

# MCQUEEN CENTER AT FIESTA RANCH

## 4 CONDO SPACES FOR SALE FLEX RETAIL / OFFICE / COMMERCIAL

925 N. MCQUEEN ROAD, GILBERT, ARIZONA

SUITES 104-107 | ±11,752 SF AVAILABLE

CONTACT BROKER  
FOR PRICING GUIDANCE



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 **COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. CORFAC

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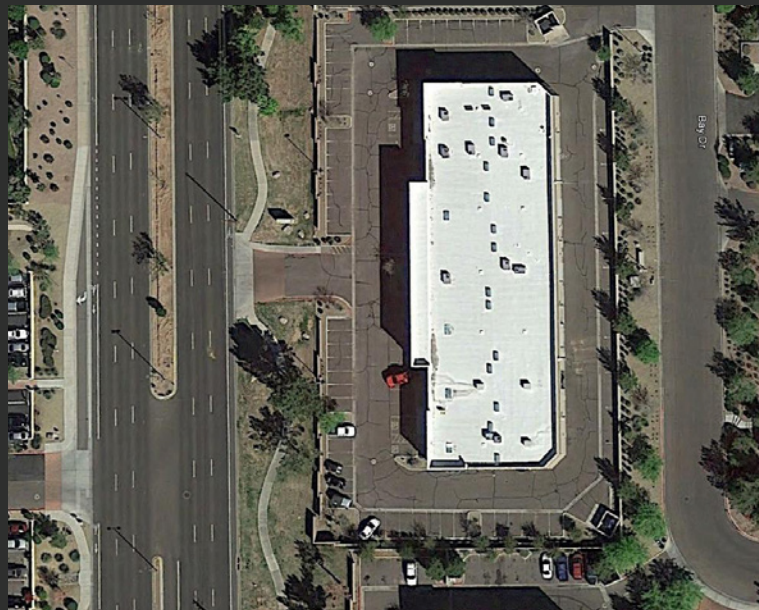
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# THE PROPERTY

Introducing a prime investment opportunity at The McQueen Center, strategically positioned at 925 N. McQueen Rd in Gilbert, Arizona 85233.

This ±11,752 SF one-story flex retail/industrial/office center, constructed in 2006, comprises three suites—104, 105, and 106/107—ideal for versatile commercial use. Built with sturdy masonry block structure and featuring a combination of painted gypsum board interior walls alongside exposed CMU, the center boasts durability and aesthetic appeal. The interior offers a mix of flooring including carpet, concrete, and vinyl tile, illuminated predominantly by recessed fluorescent lighting. Benefiting from utilities provided by Southwest Gas and SRP, the center ensures operational efficiency. HVAC cooling and sprinkler systems are in place for tenant comfort and safety. With an 19' building height and 16' ceiling height, the property accommodates various business needs.

Zoned as GC by the Town of Gilbert, and sitting on approximately 1.9 acres of land, the property offers approximately 85 parking spaces, including designated handicapped spots. With a diverse mix of tenants, this multi-tenant property presents a lucrative investment opportunity in a thriving commercial hub.



# FOR SALE



This prime property, located less than 1.5 miles South of the US-60 Superstition Freeway, features a RETAIL FLEX-SHOWROOM SUITES equipped with a convenient roll-up door, catering to a diverse range of business needs.

In addition, the property includes a FLEX-OFFICE SUITE with conference room, break room and 5 offices. The site offers excellent visibility with monument and building signage available, positioned along the bustling McQueen frontage at the prominent northeast corner of McQueen and Guadalupe in Gilbert, AZ, ensuring maximum exposure and accessibility for potential tenants and patrons alike.

