

Retail | For Lease

CBRE

The Islands Village

NEC McQueen & Warner Rds, Gilbert, AZ

Drive-thru Pad Available for Ground Lease





Property Features

- + Shop space available: ±1,200-2,300 SF
 - + Located at the signalized intersection of McQueen & Warner Rds
 - + Dense, in-fill trade area serving Chandler and Gilbert
 - + Goodwill anchored center
 - + Traffic Counts:
 - Warner Rd: 26,274 VPD
 - McQueen: 30,594 VPD
- Town of Gilbert 2020

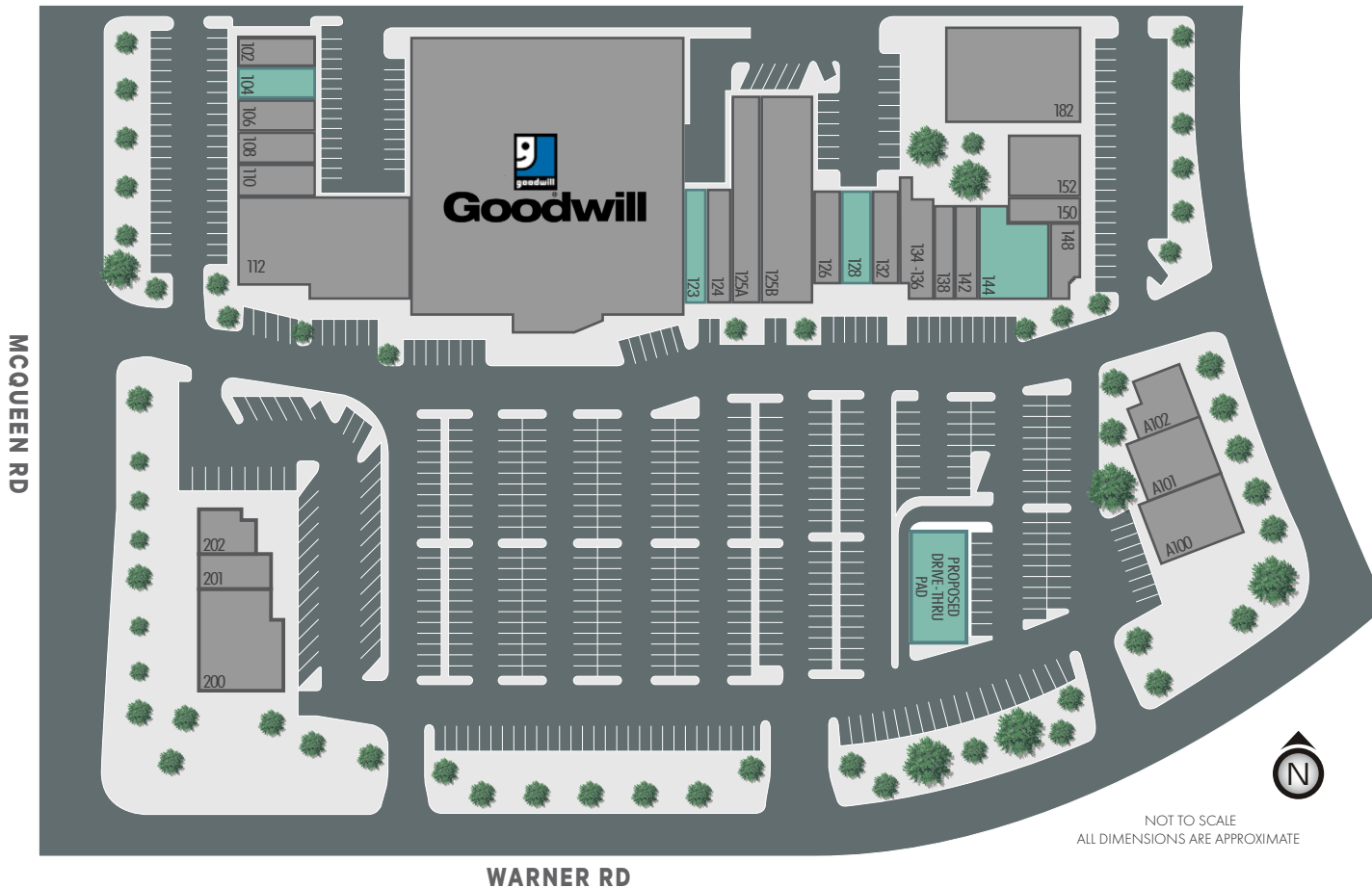
Demographics

	1-Mile	3-Mile	5-Mile
2024 Total Population	16,548	146,597	373,181
2024 Daytime Population	16,830	141,663	388,969
2024 Total Households	6,642	55,836	141,364
2024 Average HH Income	\$132,973	\$117,996	\$120,326

