

# The Islands Village

NEC McQueen & Warner Rds, Gilbert, AZ

Drive-thru Pad Available for Ground Lease





## Property Features

- + Shop space available: ±1,200-1,800 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

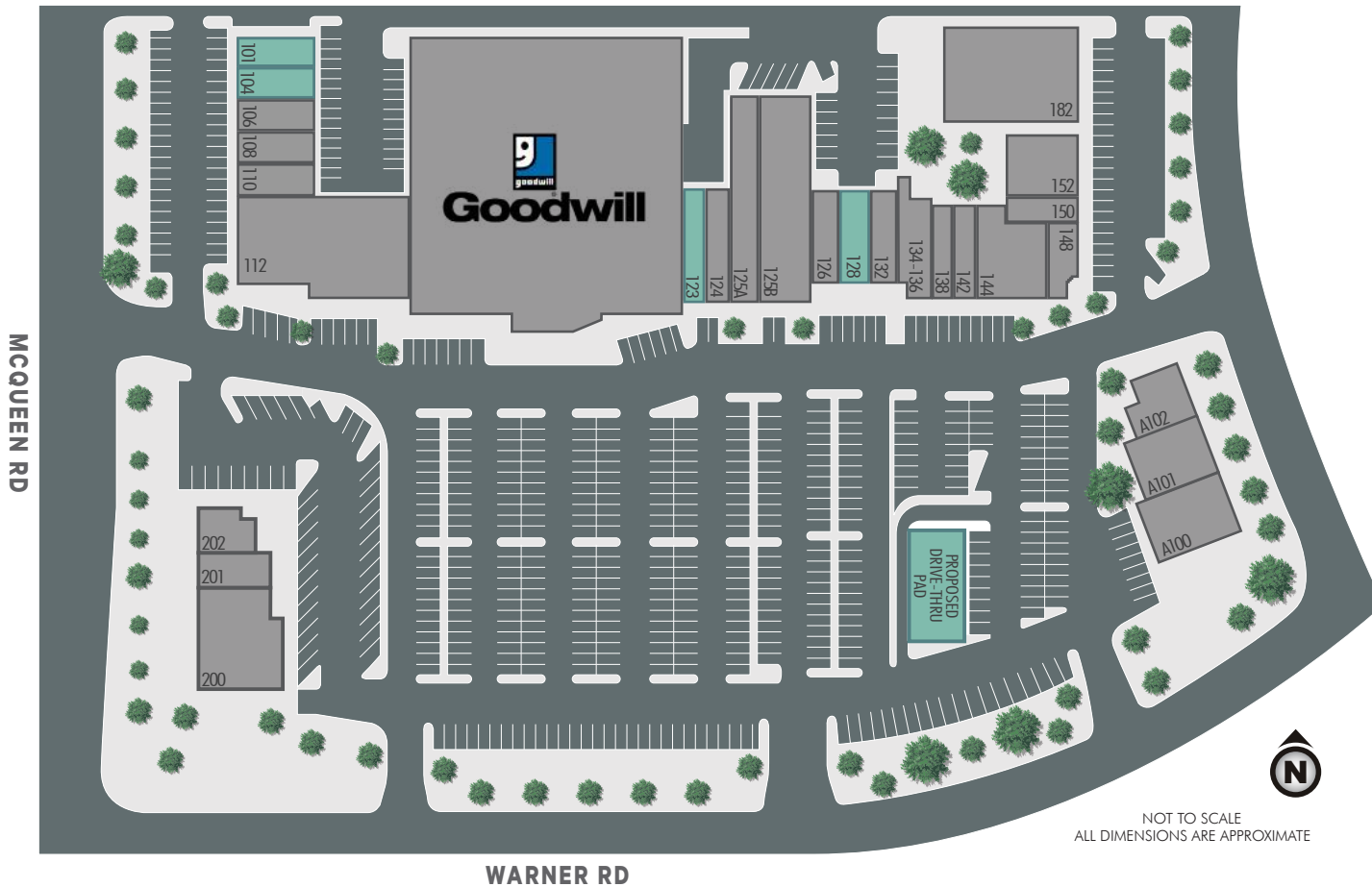
## Demographics

	1-Mile	3-Mile	5-Mile
2023 Total Population	15,659	142,697	371,775
2023 Daytime Population	13,214	137,685	681,538
2023 Total Households	6,289	53,851	139,920
2023 Average HH Income	\$127,844	\$112,272	\$113,217