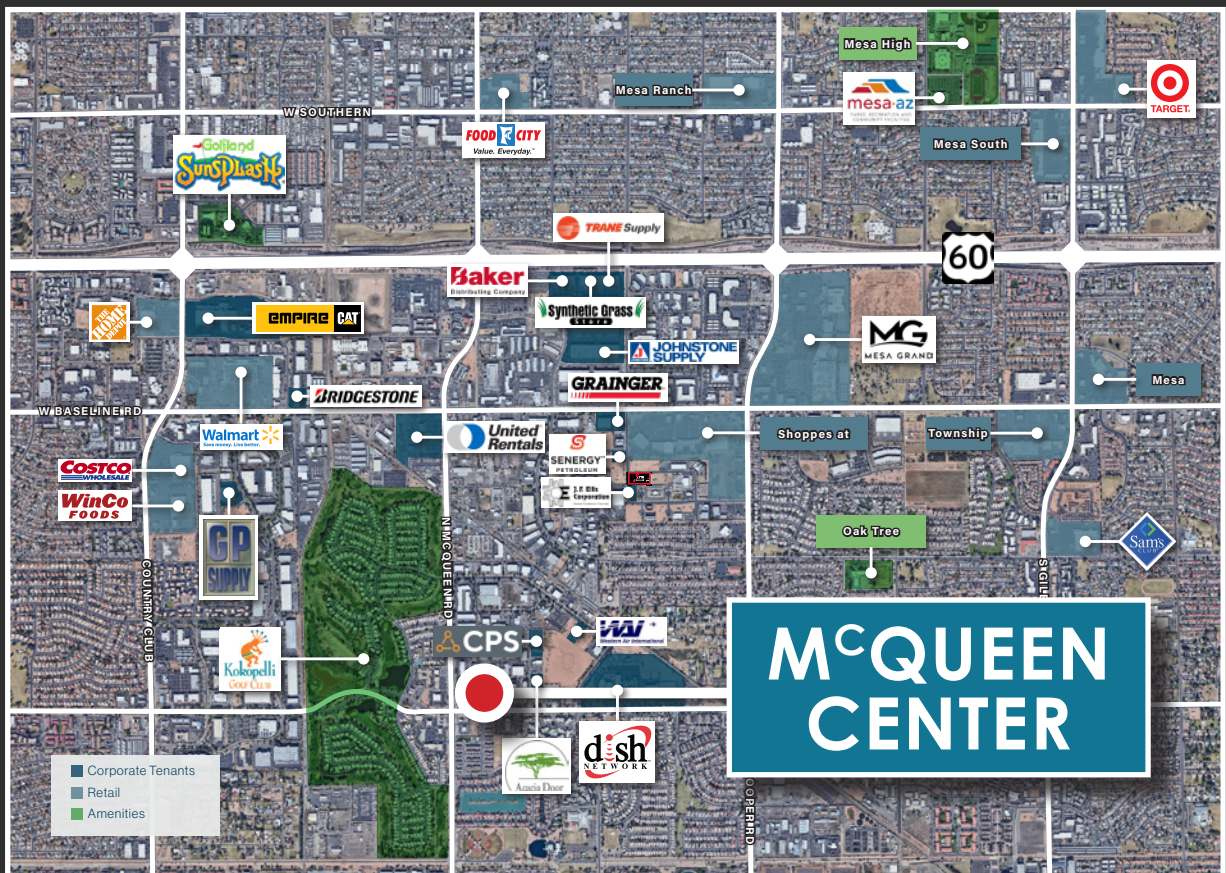
FEATURE	DETAILS
SIZE	± 11,752 SF One-Story, Flex Retail / Industrial / Office Center
PROJECT	Four Condo Units (3 Contiguous Suites) (Suite Numbers 104, 105, and 106 / 107)
YEAR BUILT	2006
STRUCTURE	Masonry Block
INTERIOR WALLS & FLOOR COVERINGS	Combination of Painted Gypsum Board and Exposed CMU. Combination Of Carpet, Concrete and Vinyl Tile
POWER	120/208 V
LIGHTING	Predominantly Recessed Florescent Lighting
UTILITIES	SRP (Power) & Town Of Gilbert (Water, Sewer & Trash)
COOLING	HVAC
SPRINKLERS	Yes
DRIVE IN	Overhead Doors (12' X 12') in Suites 104 & 105
ROOF HEIGHT	±19'
TRUSS HEIGHT	±16'
PARCEL NUMBERS	302-12-575, 302-12-576; 302-12-577; and 302-12-578
ZONING	GC - General Commercial, Town Of Gilbert (Includes Automotive Repair Uses)
LOT SIZE	± 1.9 Acres (Property Owner Association)
PARKING	± 85 Spaces Including Designated Handicapped (4.30:1,000 SF)
SIGNAGE	6-Panel Monument Sign

