

HARD CORNER PADS AVAILABLE

SWC MCQUEEN & PECOS | CHANDLER AZ



ROMMIE MOJAHED
Director of Sales & Leasing
(602) 702.4663
rommie.mojahed@svn.com

LINDSEY DULLE
Advisor
(602) 317.7713
lindsey.dulle@svn.com

DRIVE THRU AVAILABLE

PROPERTY HIGHLIGHTS:

- Join Starbucks!
- Pad B - Drive-thru Opportunity
- Pad C - Perfect for daycare user
- Located just 1/2 mile from Loop 202
- Located on the SWC of McQueen & Pecos Roads with over 35,000 CPD
- Fully improved lot ready for retail
- Impressive demographics with more than 300,000 people within 5 miles
- Over \$100,000 average household income in a 5 mile radius

PROPERTY OVERVIEW:

Address: SWC McQueen & Pecos Road | Chandler, AZ

Land Area: 3.6 Acres

APN: 303-28-252C & 303-28-252D

Availability: Pad B - Drive Thru

Pad C - up to 13,000 SF

LOCAL AREA RETAILERS:



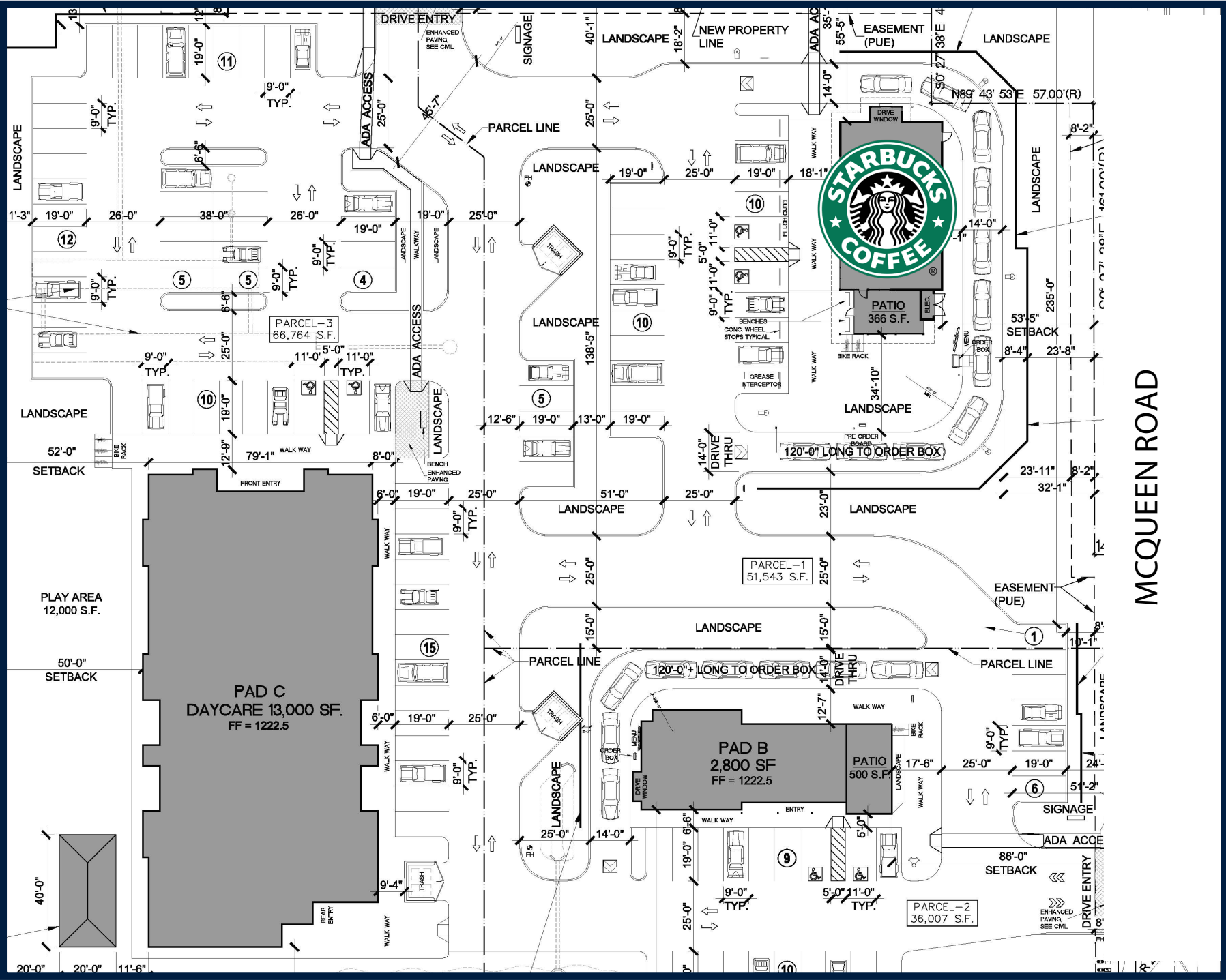
PROPERTY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population:	10,095	124,173	310,294
2027 Population:	13,804	138,477	348,156
2022 Total Households:	4,093	43,343	110,892
Average Household Income:	\$92,096	\$106,056	\$116,096

AERIAL MAP:



SITEPLAN:



MCQUEEN ROAD