ESRI 2024

Site Plan

For Lease



TENANT LIST

Suite	Tenant	±SF
1	Goodwill	40,723
102	Exercise Coach	1,500
104	Available	1,200
106	Barber Shop	900
108-110	Bluebird Pediatric Dentistry	1,200
112	Natalie's	8,365
123	Available	1,400
124	Karate	1,400
125A	Sushi San Japanese Restaurant	3,147
125B	Hatch Haven	5,303
126	Hot Duck Restaurant	1,161
128	Available	1,800
132	Farmers Insurance	900
134-136	Sonson's Pasty Co	2,080
138	Organic Nails & Spa	1,700
142	Reflexology	1,380
144	Available - 2nd Gen Gym	2,300
148	GrindTime Coffee	900
150-152	Hindu Temple	3,230
182	Bella Montessori School	6,600
200	Martinez & Shanken CPA	3,737
201	Allstate Insurance	1,858
202	A&M Corsons Pool	1,628
A100	Detroit Coney Grill	3,737
A101	Reed Firearms	950
A102	L'Mage Salons	3,058

NEC McQueen & Warner Rds
Gilbert, AZ

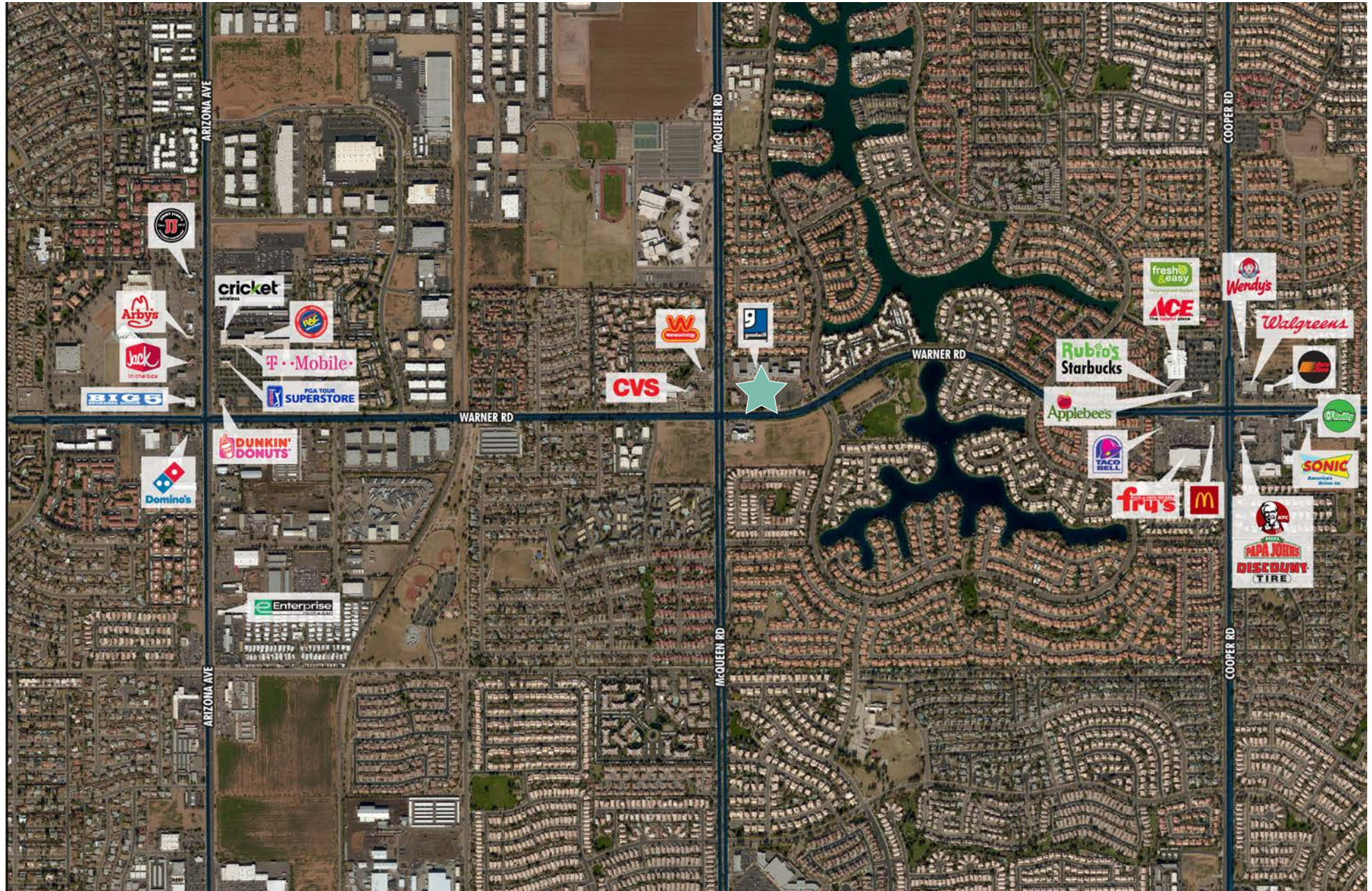
For Lease

Photos



Aerial

For Lease





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