



# OASIS AT THE ISLANDS

SOUTH OF THE SOUTHEAST CORNER OF MCQUEEN RD. & ELLIOT RD., GILBERT, AZ



## AVAILABLE

- ±1,121 SF BUILT OUT OFFICE
- ±1,500 SF
- ±1,554 SF ENDCAP
- ±2,100 SF ENDCAP WITH DRIVE-THRU

## FEATURES

- Monument Signage
- 3 miles from the Loop 101, US60 and Loop 202 freeways.
- Over 60,000 Employees within 3 miles
- Across from 800,000 sf Office buildings

## NOTABLE TENANTS IN AREA



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	11,278	140,144	405,392
Avg Household Income	\$96,650	\$80,781	\$77,266
Estimated Households	4,230	51,454	147,907



# STRATEGIC

EXCLUSIVELY REPRESENTED BY

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Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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# EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3483/-111.8236

RF5

81 S McQueen Rd Gilbert, AZ 85233	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2017)	11,278	140,144	405,392
Projected Population (2022)	12,283	152,043	441,501
Census Population (2010)	10,431	129,485	373,139
Census Population (2000)	9,622	131,311	365,931
Projected Annual Growth (2017 to 2022)	1,005 1.8%	11,899 1.7%	36,108 1.8%
Historical Annual Growth (2010 to 2017)	847 1.2%	10,659 1.2%	32,253 1.2%
Historical Annual Growth (2000 to 2010)	809 0.8%	-1,826 -0.1%	7,208 0.2%
Estimated Population Density (2017)	3,592 <i>psm</i>	4,958 <i>psm</i>	5,164 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.27 <i>sq mi</i>	78.51 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2017)	4,230	51,454	147,907
Projected Households (2022)	4,463	54,111	156,068
Census Households (2010)	3,858	46,927	134,378
Census Households (2000)	3,462	44,662	125,847
Estimated Households with Children (2017)	1,508 35.7%	18,669 36.3%	53,620 36.3%
Estimated Average Household Size (2017)	2.66	2.72	2.73
<b>Average Household Income</b>			
Estimated Average Household Income (2017)	\$96,650	\$80,781	\$77,266
Projected Average Household Income (2022)	\$117,176	\$97,133	\$93,639
Estimated Average Family Income (2017)	\$110,554	\$92,122	\$89,841
<b>Median Household Income</b>			
Estimated Median Household Income (2017)	\$85,028	\$70,023	\$66,440
Projected Median Household Income (2022)	\$100,532	\$82,330	\$78,065
Estimated Median Family Income (2017)	\$99,022	\$80,946	\$78,649
<b>Per Capita Income</b>			
Estimated Per Capita Income (2017)	\$36,260	\$29,693	\$28,238
Projected Per Capita Income (2022)	\$42,588	\$34,600	\$33,145
Estimated Per Capita Income 5 Year Growth	\$6,327 17.4%	\$4,907 16.5%	\$4,906 17.4%
Estimated Average Household Net Worth (2017)	\$1,037,130	\$784,597	\$761,703
<b>Daytime Demos (2017)</b>			
Total Businesses	707	6,297	16,458
Total Employees	7,302	57,878	169,692
Company Headquarter Businesses	3 0.4%	30 0.5%	55 0.3%
Company Headquarter Employees	19 0.3%	1,622 2.8%	8,117 4.8%
Employee Population per Business	10.3	9.2	10.3
Residential Population per Business	15.9	22.3	24.6