ESRI 2023

# Site Plan

For Lease



## TENANT LIST

Suite	Tenant	±SF
1	Goodwill	40,723
<b>101</b>	<b>Available</b>	<b>1,500</b>
<b>104</b>	<b>Available 11/15/23</b>	<b>1,200</b>
106	Barber Shop	900
108-110	Bluebird Pediatric Dentistry	1,200
112	Skip & Jans	8,365
<b>123</b>	<b>Available</b>	<b>1,400</b>
124	Karate	1,400
125A	Sushi San Japanese Restaurant	3,147
125B	Hatch Haven	5,303
126	Hot Duck Restaurant	1,161
<b>128</b>	<b>Available</b>	<b>1,800</b>
132	Farmers Insurance	900
134-136	Sonson's Pasty Co	2,080
138	Organic Nails & Spa	1,700
142	Reflexology	1,380
144	Flex House Gym	2,300
148	GrindTime Coffee	900
150-152	Hindu Temple	3,230
182	Bella Montessori School	6,600
200	Marinez & Shanken CPA	3,737
201	Allstate Insurance	1,858
202	A&M Corsons Pool	1,628
A100	Mr. Zeke's	4,140
A101	Reed Firearms	950
A102	L'Mage Salons	3,058

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Gilbert, AZ

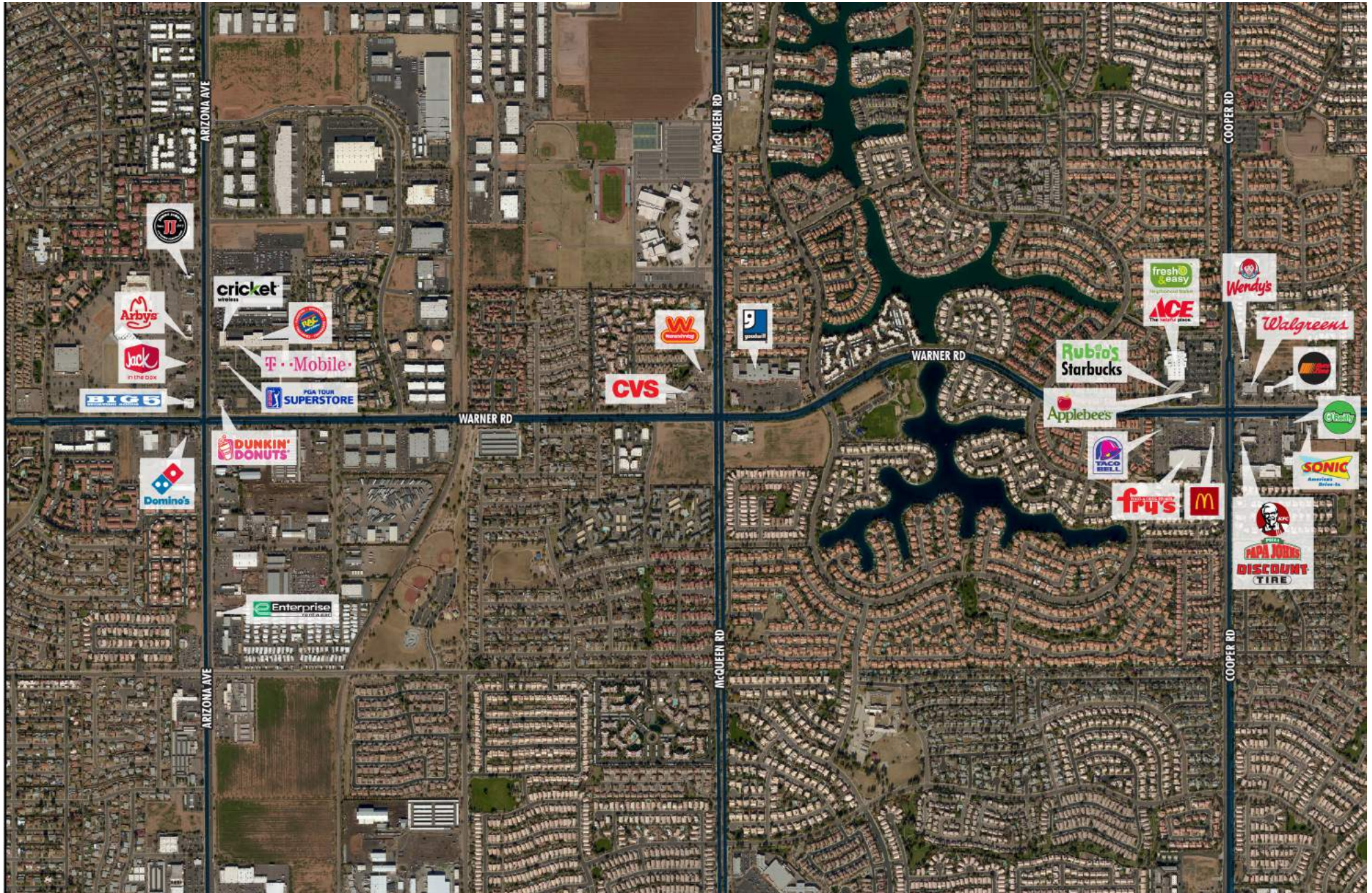
For Lease

# Photos



# Aerial

For Lease





## Contact Us

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