

**Drive-Thru  
PAD  
Available!**

**Willis Junior High School  
±1777 Students**

**SALON  
BOUTIQUE**

**Rita's  
Alterations**

**FIT BODY  
BOOT CAMP**

**Chiropractor**

**DUNKIN'  
DONUTS**

**CVS  
pharmacy**

**SUBWAY**



**KTR**  
UNDER ACTION SPORTS PLAYGROUND

**Oscar's  
FRESH MEX**



**OMG!**  
Nails & Spa

**Van Marcke**

**Pecos Rd 17,438 CPD**

**±3,000 SF  
AVAILABLE**

**DRIVE-THRU  
PAD AVAILABLE**

**500-800 Units  
Future Self Storage**

**McQueen Rd 25,849 CPD**

**SUBJECT**

**KIDDIE  
ACADEMY**  
EDUCATIONAL CHILD CARE



**LOOP  
202 1 mile**

# DRIVE-THRU & RETAIL SPACE AVAILABLE

Southwest Corner of McQueen Rd and Pecos Rd  
Chandler, AZ 85286

Brian Gast  
602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108

heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182

parker.jones@velocityretail.com

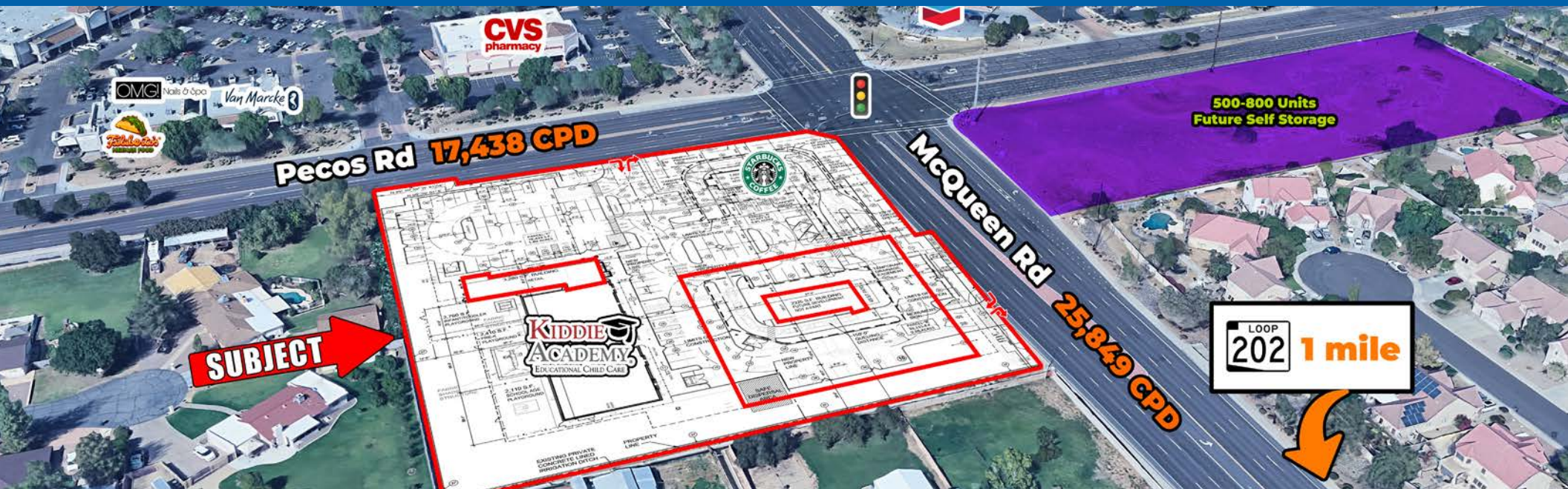
Ryan Lane  
602.682.8164

ryan.lane@velocityretail.com

**VELOCITY  
RETAIL GROUP**



# PRIME DRIVE-THRU SPACE NEXT TO DAYCARE!



## ◆ DRIVE-THRU PAD AND ±3,000 SF DEMISABLE RETAIL AVAILABLE FOR LEASE!

### Property Highlights

- Join Starbucks + Kiddie Academy!
- Drive-thru Opportunity and Kiddie Academy-anchored space available
- Located just 1/2 mile from Loop 202
- Located on the SWC of McQueen & Pecos Roads with ±43,000 CPD
- Fully improved lot ready for retail
- Impressive demographics with more than 300,000 people within 5 miles
- Over \$150,000 average household income in a 5 mile radius

### Traffic Counts

McQueen Rd	25,849 CPD
Pecos Rd	17,438 CPD
<b>Total</b>	<b>43,287 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	13,977	126,338	319,0919
Estimated Households	5,210	46,419	119,283
Avg Household Income	\$140,215	\$138,637	\$150,558
Daytime Population	2,820	31,613	106,148