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RF5

## 81 S McQueen Rd

Gilbert, AZ 85233

1 mi radius      3 mi radius      5 mi radius

### Race & Ethnicity

White (2017)	8,411	74.6%	100,581	71.8%	283,306	69.9%
Black or African American (2017)	557	4.9%	7,447	5.3%	21,168	5.2%
American Indian or Alaska Native (2017)	104	0.9%	2,291	1.6%	7,603	1.9%
Asian (2017)	1,098	9.7%	7,544	5.4%	20,537	5.1%
Hawaiian or Pacific Islander (2017)	30	0.3%	445	0.3%	1,385	0.3%
Other Race (2017)	565	5.0%	15,963	11.4%	54,117	13.3%
Two or More Races (2017)	512	4.5%	5,873	4.2%	17,276	4.3%
Not Hispanic or Latino Population (2017)	9,422	83.5%	100,978	72.1%	279,329	68.9%
Hispanic or Latino Population (2017)	1,856	16.5%	39,166	27.9%	126,063	31.1%
Not Hispanic or Latino Population (2022)	10,053	81.8%	107,107	70.4%	297,008	67.3%
Hispanic or Latino Population (2022)	2,230	18.2%	44,937	29.6%	144,492	32.7%
Not Hispanic or Latino Population (2010)	8,948	85.8%	95,137	73.5%	261,615	70.1%
Hispanic or Latino Population (2010)	1,482	14.2%	34,348	26.5%	111,524	29.9%
Not Hispanic or Latino Population (2000)	8,613	89.5%	104,233	79.4%	279,903	76.5%
Hispanic or Latino Population (2000)	1,009	10.5%	27,078	20.6%	86,029	23.5%
Projected Hispanic Annual Growth (2017 to 2022)	374	4.0%	5,771	2.9%	18,429	2.9%
Historic Hispanic Annual Growth (2000 to 2017)	847	4.9%	12,088	2.6%	40,035	2.7%

### Age Distribution (2017)

Age Under 5	676	6.0%	9,083	6.5%	27,827	6.9%
Age 5 to 9 Years	730	6.5%	9,621	6.9%	28,647	7.1%
Age 10 to 14 Years	835	7.4%	10,246	7.3%	29,378	7.2%
Age 15 to 19 Years	815	7.2%	10,111	7.2%	29,186	7.2%
Age 20 to 24 Years	705	6.3%	9,779	7.0%	29,908	7.4%
Age 25 to 29 Years	796	7.1%	10,750	7.7%	32,380	8.0%
Age 30 to 34 Years	771	6.8%	10,469	7.5%	30,701	7.6%
Age 35 to 39 Years	782	6.9%	9,656	6.9%	27,915	6.9%
Age 40 to 44 Years	862	7.6%	9,828	7.0%	27,821	6.9%
Age 45 to 49 Years	856	7.6%	10,165	7.3%	27,834	6.9%
Age 50 to 54 Years	874	7.8%	9,960	7.1%	27,183	6.7%
Age 55 to 59 Years	749	6.6%	8,849	6.3%	24,312	6.0%
Age 60 to 64 Years	618	5.5%	7,049	5.0%	19,489	4.8%
Age 65 to 74 Years	767	6.8%	8,933	6.4%	25,371	6.3%
Age 75 to 84 Years	329	2.9%	3,997	2.9%	11,843	2.9%
Age 85 Years or Over	111	1.0%	1,646	1.2%	5,598	1.4%
Median Age	36.5		34.5		33.8	

### Gender Age Distribution (2017)

Female Population	5,804	51.5%	71,033	50.7%	204,357	50.4%
Age 0 to 19 Years	1,502	25.9%	19,039	26.8%	56,058	27.4%
Age 20 to 64 Years	3,666	63.2%	43,885	61.8%	124,172	60.8%
Age 65 Years or Over	636	11.0%	8,110	11.4%	24,126	11.8%
Female Median Age	37.1		35.5		34.9	
Male Population	5,475	48.5%	69,111	49.3%	201,036	49.6%
Age 0 to 19 Years	1,555	28.4%	20,023	29.0%	58,979	29.3%
Age 20 to 64 Years	3,348	61.2%	42,621	61.7%	123,370	61.4%
Age 65 Years or Over	571	10.4%	6,466	9.4%	18,686	9.3%
Male Median Age	35.8		33.4		32.8	

