

GROUND LEASE OR BUILD TO SUIT OR FOR SALE

Starbucks Anchored Retail Development

SWC of Warner & McQueen: 1.9 AC

Chandler, AZ



Property Features

➔ Entitled for a Drive Thru

🎓 Three schools in .4mi with over 2,900 students

💰 Dense, well-established neighborhood with high income levels



Directly in front of Legacy Charter Schools



Strong Employment: Gilbert Spectrum and Elliot Business Park within a mile



New Multi-Family (1,158 units) and Single Family Development (109 lots) within a mile

Traffic Counts

E Warner Rd 26.5k

W Warner Rd 27.4k

N McQueen Rd 32.5k

N McQueen Rd 32.5k

Total combined: 59.9k



Over 3,400 cars per hour, between 8-10am



Over 3,000 cars per hour, between 4-6pm

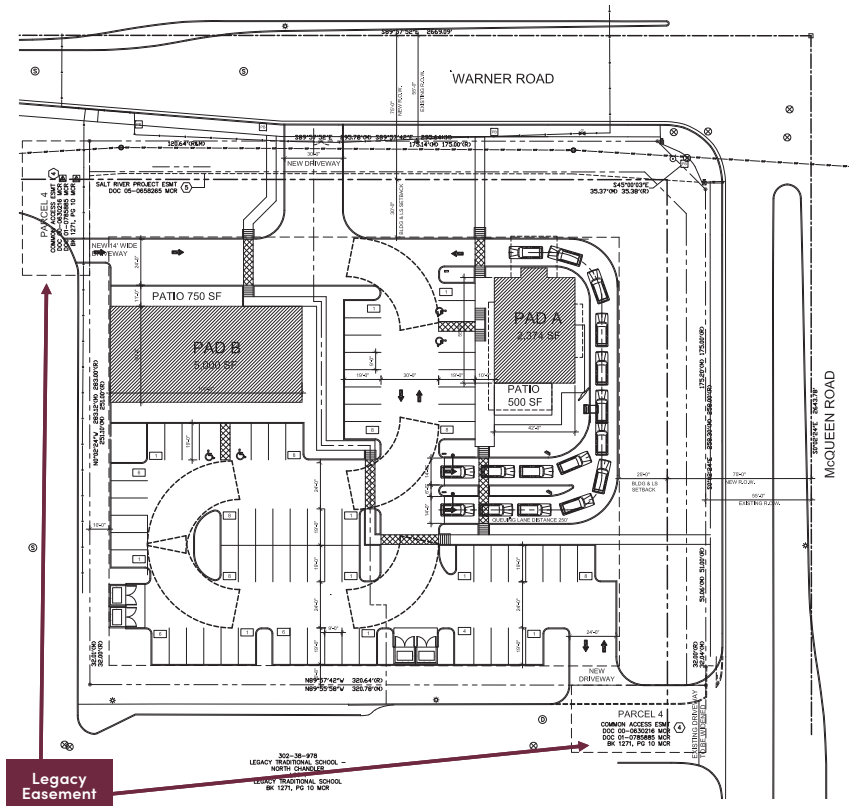
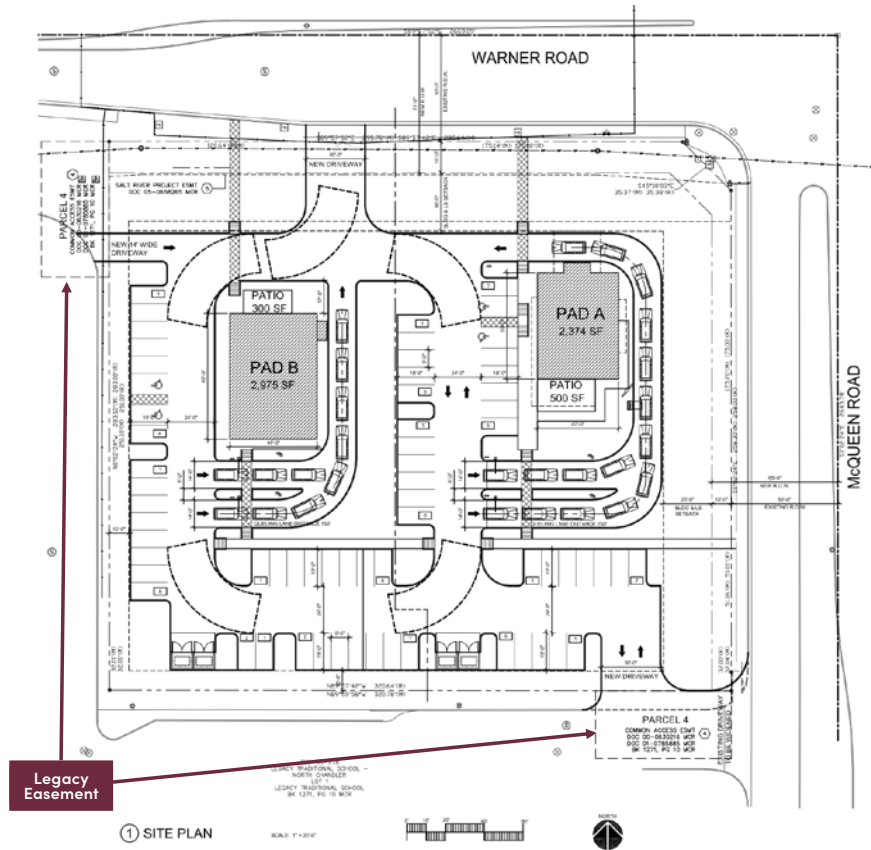
Source: Placer AI

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Demographics

	1 Miles	5 Miles
Population (2023 Estimate)	15,287	383,171
Median HHI	\$133,566	\$124,580
Total Households	6,542	56,327
Median Age	36.5	35.2
Total Business	965	18,164
No. of Employees	6,722	149,784

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