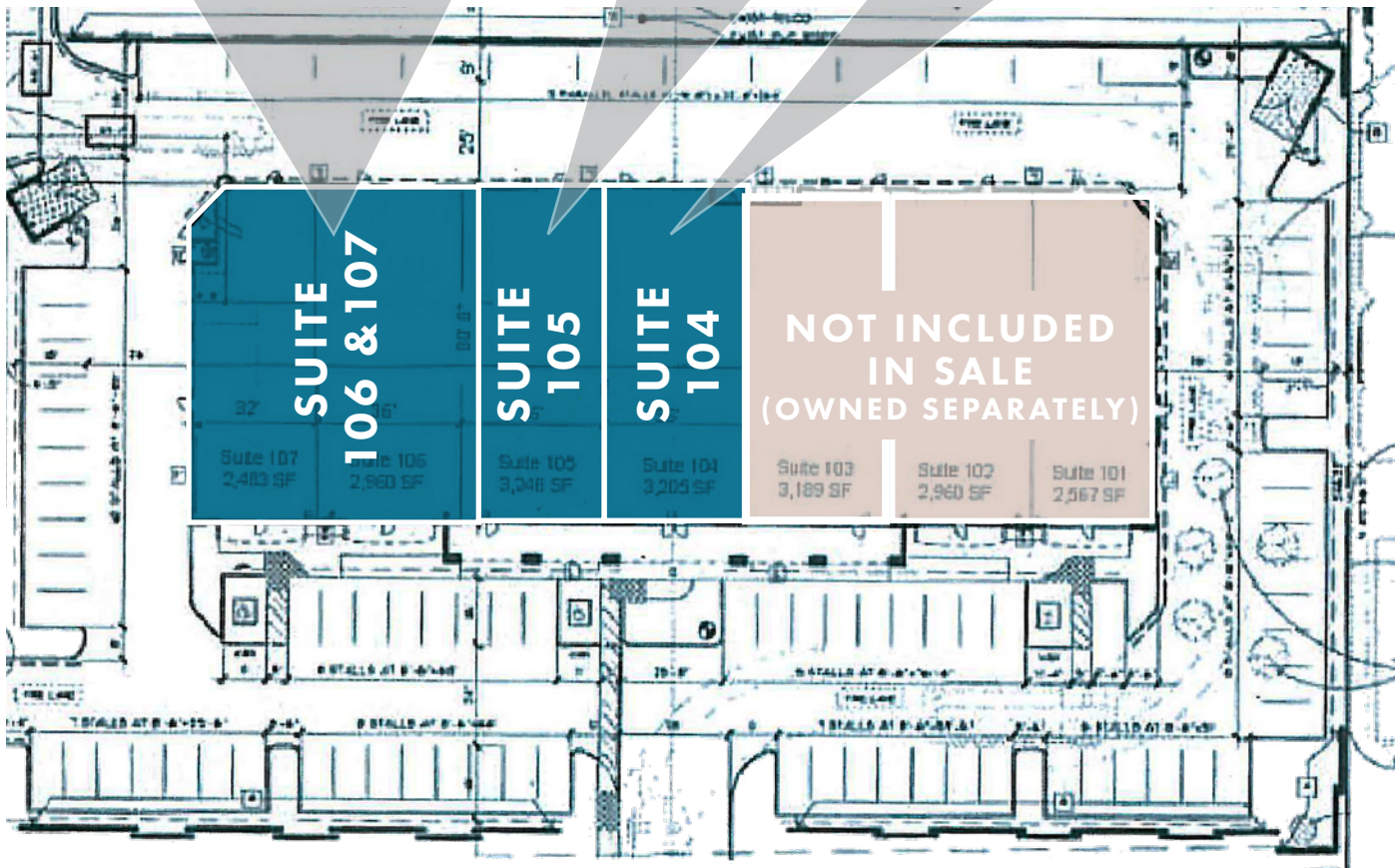
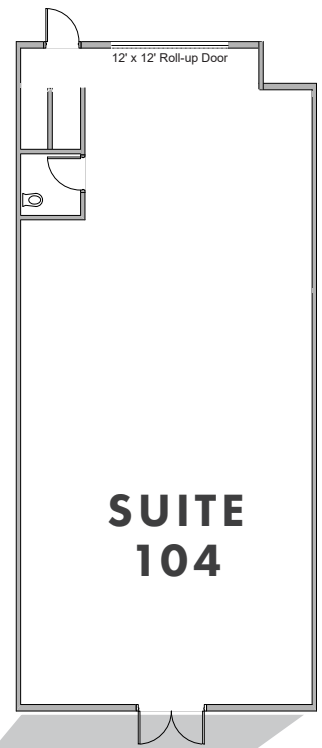
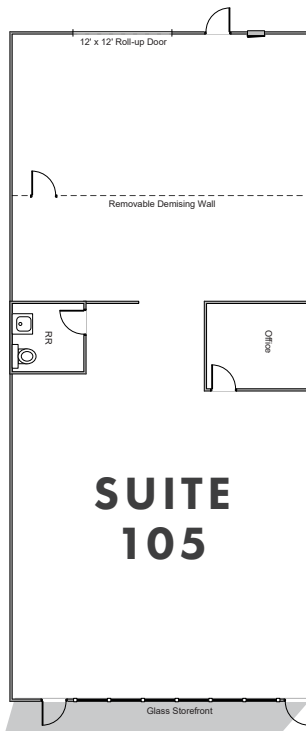
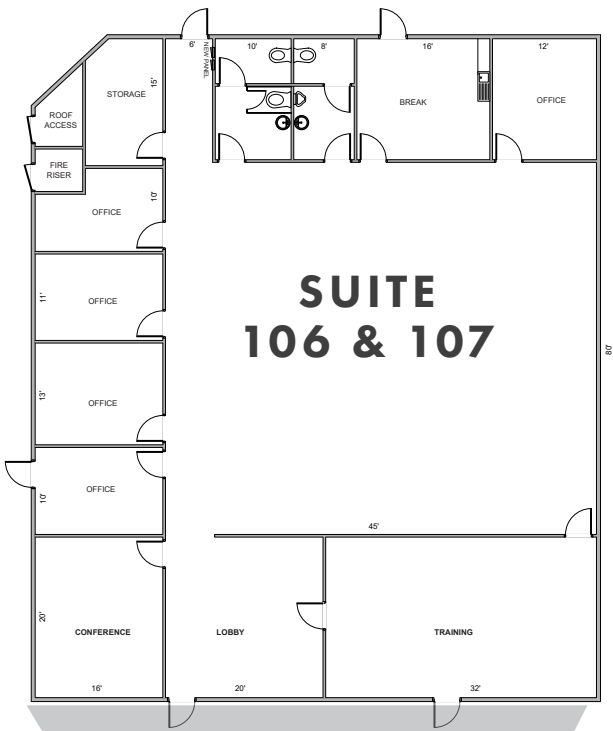
# PRIME INVESTMENT OPPORTUNITY

