

LEASE RATE
CALL FOR DETAILS



THE MCQUEEN CENTER

925 N MCQUEEN RD | GILBERT, AZ

**RETAIL/OFFICE FLEX SUITE
(W/ ROLL-UP DOOR)
COMING AVAILABLE FOR LEASE**

**MONUMENT AND BUILDING
SIGNAGE AVAILABLE**

**MCQUEEN FRONTAGE
ZONED GC**

NORTHEAST CORNER
MCQUEEN/GUADALUPE
GILBERT, AZ

EXCLUSIVE CONTACT

Trent Rustan
D 480.966.5155
M 602.550.0709
trustan@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPPIAZ.COM

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr, Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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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THE MCQUEEN CENTER FOR LEASE



AVAILABILITY

104: $\pm 3,205$ SF

High Visibility Flex Space with Showroom, Warehouse, and Roll-Up Door

106 & 107: $\pm 5,500$ SF

End Cap Space With Multiple Offices

Zoning: GC (General Commercial)

$\pm 20,000$ SF Multi-Tenant Building

Excellent Southeast Valley
(Gilbert Location)

Great Visibility and Easy Access

Monument Signage Available!

**AVAILABLE 12/1/2023
DO NOT DISTURB
EXISTING TENANT!
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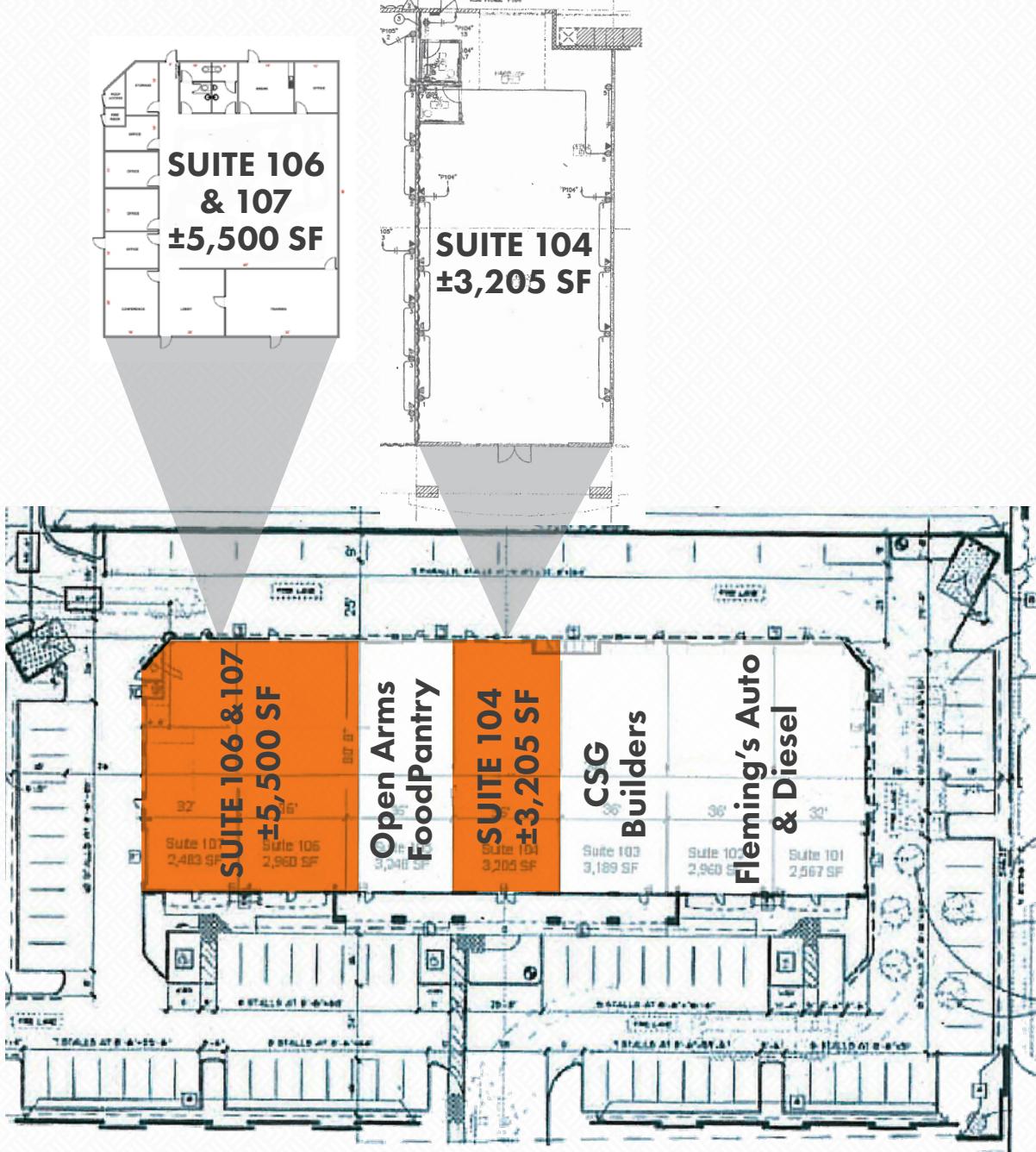
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CITY OF GILBERT

