

AUTO REPAIR SHOP AVAILABLE FOR SUBLLEASE

875 N MCQUEEN RD, STE 102 | GILBERT, AZ 85233



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC
INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
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SARGE GLENN

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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EXECUTIVE SUMMARY

FIESTA RANCH COMMERCE CENTER

875 N MCQUEEN RD, SUITE 102 | GILBERT, AZ 85233

INDUSTRIAL CONDO AVAILABLE FOR SUBLLEASE

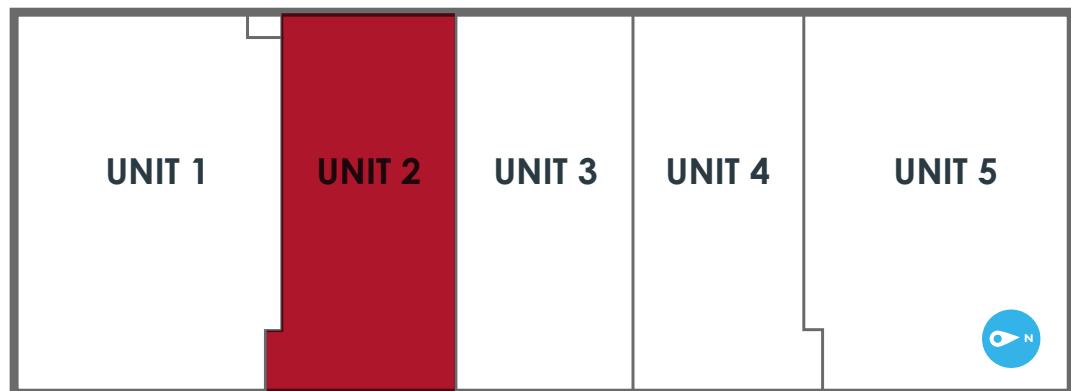
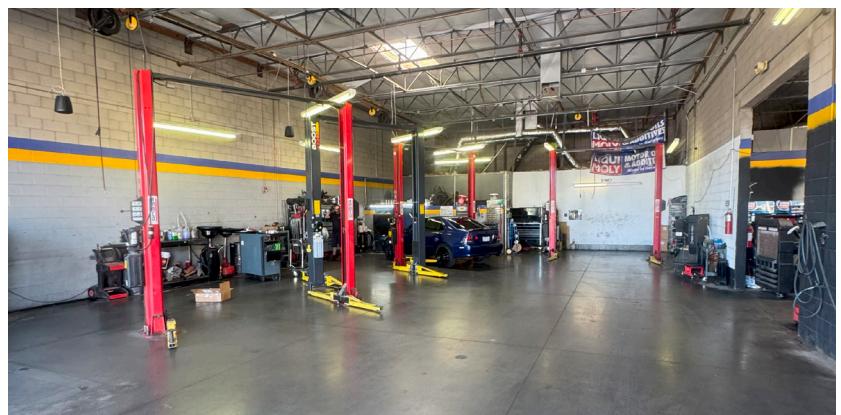
Address	875 N Mcqueen Rd Gilbert, AZ 85233
Suite Size	Suite 102 ($\pm 3,635$ SF)
Year Built	2006
Parking Ratio	5/1,000
Zoning	I-1, City of Gilbert
Clear Height	18'
GL Doors	2 (12'x10')
Sublease Rate	\$15.75 SF/YR NNN (+\$5.00 SF/YR) Sublease term flexible with potential through March 2032.
Power	3 Phase
Warehouse A/C	Evap Cooled
Buildout	Reception, Office, Shower, Restroom
Potential Use	Approved and Zoned for Automotive Repair Use



PHOTOS

FIESTA RANCH COMMERCE CENTER

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AERIAL VIEW (SOUTHWEST)