Four condo units (three suites) within The McQueen Center available for sale. Located in the heart of a Southeast Valley Employment Corridor, there are over 162,000 daytime employees within 5 miles.

THE MCQUEEN CENTER

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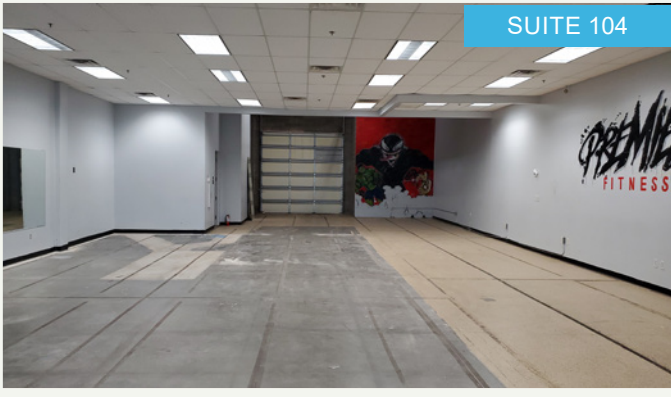




THE MCQUEEN CENTER

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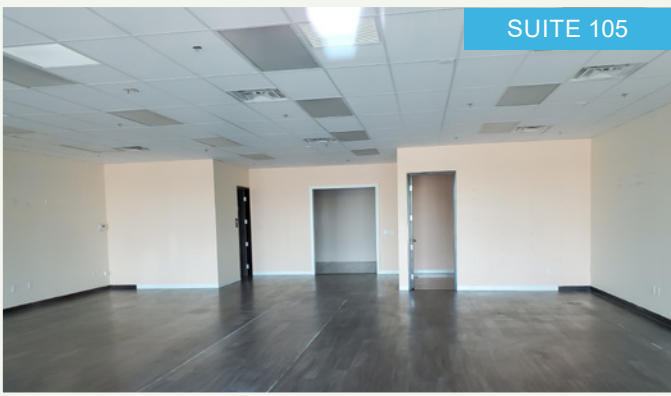




