

FOR LEASE

THE STEELYARD TURN-KEY FITNESS SPACE

Can accommodate Retail and Service Uses

5025 S Gilbert Rd #4, Chandler, AZ 85249

SIZE:
2,000 SF

ANNUAL RENT:
Available Upon Request

ANNUAL EXPENSES:
\$10.40/SF

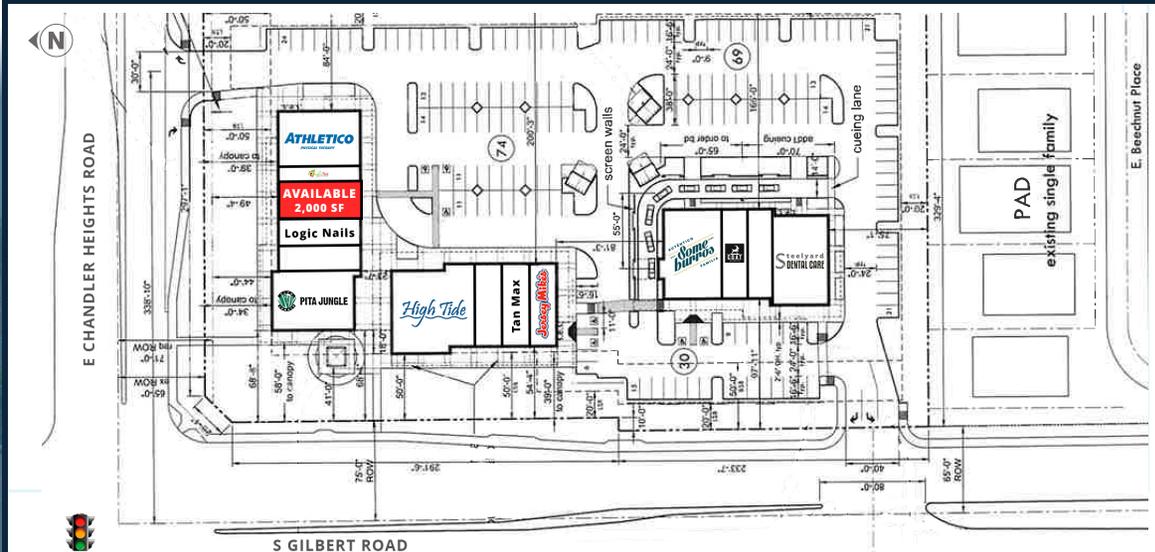
AVAILABLE:
Q1 2026



PROPERTY HIGHLIGHTS

- Class A neighborhood retail center with daily needs co-tenancy including Pita Jungle, Someburros Drive-Thru and the award-winning High Tide Seafood Bar & Grill
- High profile multi-tenant monument signage
- Modern Styling with industrial agrarian design to encourage pedestrian access
- Ingress/Egress on both E Chandler Heights and S Gilbert Roads
- 3 miles South of Santan Loop 202 in the heart of affluent Chandler growth neighborhoods including Symmetry at Magnolia, Viviendo, and Circle G Ranch

SITE PLAN



NATIONWIDE COMMUNITY RANKINGS

Best Place to Live for Families in Arizona (Fortune 2024)

5th Best City for Women in Tech (SmartAsset 2022)

6th Best City for Families (Opendoor 2023)

7th Best Place to Find a Job (WalletHub 2025)

11th Best Place for First-Time Home Buyers (WalletHub 2025)

16th Best City for Foreign Investment (#1 in AZ)

17th Best City for Small Businesses (B2B Reviews 2025)

39th Best Place to Live in the U.S. (Livability 2024)



Location Details

5025 S Gilbert Rd #4, Chandler, AZ 85249

2 MILES



POPULATION

46,208 (2025)
46,469 (2030)



HOUSEHOLDS

14,832 (2025)
15,052 (2030)



INCOME

\$170,717 - Median Household Income (2025)
\$216,189 - Average Household Income (2025)



EMPLOYMENT & DAYTIME POPULATION

32,488 - Total Daytime Population (2025)
10,275 - Workers (2025)



For more
information,
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