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RF5

## 81 S McQueen Rd

## Gilbert, AZ 85233

### Household Income Distribution (2017)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	379	9.0%	2,575	5.0%	7,149	4.8%
HH Income \$150,000 to \$199,999	309	7.3%	3,101	6.0%	8,899	6.0%
HH Income \$100,000 to \$149,999	943	22.3%	8,450	16.4%	22,562	15.3%
HH Income \$75,000 to \$99,999	663	15.7%	8,465	16.5%	21,617	14.6%
HH Income \$50,000 to \$74,999	908	21.5%	10,731	20.9%	29,227	19.8%
HH Income \$35,000 to \$49,999	490	11.6%	6,584	12.8%	20,126	13.6%
HH Income \$25,000 to \$34,999	219	5.2%	4,116	8.0%	13,251	9.0%
HH Income \$15,000 to \$24,999	226	5.3%	3,573	6.9%	12,523	8.5%
HH Income Under \$15,000	93	2.2%	3,861	7.5%	12,555	8.5%
HH Income \$35,000 or More	3,692	87.3%	39,904	77.6%	109,579	74.1%
HH Income \$75,000 or More	2,294	54.2%	22,590	43.9%	60,226	40.7%

### Housing (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	4,346		53,009		153,028	
Housing Units Occupied	4,230	97.3%	51,454	97.1%	147,907	96.7%
Housing Units Owner-Occupied	2,930	69.3%	33,287	64.7%	86,502	58.5%
Housing Units, Renter-Occupied	1,300	30.7%	18,167	35.3%	61,405	41.5%
Housing Units, Vacant	116	2.7%	1,555	2.9%	5,121	3.3%

### Marital Status (2017)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	2,904	32.1%	40,686	36.6%	119,678	37.5%
Currently Married	4,577	50.6%	48,105	43.3%	135,447	42.4%
Separated	185	2.0%	4,036	3.6%	12,570	3.9%
Widowed	287	3.2%	4,034	3.6%	12,211	3.8%
Divorced	1,083	12.0%	14,333	12.9%	39,635	12.4%

### Household Type (2017)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	9,668	85.7%	117,389	83.8%	335,942	82.9%
Population Non-Family	1,600	14.2%	22,308	15.9%	67,545	16.7%
Population Group Quarters	10	0.1%	447	0.3%	1,906	0.5%
Family Households	3,032	71.7%	35,020	68.1%	98,071	66.3%
Non-Family Households	1,198	28.3%	16,434	31.9%	49,837	33.7%
Married Couple with Children	1,018	22.3%	11,666	24.3%	33,144	24.5%
Average Family Household Size	3.2		3.4		3.4	

### Household Size (2017)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	869	20.5%	11,939	23.2%	36,612	24.8%
2 Person Households	1,500	35.5%	16,261	31.6%	44,538	30.1%
3 Person Households	747	17.7%	9,016	17.5%	24,960	16.9%
4 Person Households	671	15.9%	7,613	14.8%	21,179	14.3%
5 Person Households	272	6.4%	3,836	7.5%	11,377	7.7%
6 or More Person Households	171	4.0%	2,788	5.4%	9,241	6.2%

### Household Vehicles (2017)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	104	2.5%	1,976	3.8%	7,849	5.3%
Households with 1 Vehicles Available	1,235	29.2%	16,800	32.7%	51,470	34.8%
Households with 2 or More Vehicles Available	2,891	68.4%	32,677	63.5%	88,589	59.9%
Total Vehicles Available	8,423		96,712		267,819	
Average Vehicles Per Household	2.0		1.9		1.8	