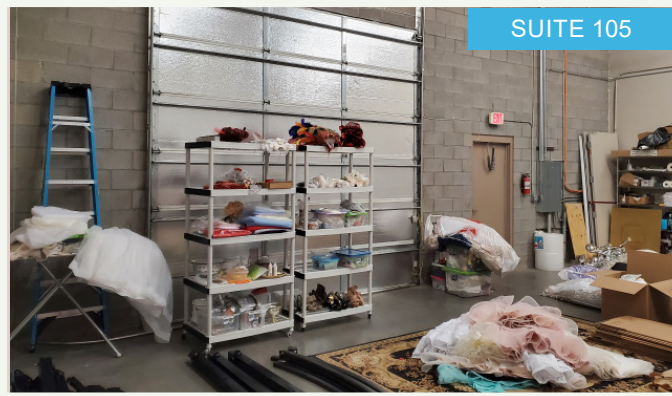
SUITE 104



SUITE 104



SUITE 105



SUITE 105



SUITE 106/107



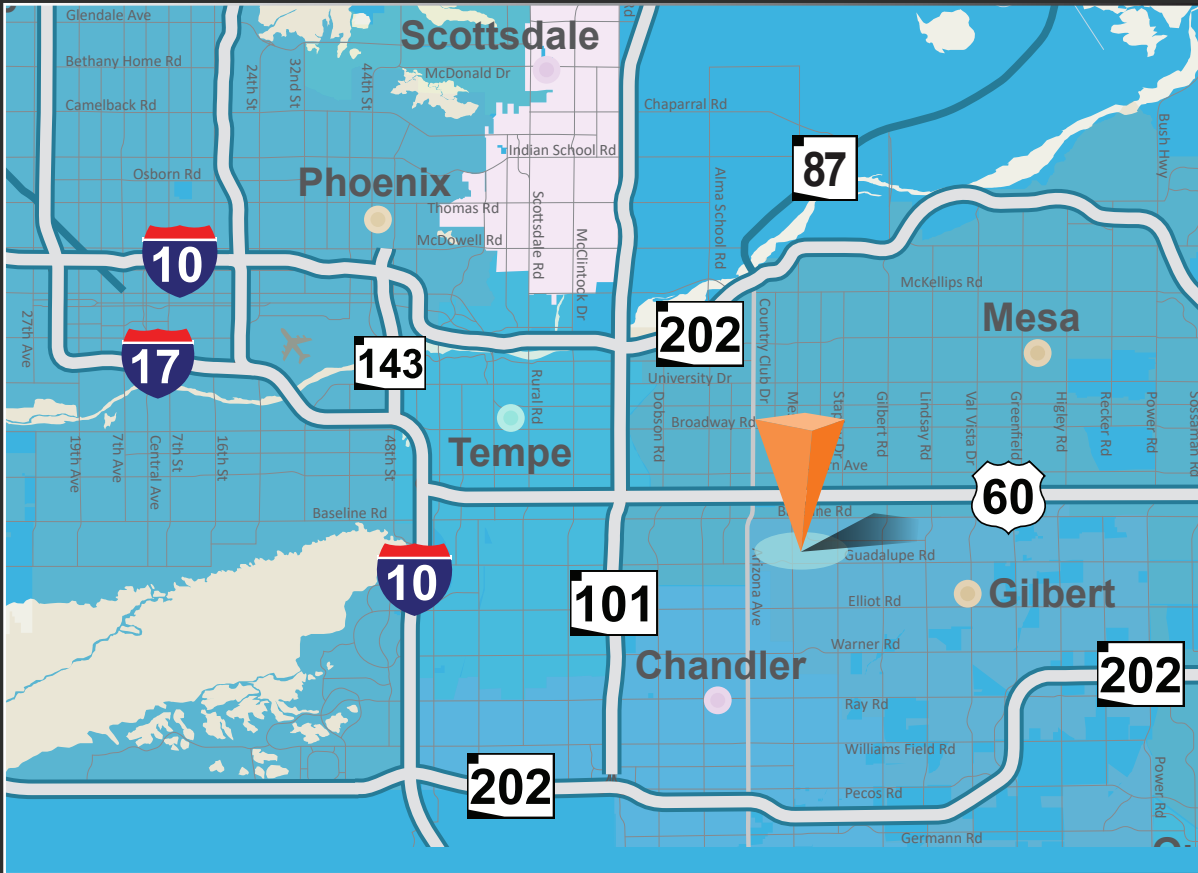
SUITE 106/107



SUITE 106/107



SUITE 106/107



# WHY GILBERT?

The location boasts a prime opportunity for investors or businesses seeking high visibility and accessibility in the dynamic and growing community of Gilbert, AZ.

