



Drive-Thru Pads and Shop Space

New Aldi Anchored Development

For Ground Lease, Build-to-Suit, Sale or Lease
NWC Gilbert Rd & Queen Creek Rd

Property Details

Address	NWC Gilbert Rd & Queen Creek Rd Chandler, AZ 85286
Site Area	±140,024 SF (±3.21 Acres)
Location	The Property is located north of the northwest corner of Gilbert Road and Queen Creek Road
Zoning	PAD, City of Chandler
Parcel Number	303-31-385

Contact us:

Stan Sanchez

Senior Vice President

+1 602 222 5032

stan.sanchez@colliers.com



Colliers International

2390 E Camelback Rd | Suite 100

Phoenix, AZ 85016

P: +1 602 222 5000

www.colliers.com/greaterphoenix

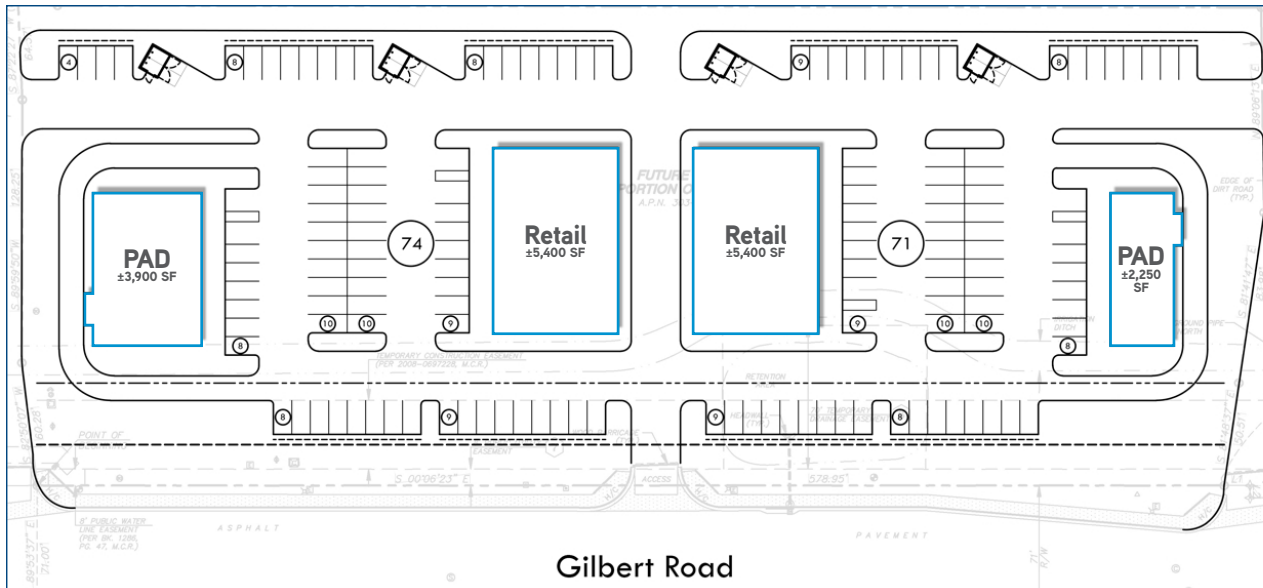
Property Highlights

- New ground-up development with proposed Aldi anchor
- Over 1.5 million square feet of retail within 1 mile
- Area tenants include: Super Target, Super Walmart, Harkins Theatres, and Home Depot
- Plans for over 250,000 SF of mixed use development at the intersection
- High income demographics of \$128,372 per household within 2 miles
- Located 1.2 miles from full access interchange on Loop 202 Freeway and 12 minutes to Intel's Ocotillo campus

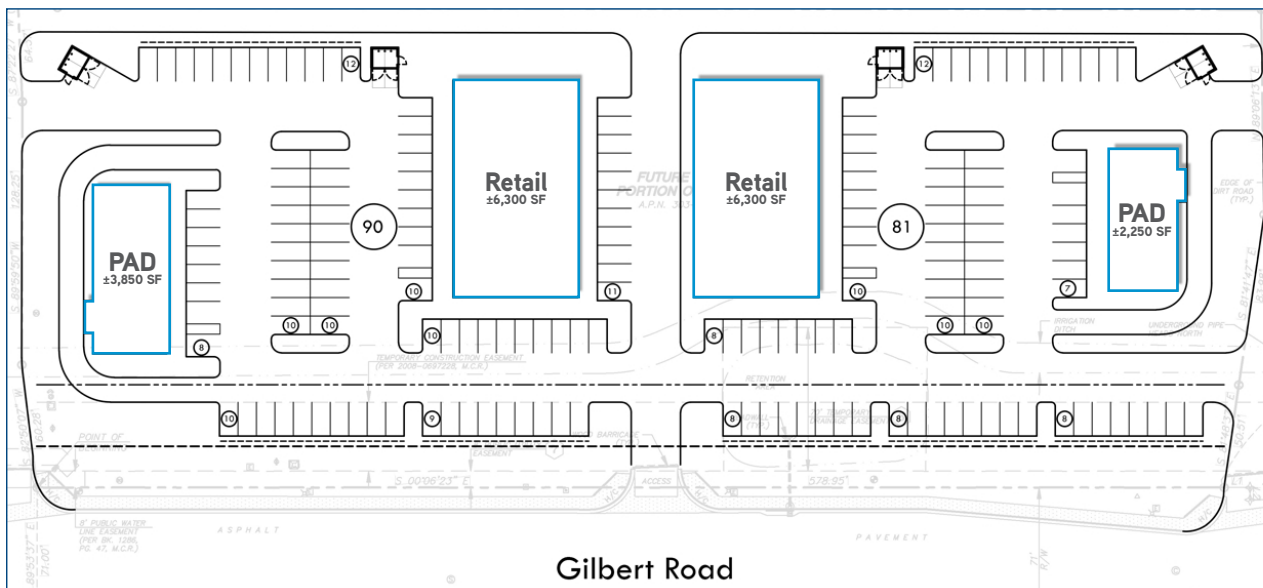


Proposed Site Plans

OPTION A



OPTION B



20.5%

2017-2022 population change



39,508

daytime at home population

AREA AT A GLANCE

* Based on 2017 data within 3 miles.



70,637

total population



\$128,988

average income

DEMOGRAPHICS	2-MILE	3-MILE	5-MILE
2017 Total Population	33,543	70,637	257,974
2017 to 2022 Population Change	21.5%	20.5%	16%
2017 Average Household Income	\$128,372	\$128,988	\$109,727
2017 Households	9,872	21,381	83,867
Total Daytime at Home Population	18,563	39,508	143,791
Total Daytime Employee Population	9,073	17,930	208,345

Chandler, Arizona delivers exceptional amenities and diverse cultural facilities amid a world-class innovation hub. Chandler has been a community built on innovation and community. The addition of nearly 100,000 young, educated, and affluent citizens in the last 10 years, a proven workforce and a mixture of diversified industries in addition to quality retail establishments are reasons why the City of Chandler is an exciting place to live and work. Chandler boasts a strong, high tech employment base that attracts and retains high quality employees, many of whom make Chandler their home.



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