Source: SitesUSA

Brian Gast  
602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108

heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182

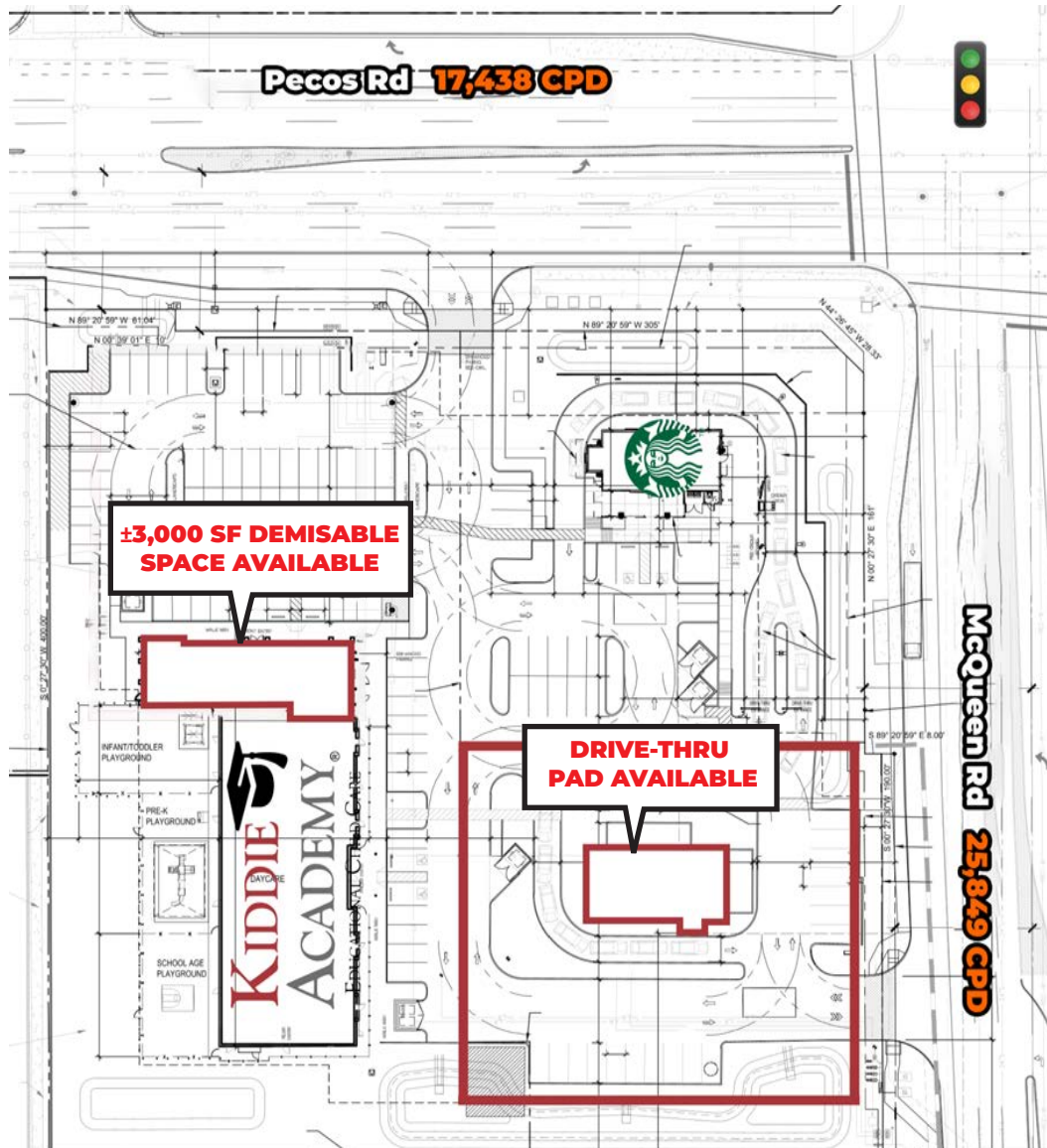
parker.jones@velocityretail.com

Ryan Lane  
602.682.8164

ryan.lane@velocityretail.com



# SITE PLAN



Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com

Ryan Lane  
602.682.8164  
ryan.lane@velocityretail.com

 **VELOCITY**  
RETAIL GROUP



Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com

Ryan Lane  
602.682.8164  
ryan.lane@velocityretail.com



Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com

Ryan Lane  
602.682.8164  
ryan.lane@velocityretail.com

# DEMOGRAPHICS



## 2025 POPULATION

1 MILE: 13,977  
3 MILES: 126,338  
5 MILES: 319,091



## MEDIAN HOUSEHOLD INCOME

1 MILE: \$140,215  
3 MILES: \$138,637  
5 MILES: \$150,558



## 2025 TOTAL HOUSEHOLDS

1 MILE: 5,210  
3 MILES: 46,419  
5 MILES: 119,283



## TOTAL BUSINESSES

1 MILE: 450  
3 MILES: 5,081  
5 MILES: 14,695



## MEDIAN HOME VALUE

1 MILE: \$447,275  
3 MILES: \$495,984  
5 MILES: \$536,623



## NUMBER OF EMPLOYEES

1 MILE: 2,820  
3 MILES: 31,613  
5 MILES: 106,148

©2022, Sites USA, Chandler, Arizona. 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RF5  
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Brian Gast  
602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108

heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182

parker.jones@velocityretail.com

Ryan Lane  
602.682.8164

ryan.lane@velocityretail.com





**VELOCITY**  
**RETAILGROUP**

2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016  
**602.682.8100**

### **Brian Gast**

602.682.8155  
brian.gast@velocityretail.com

### **Parker Jones**

602.682.8182  
parker.jones@velocityretail.com

### **Heather Prinsloo**

602.682.8108  
heather.prinsloo@velocityretail.com

### **Ryan Lane**

602.682.8164  
ryan.lane@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.



**VELOCITY**  
**RETAILGROUP**