Gilbert Is Named 'Best City for Business'
Source: Nick Serpa | AZBigMedia.com | 26 Jun, 2019

At the Arizona Chamber of Commerce and Industry Annual Awards Luncheon last week, the Chamber awarded the Town of Gilbert the "Best City for Business" in recognition of its pro-business initiatives and ongoing economic development efforts.

The award, which was sponsored by Cox Communications, was accepted onstage at the event by Gilbert Mayor Jenn Daniels.

"We're really excited and honored to be considered the best place in Arizona for people to do business," Daniels said in an interview. "It says a lot about all the investment that we've made, both in people, processes, and also in a beautiful community."

To See Full Article: [\(Click Here\)](#)

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DEMOGRAPHICS

POPULATION

9,088 (1M)
150,025 (3M)
434,965 (5M)



HOUSEHOLDS

3,451 (1M)
53,625 (3M)
157,935 (5M)



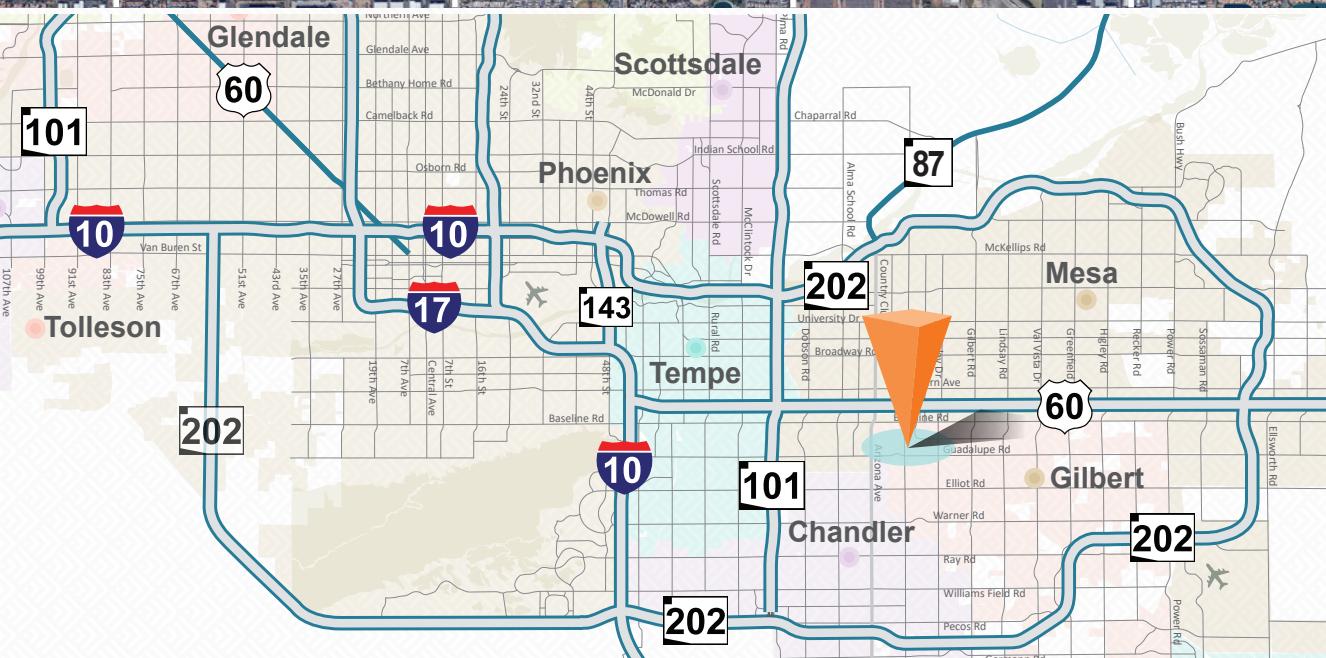
AVG HH INCOME

\$67,902 (1M)
\$60,108 (3M)
\$58,831 (5M)



TRAFFIC COUNTS

N McQueen Rd ($\pm 29,810$ VPD)
W Guadalupe Rd ($\pm 18,288$ VPD)
US 60 ($\pm 237,709$ VPD)



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