



Oasis at The Islands

81 S MCQUEEN, SUITE 104, GILBERT, AZ, 85233

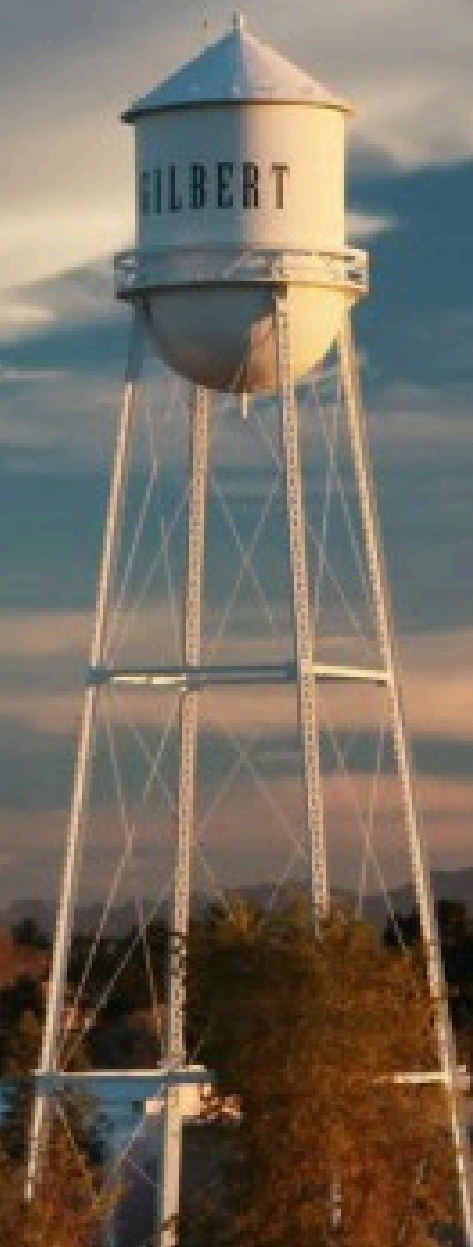


Position your business in one of **Gilbert's** most desirable residential trade areas. **Suite 104 at Oasis at The Islands Professional Plaza** is currently offering **±1,879 square feet** of **ground-floor retail** or service space located just south of the signalized intersection of **Elliot Road and McQueen Road**.

The property benefits from strong neighborhood visibility with traffic counts exceeding **30,000 vehicles per day** along **McQueen Road**, providing excellent exposure and accessibility for customers.

Surrounded by the highly established **Islands master-planned community**, the center draws from a strong residential base with **average household incomes exceeding \$106,000 within a two-mile radius**, supporting a wide variety of service and retail businesses.

This suite is ideally suited for **beauty, wellness, professional office, medical, or boutique retail users** seeking a well-positioned East Valley location with strong demographics and consistent neighborhood traffic.





Property Highlights:

- $\pm 1,879$ SF Available
- Ground Floor Retail/ Service Suite
- \$18.50/SF NNN Lease Rate
- Located in Oasis at The Islands Professional Plaza
- Built in 2003
- Monument and building signage available
- Excellent access from Elliot Rd & McQueen Rd signalized intersection
- Surrounded by established residential communities
- McQueen Rd traffic counts $\pm 30,000$ VPD
- Average household income exceeding \$106,000 within a 2-mile radius
- Minutes from US-60 and Loop 202

