

AVAILABLE

N/NWC GILBERT RD & QUEEN CREEK RD

Pads Available in Chandler, AZ

PROPERTY SIZE ±3.21 AC

PADS
AVAILABLE

Pad A: ±36,154 SF - Proposed Farmer Boys
Pad B: ±35,988 SF - Available
Pad C: ±30,124 SF - Available
Pad D: ±37,760 SF - Available

New ground-up development with proposed ALDI anchor

Over ±1.5 million SF of retail within ±1 mile

Area tenants include: Walmart, Super Target, Harkins Theatres,
and Home Depot

Plans for over ±250,000 SF of mixed-use development at
the intersection

Located ±1.2 miles from full access interchange on Loop 202
Freeway and 12 minutes to Intel's Ocotillo campus

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km Kidder
Mathews

±36,154 SF

±35,988 SF

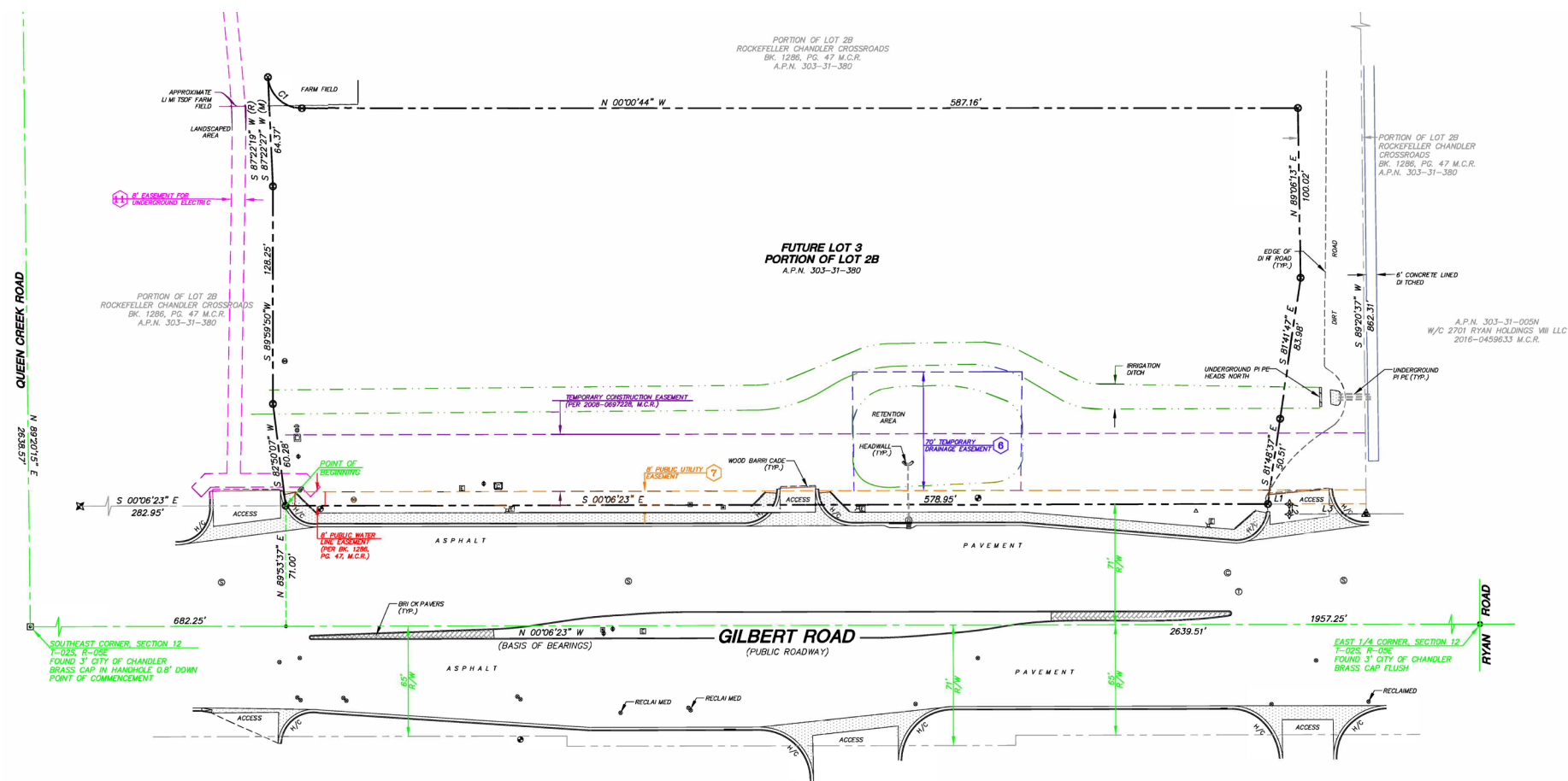
±30,124 SF

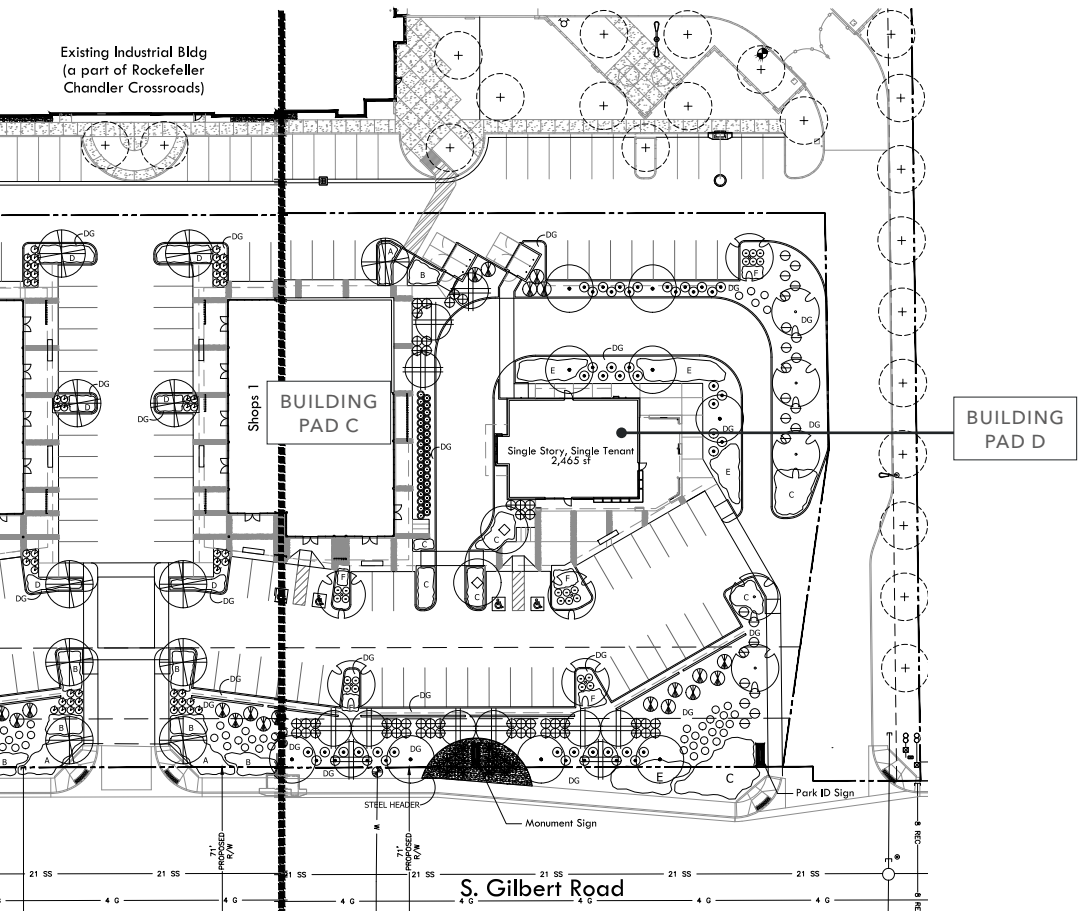
±37,760 SF



CONCEPTUAL SITE PLAN

±3.21 AC
PROPERTY SIZE







POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL POPULATION	9,996	82,572	281,887
2030 PROJECTED	9,739	85,781	286,706
2025 - 2030 GROWTH	-0.5%	.08%	0.3%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	36.8	37.3	37.7
% FEMALE	50.9%	50.0%	50.5%
% MALE	49.1%	50.0%	49.5%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL HOUSEHOLDS	3,154	27,083	98,592
2030 PROJECTED	3,128	28,598	102,160
2025 AVERAGE HH INCOME	\$189,696	\$200,983	\$171,953

Data Source: ©2026, Sites USA