The East Valley market offers a prime location for investors or tenants seeking high visibility and accessibility. Situated in Gilbert, AZ, the area surrounding 925 N McQueen Rd boasts a dynamic and growing community, with a strong emphasis on family-oriented attractions and consumer activity. Additionally, the property benefits from its proximity to growing residential neighborhoods, offering a built-in customer base for retail businesses. With its strategic location and proximity to prominent attractions, the area presents an exciting opportunity for businesses seeking to capitalize on the East Valley's thriving market.





Gilbert’s vibrant Heritage District attracts a steady flow of visitors with its mix of unique dining experiences and boutique shopping, attracting a steady flow of visitors.

Nestled in the southeast valley of the Phoenix metropolitan area, Gilbert is experiencing rapid growth and diversification, driven by a focus on global-minded innovation and entrepreneurship. Positioned as the epicenter of the emerging “Sun Corridor” mega-region, Gilbert is committed to fostering sustainable, world-class business environments supported by robust infrastructure and ample land resources. The community prides itself on its dense population of educated residents, boasting one of the highest concentrations of graduate and professional degrees among western U.S. cities, with 34.13% holding a bachelor’s degree or higher—exceeding the national median by 38.5%. Additionally, Gilbert enjoys a median income of \$86,077, one of the highest in Arizona. With its population doubling every five years since 1980, Gilbert presents a compelling opportunity for industry-leading companies, offering attractive demographics, award-winning amenities, strategic business incentives, and high-profile developments conducive to immediate and attainable economic success.

The property benefits from its strategic location near well-established residential neighborhoods, offering a built-in customer base for retail businesses. This presents an exciting opportunity for retail ventures looking to capitalize on the thriving market of the East Valley, making it an excellent investment prospect.

# DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>2023 POPULATION</b>	9,392	147,415	429,956
<b>2028 POPULATION PROJECTION</b>	9,510	148,298	432,800
<b>ANNUAL GROWTH 2010-2023</b>	1.0%	0.6%	0.6%
<b>ANNUAL GROWTH 2023-2028</b>	0.3%	0.1%	0.1%
<b>MEDIAN AGE</b>	36.4	35.7	36.2
<b>2023 HOUSEHOLDS</b>	3,692	53,736	159,024
<b>MEDIAN HOME VALUE</b>	\$354,689	\$278,362	\$281,192
<b>MEDIAN YEAR BUILT</b>	1994	1985	1985
<b>AVERAGE HOUSEHOLD SIZE</b>	2.5	2.7	2.7
<b>AVG HOUSEHOLD INCOME</b>	\$106,602	\$88,881	\$85,512
<b>MEDIAN HOUSEHOLD INCOME</b>	\$77,744	\$69,535	\$67,030
<b>EMPLOYEES</b>	8,654	71,456	170,665
<b>BUSINESSES</b>	618	7,228	18,628



**COMMERCIAL PROPERTIES INC.** | CORFAC INTERNATIONAL

The information on 925 N. McQueen Rd provided by Commercial Properties, Inc. (“CPI”), may be used only by parties approved by CPI and the Owner. The property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to CPI, immediately upon request of CPI or the Owner and; (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of CPI.

The information contained in this Offering Memorandum is confidential, furnished solely for review purposes by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of CPI. This information is presented to you for your analysis only to determine if you are interested in pursuing this investment opportunity as Principals. The material is based in part upon information supplied by the Owner and in part upon information obtained by CPI from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by the Owner, CPI, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering and environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including but not limited to, engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time, with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner’s obligations thereunder have been satisfied or waived.

CPI is not authorized to make any representations or agreements on behalf of the Owner. The terms and conditions set forth apply to the Offering Memorandum in its entirety. CPI, is acting as the exclusive Agent for the Owner in this transaction. It is important to understand that this confidential memorandum shall not be deemed a representation of the state of affairs of the property, or constitute an indication that there has been no change in the business or affairs of the property since the date of preparation of this memorandum.

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