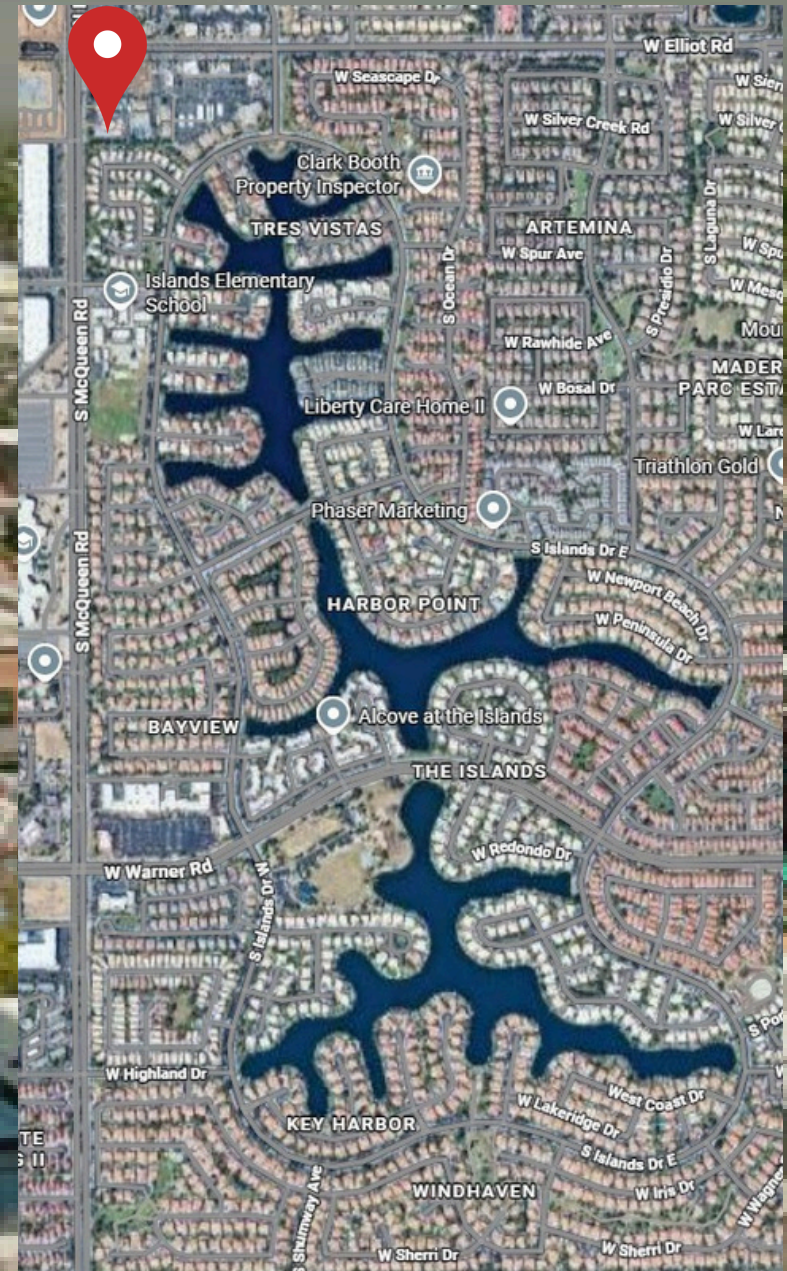


Neighborhood Overview – The Islands

The Islands is one of Gilbert's most established and desirable master-planned communities, located along the Gilbert–Chandler border in the East Valley. The neighborhood was originally developed in the mid-1980s and is centered around three man-made lakes totaling approximately 80 acres of water, creating a unique waterfront environment rarely found in Arizona.

Spanning roughly one square mile, the community features thousands of homes surrounded by lakes, walking paths, parks, and neighborhood amenities. The Islands have grown alongside the rapid expansion of the Phoenix metro area and today sits within the heart of a vibrant residential and employment corridor in the East Valley.

Residents are drawn to the area for its strong neighborhood identity, proximity to major employers, and convenient access to major transportation routes, including US-60 and Loop 202. The surrounding trade area includes a dense residential population with strong household incomes, supporting a wide variety of neighborhood retail, dining, and service businesses.



Area Overview – East Valley / Gilbert

Gilbert is one of the fastest-growing and most affluent communities in the Phoenix metropolitan area. Located in the Southeast Valley, the town has evolved into a major residential and employment hub with strong population growth, highly rated schools, and a thriving business environment.

The subject property is located within the established **Elliot Road and McQueen Road corridor**, a highly desirable retail and service trade area surrounded by dense residential communities, including **The Islands, The Lagoons, and nearby Chandler neighborhoods**.

The area benefits from strong neighborhood demographics, with **average household incomes exceeding \$100,000 within a two-mile radius**, supporting a wide range of retail, wellness, medical, and professional service businesses.

Convenient access to major transportation corridors, including **US-60 and Loop 202**, provides connectivity to the broader East Valley, including Chandler, Mesa, Tempe, and Scottsdale.



Major Employers Near the Property

The surrounding East Valley is home to a diverse mix of major employers, technology companies, healthcare providers, and advanced manufacturing operations. These employment centers drive the daytime population and support continued residential growth throughout Gilbert and Chandler.

Major employers within the greater trade area include:

- **Intel Corporation – Chandler Campus**
- **Northrop Grumman**
- **Banner Health Medical Centers**
- **Dignity Health Chandler Regional Medical Center**
- **Wells Fargo Operations Center**
- **PayPal Corporate Operations**
- **Microchip Technology**
- **Isagenix International**
- **Gilbert Public Schools**
- **Chandler Unified School District**

These employers contribute to the strong local workforce and high household incomes that support neighborhood retail and service-oriented businesses throughout the corridor.





GILBERT

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Navigate Realty Group provides strategic commercial real estate advisory services throughout the Phoenix metropolitan area, with a strong focus on the East Valley including Gilbert, Chandler, Mesa, and Scottsdale. Our team specializes in landlord representation, tenant representation, investment sales, and site selection for businesses and investors seeking to expand in one of the nation's fastest-growing markets.

Through market expertise, data-driven analysis, and targeted marketing strategies, Navigate Realty Group helps clients maximize property value and identify opportunities across the commercial real estate landscape.

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