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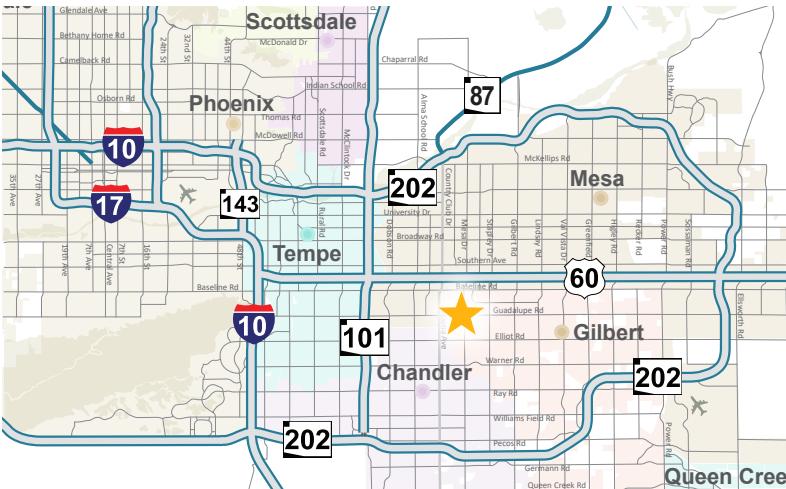
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AREA MAP



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DEMOGRAPHICS

FIESTA RANCH COMMERCE CENTER

875 N MCQUEEN RD, SUITE 102 | GILBERT, AZ 85233



DEMOGRAPHIC SUMMARY

875 N Mcqueen Rd, Gilbert, Arizona, 85233

Ring of 3 miles

KEY FACTS

143,117

Population



55,263

Households

35.4

Median Age

\$70,889

Median Disposable Income

EDUCATION

9.2%

No High School Diploma



22.5%

High School Graduate



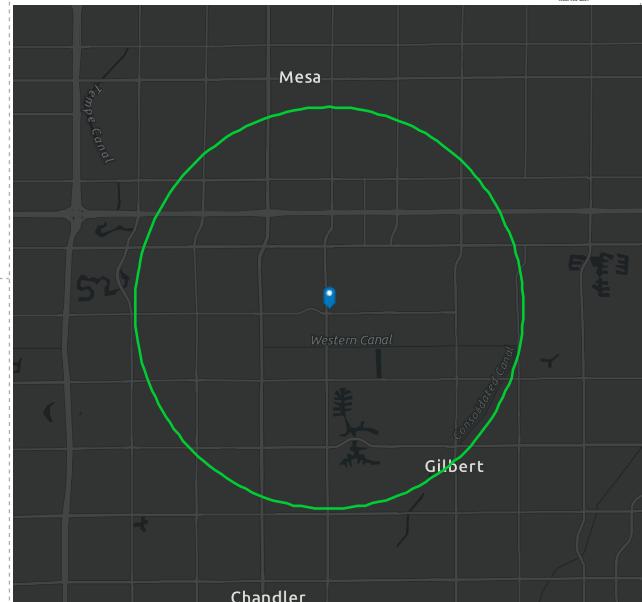
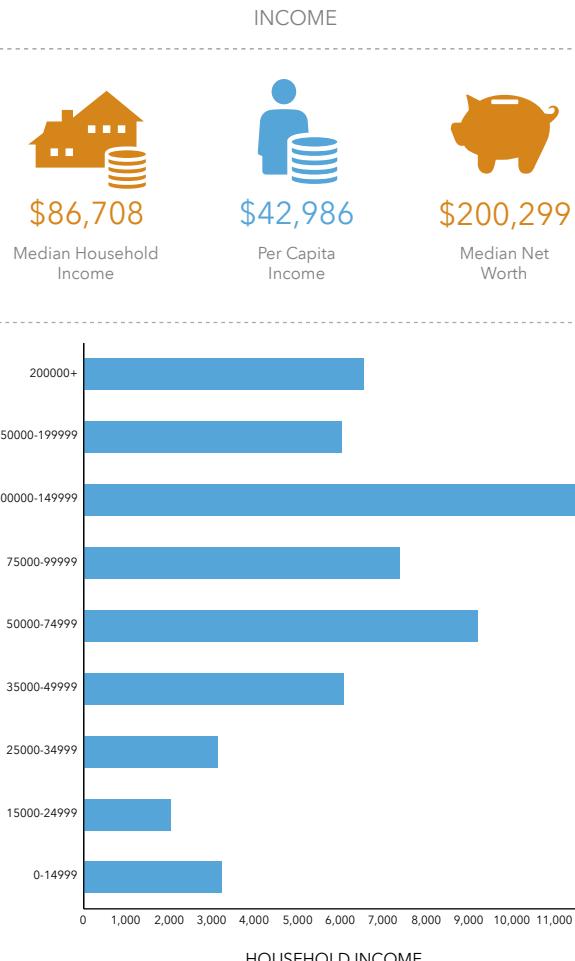
33.6%

