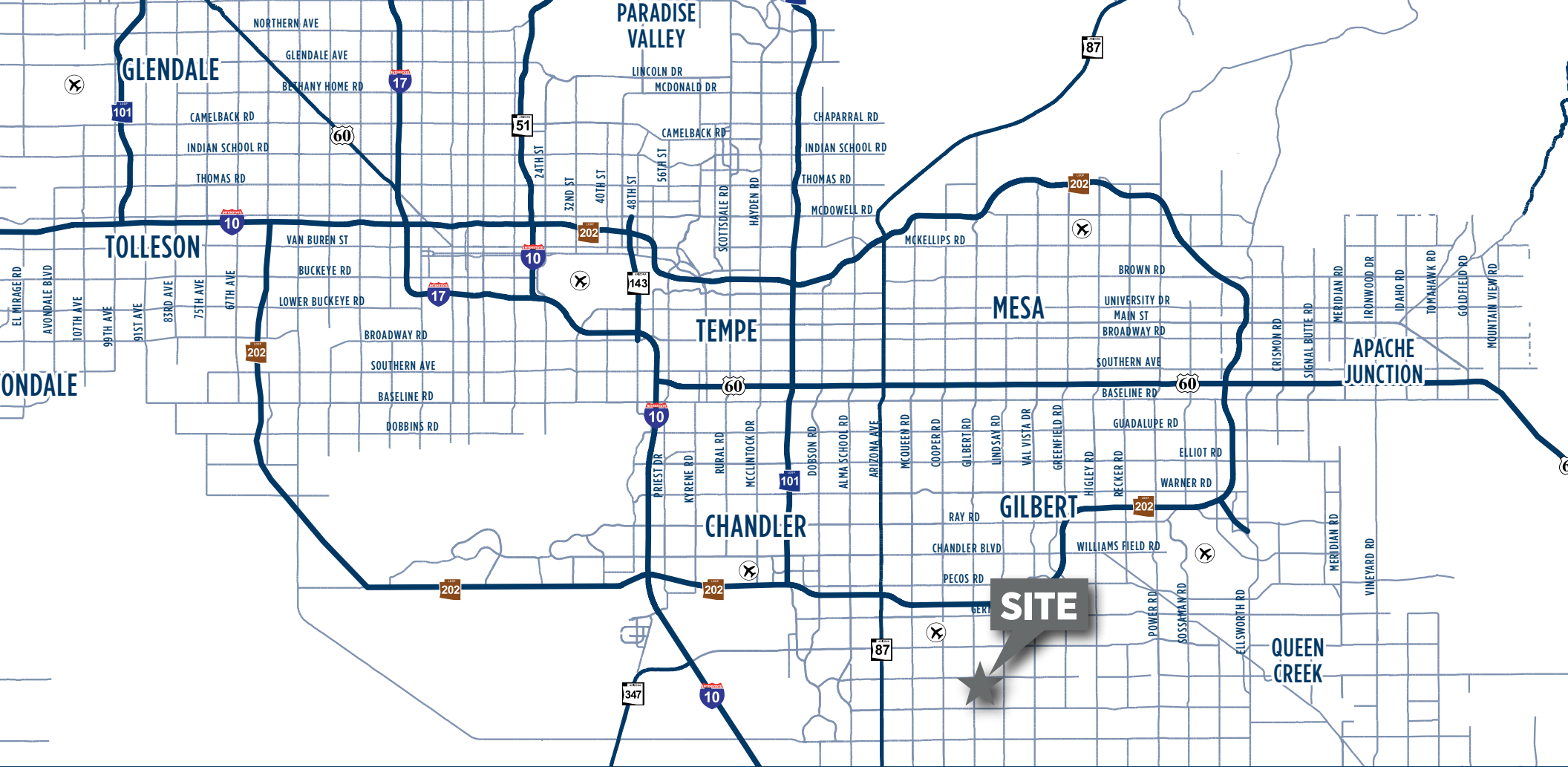
Traffic Counts: *ADOT

NORTH ON GILBERT ROAD	±20,076 VPD
SOUTH ON GILBERT ROAD	±22,322 VPD
EAST ON OCOTILLO ROAD	±11,081 VPD
WEST ON OCOTILLO ROAD	±7,743 VPD

SITE PLAN



TENANTS		
Suite	Tenant	Square Feet
001	Verizon Wireless	1,500
002	Pure Vanity Spa	1,800
003	Nationwide Vision	1,800
004	Dairy Queen Grill & Chill	4,008
005	AVAILABLE	1,739
006	Nekter Juice Bar	1,415
007	AVAILABLE	1,480
008	Sprouts Farmers Market	28,806
009	Pet Planet	2,435
010	Great Clips	1,096
011	Herbal Nails	1,493
012	Club Pilates	1,491
013	Domino's Pizza	1,423
014	Ananda Salon and Skin Center	2,296
015	Café Rio Mexican Grill	2,670
016	Starbucks	2,019
017	Klusman Legacy-Ocotillo LLC	0
018	STORE Master Funding III LLC	0



CONTACT INFORMATION

BRENT MALLONEE

Executive Director

+1 602 224 4437

brent.mallonee@cushwake.com

2555 E. Camelback Rd, Suite 400

Phoenix, Arizona 85016

ph:+1 602 954 9000

fx:+1 602 253 0528

www.cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.