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RF5

## 81 S McQueen Rd

### Gilbert, AZ 85233

	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2017)</b>						
Estimated Labor Population Age 16 Years or Over	8,870		109,230		313,980	
Estimated Civilian Employed	6,122	69.0%	75,894	69.5%	213,301	67.9%
Estimated Civilian Unemployed	260	2.9%	3,188	2.9%	9,689	3.1%
Estimated in Armed Forces	-	-	27	-	165	0.1%
Estimated Not in Labor Force	2,487	28.0%	30,121	27.6%	90,826	28.9%
Unemployment Rate	2.9%		2.9%		3.1%	
<b>Occupation (2010)</b>						
Occupation: Population Age 16 Years or Over	6,112		76,247		213,160	
Management, Business, Financial Operations	975	16.0%	10,813	14.2%	30,698	14.4%
Professional, Related	1,597	26.1%	17,141	22.5%	45,913	21.5%
Service	845	13.8%	13,822	18.1%	40,517	19.0%
Sales, Office	1,810	29.6%	21,522	28.2%	58,328	27.4%
Farming, Fishing, Forestry	12	0.2%	266	0.3%	609	0.3%
Construct, Extraction, Maintenance	327	5.3%	5,306	7.0%	16,828	7.9%
Production, Transport Material Moving	546	8.9%	7,377	9.7%	20,268	9.5%
White Collar Workers	4,382	71.7%	49,476	64.9%	134,939	63.3%
Blue Collar Workers	1,730	28.3%	26,771	35.1%	78,222	36.7%
<b>Consumer Expenditure (2017)</b>						
Total Household Expenditure	\$293 M		\$3.12 B		\$8.67 B	
Total Non-Retail Expenditure	\$160 M	54.7%	\$1.70 B	54.5%	\$4.72 B	54.5%
Total Retail Expenditure	\$133 M	45.3%	\$1.42 B	45.5%	\$3.95 B	45.5%
Apparel	\$10.3 M	3.5%	\$109 M	3.5%	\$304 M	3.5%
Contributions	\$13.4 M	4.6%	\$135 M	4.3%	\$376 M	4.3%
Education	\$11.5 M	3.9%	\$116 M	3.7%	\$322 M	3.7%
Entertainment	\$16.6 M	5.7%	\$176 M	5.6%	\$487 M	5.6%
Food and Beverages	\$42.2 M	14.4%	\$458 M	14.7%	\$1.27 B	14.7%
Furnishings and Equipment	\$10.4 M	3.6%	\$109 M	3.5%	\$300 M	3.5%
Gifts	\$7.61 M	2.6%	\$77.4 M	2.5%	\$215 M	2.5%
Health Care	\$22.5 M	7.7%	\$246 M	7.9%	\$685 M	7.9%
Household Operations	\$8.76 M	3.0%	\$90.1 M	2.9%	\$250 M	2.9%
Miscellaneous Expenses	\$4.26 M	1.5%	\$45.8 M	1.5%	\$127 M	1.5%
Personal Care	\$3.79 M	1.3%	\$40.6 M	1.3%	\$113 M	1.3%
Personal Insurance	\$2.28 M	0.8%	\$23.3 M	0.7%	\$64.6 M	0.7%
Reading	\$653 K	0.2%	\$6.92 M	0.2%	\$19.2 M	0.2%
Shelter	\$60.2 M	20.5%	\$640 M	20.5%	\$1.78 B	20.5%
Tobacco	\$1.63 M	0.6%	\$18.7 M	0.6%	\$52.3 M	0.6%
Transportation	\$55.4 M	18.9%	\$597 M	19.1%	\$1.65 B	19.0%
Utilities	\$21.2 M	7.2%	\$233 M	7.5%	\$650 M	7.5%
<b>Educational Attainment (2017)</b>						
Adult Population Age 25 Years or Over	7,516		91,303		260,447	
Elementary (Grade Level 0 to 8)	248	3.3%	4,708	5.2%	16,199	6.2%
Some High School (Grade Level 9 to 11)	327	4.3%	5,816	6.4%	17,249	6.6%
High School Graduate	1,200	16.0%	19,000	20.8%	55,118	21.2%
Some College	1,779	23.7%	24,961	27.3%	67,529	25.9%
Associate Degree Only	700	9.3%	8,182	9.0%	23,930	9.2%
Bachelor Degree Only	2,039	27.1%	19,095	20.9%	52,456	20.1%
Graduate Degree	1,223	16.3%	9,542	10.5%	27,967	10.7%