Some College/Associate's Degree



34.7%

Bachelor's/Grad/Prof Degree



Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri



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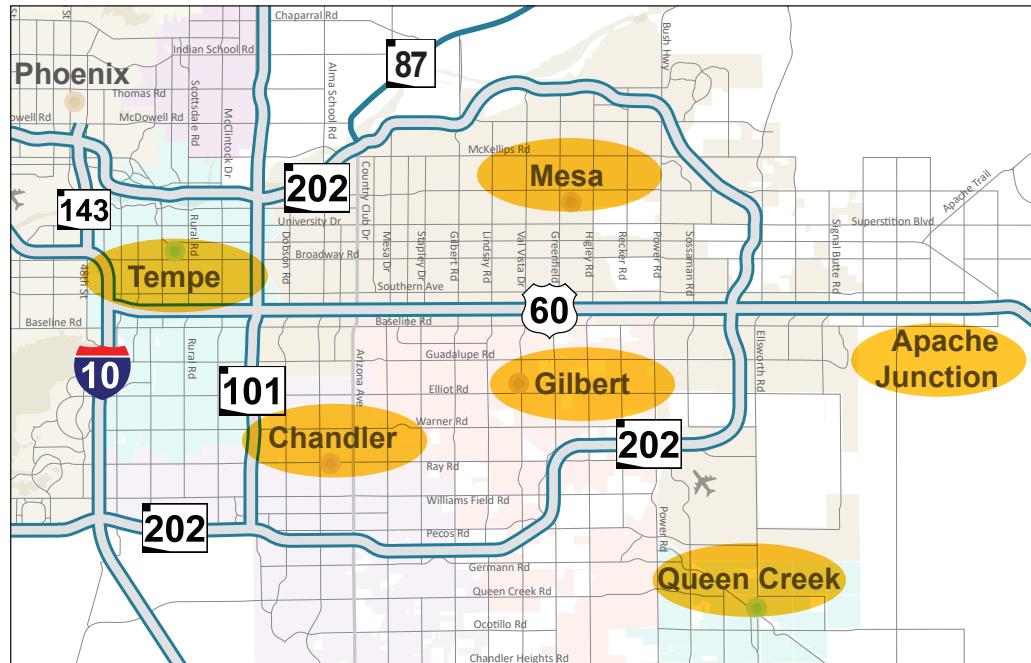
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SIX ENCOMPASSING CITIES

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The six cities and towns – Chandler, Gilbert, Mesa, Tempe, Queen Creek and Apache Junction – known as the PHX East Valley accounted for nearly half of the total job growth in all of Maricopa County last year, according to data from CBRE Research, Arizona Commerce Authority and Greater Phoenix Economic Council. All told, the burgeoning region added 13,500 of the 28,000 new jobs in 2018. Among the industries with the biggest job gains in the region last year were manufacturing, technology and financial services.



In Mesa, AQST Space Systems relocated its headquarters to Falcon Field Airport from Puerto Rico, and Piper Plastics, a global provider of high-performance polymer materials, precision molded and machined plastic components and assemblies, is building a 90,000-square-foot North American Research and Development Tech Center there.

The region also continues to foster innovation in a variety of technology-enabled enterprises. This includes EdgeCore Internet Real Estate's planned 1.25-million-square-foot campus, in Mesa, plus a \$63.5-million satellite campus to Arizona State University. Located in Mesa's downtown core, the campus will feature programs using augmented and virtual reality, artificial intelligence, and 3D design that are critical to medical, aerospace, manufacturing and entertainment firms.