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## Gilbert, AZ 85233

1 mi radius      3 mi radius      5 mi radius

### Units In Structure (2010)

	1 mi radius	3 mi radius	5 mi radius
1 Detached Unit	3,323 86.1%	37,424 79.7%	98,379 73.2%
1 Attached Unit	192 5.0%	2,264 4.8%	7,047 5.2%
2 to 4 Units	127 3.3%	2,155 4.6%	8,233 6.1%
5 to 9 Units	195 5.0%	2,873 6.1%	9,728 7.2%
10 to 19 Units	196 5.1%	3,131 6.7%	11,214 8.3%
20 to 49 Units	22 0.6%	858 1.8%	3,635 2.7%
50 or More Units	90 2.3%	1,485 3.2%	5,517 4.1%
Mobile Home or Trailer	77 2.0%	1,512 3.2%	3,912 2.9%
Other Structure	2 -	56 0.1%	155 0.1%

### Homes Built By Year (2010)

	1 mi radius	3 mi radius	5 mi radius
Homes Built 2005 or later	22 0.6%	274 0.6%	875 0.7%
Homes Built 2000 to 2004	819 21.2%	5,696 12.1%	19,695 14.7%
Homes Built 1990 to 1999	1,967 51.0%	17,362 37.0%	41,496 30.9%
Homes Built 1980 to 1989	947 24.6%	14,013 29.9%	36,990 27.5%
Homes Built 1970 to 1979	201 5.2%	8,905 19.0%	29,324 21.8%
Homes Built 1960 to 1969	144 3.7%	2,359 5.0%	8,986 6.7%
Homes Built 1950 to 1959	62 1.6%	1,736 3.7%	5,677 4.2%
Homes Built Before 1949	12 0.3%	496 1.1%	1,968 1.5%

### Home Values (2010)

	1 mi radius	3 mi radius	5 mi radius
Home Values \$1,000,000 or More	14 0.5%	192 0.6%	563 0.7%
Home Values \$500,000 to \$999,999	145 5.4%	1,554 5.0%	4,699 5.8%
Home Values \$400,000 to \$499,999	232 8.7%	1,581 5.1%	4,713 5.8%
Home Values \$300,000 to \$399,999	671 25.0%	4,252 13.7%	12,042 14.8%
Home Values \$200,000 to \$299,999	917 34.2%	10,466 33.6%	25,995 32.0%
Home Values \$150,000 to \$199,999	566 21.1%	7,472 24.0%	18,004 22.2%
Home Values \$100,000 to \$149,999	260 9.7%	4,786 15.4%	11,844 14.6%
Home Values \$70,000 to \$99,999	41 1.5%	1,259 4.0%	3,571 4.4%
Home Values \$50,000 to \$69,999	5 0.2%	382 1.2%	1,265 1.6%
Home Values \$25,000 to \$49,999	5 0.2%	285 0.9%	950 1.2%
Home Values Under \$25,000	58 2.1%	997 3.2%	2,481 3.1%
Owner-Occupied Median Home Value	\$260,933	\$212,729	\$218,741
Renter-Occupied Median Rent	\$965	\$895	\$849

### Transportation To Work (2010)

	1 mi radius	3 mi radius	5 mi radius
Drive to Work Alone	4,171 79.5%	51,460 77.8%	146,097 76.6%
Drive to Work in Carpool	591 11.3%	7,230 10.9%	21,431 11.2%
Travel to Work by Public Transportation	56 1.1%	1,216 1.8%	4,534 2.4%
Drive to Work on Motorcycle	63 1.2%	457 0.7%	1,298 0.7%
Walk or Bicycle to Work	83 1.6%	1,999 3.0%	5,939 3.1%
Other Means	23 0.4%	523 0.8%	1,650 0.9%
Work at Home	258 4.9%	3,259 4.9%	9,767 5.1%

### Travel Time (2010)

	1 mi radius	3 mi radius	5 mi radius
Travel to Work in 14 Minutes or Less	1,188 23.8%	16,348 26.0%	46,363 25.6%
Travel to Work in 15 to 29 Minutes	2,826 56.7%	33,318 53.0%	89,799 49.6%
Travel to Work in 30 to 59 Minutes	1,664 33.4%	19,849 31.6%	56,160 31.0%
Travel to Work in 60 Minutes or More	139 2.8%	2,889 4.6%	9,736 5.4%
Average Minutes Travel to Work	22.2	21.6	21.7

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