

OCOTILLO TRAILS MARKETPLACE

NEC IRONWOOD RD & OCOTILLO RD | SAN TAN VALLEY, ARIZONA

VIEW
VIDEO
HERE

OCOTILLO ROAD
22,620 VPD

Shops C
AVAILABLE
2,521 SF

Shops B
AVAILABLE
2,200 SF

Turn-Key Restaurant
AVAILABLE Q1 2021
2,910 SF

Turn-Key Salon
AVAILABLE
1,517 SF

IRONWOOD ROAD
30,350 VPD



ARIZONA
24
Approximately 3 miles South
of planned SR24 extension
linking Loop 202 and Ironwood Rd



Shops B
AVAILABLE
2,200 SF



Turn-Key Restaurant
AVAILABLE Q1 2020
2,910 SF

Turn-Key Salon
AVAILABLE
1,517 SF



Shops C
AVAILABLE
2,521 SF



AVAILABLE
1,200 SF



Ocotillo Rd

Ironwood Rd

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AVAILABLE

- Shops C: ± 2,521 SF
- Building A: ± 1,200 SF
- Building B: ± 1,517 SF (Former Hair Salon)
- Building B: ± 2,200 SF (now available)
- Building B: ± 2,910 SF turn-key restaurant space (available 1st quarter 2021)

HIGHLIGHTS

- Anchored by brand new & **NOW OPEN!**
- Zoning: CB-2
- Over 50,000 cars per day at intersection
- Exploding Ironwood Corridor
- Across from the new (opened Dec. 2018)

D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services



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TURN-KEY HAIR SALON NOW AVAILABLE

FOR LEASE

- ± 1,517 SF turn-key hair salon space in LA Fitness Anchored Center
- Built-in reception desk
- Mirrors, chairs, sinks, dryers, and mezzanine office included
- Ample parking available

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TURN-KEY RESTAURANT FOR LEASE



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AVAILABLE Q1 2021

- ± 2,910 SF turn-key restaurant space
- Large covered patio
- Walk ins
- Hood in place
- Kitchen equipment
- Multi-compartment sink
- Grease trap
- Formerly Filibertos, which is expanding to a freestanding PAD within the center



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Suite	Tenant	Size/SF
B101 - 102	Patriot Martial Arts Academy	2,400
B103	Alpha Nails & Spa	1,200
B104 /105	The Original Golden Skone	2,400
B106	Second Gen Restaurant (AVAILABLE Q1 2021)	2,910
B107	AVAILABLE	2,200
B108	Buddyz a Chicago Pizzeria	2,742
B109	AVAILABLE	1,517
B110/111	Perfect Pawn & Jewelry	3,924
B112	Moon China Restaurant	1,800
NEW SHOPS C		
C-1&2	AVAILABLE	2,521
C-3	One Stop Nutrition	1,400
MAJOR A	LA Fitness	34,000
A101	Pinal County Sheriff's Office	5,000
A102	Ocotillo Trails Dentistry	1,800
A106	Stamps Auto	5,400
PAD A		
A-1	Filibertos Mexican Restaurant	2,400
A-2	AVAILABLE	1,200
A-3	Verizon Wireless	1,400



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DEMOGRAPHICS 2019

Source: esri

	1 MI	3 MI	5 MI
Estimated Population	17,251	56,215	105,259
Projected Population (2024)	19,444	65,422	121,360
Average HH Income	\$80,568	\$85,602	\$86,854
Daytime Population	10,475	38,753	75,064

*Almost 3% Annual Growth for Trade Area

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PHOENIX-METRO: EAST VALLEY HOUSING PROJECTS

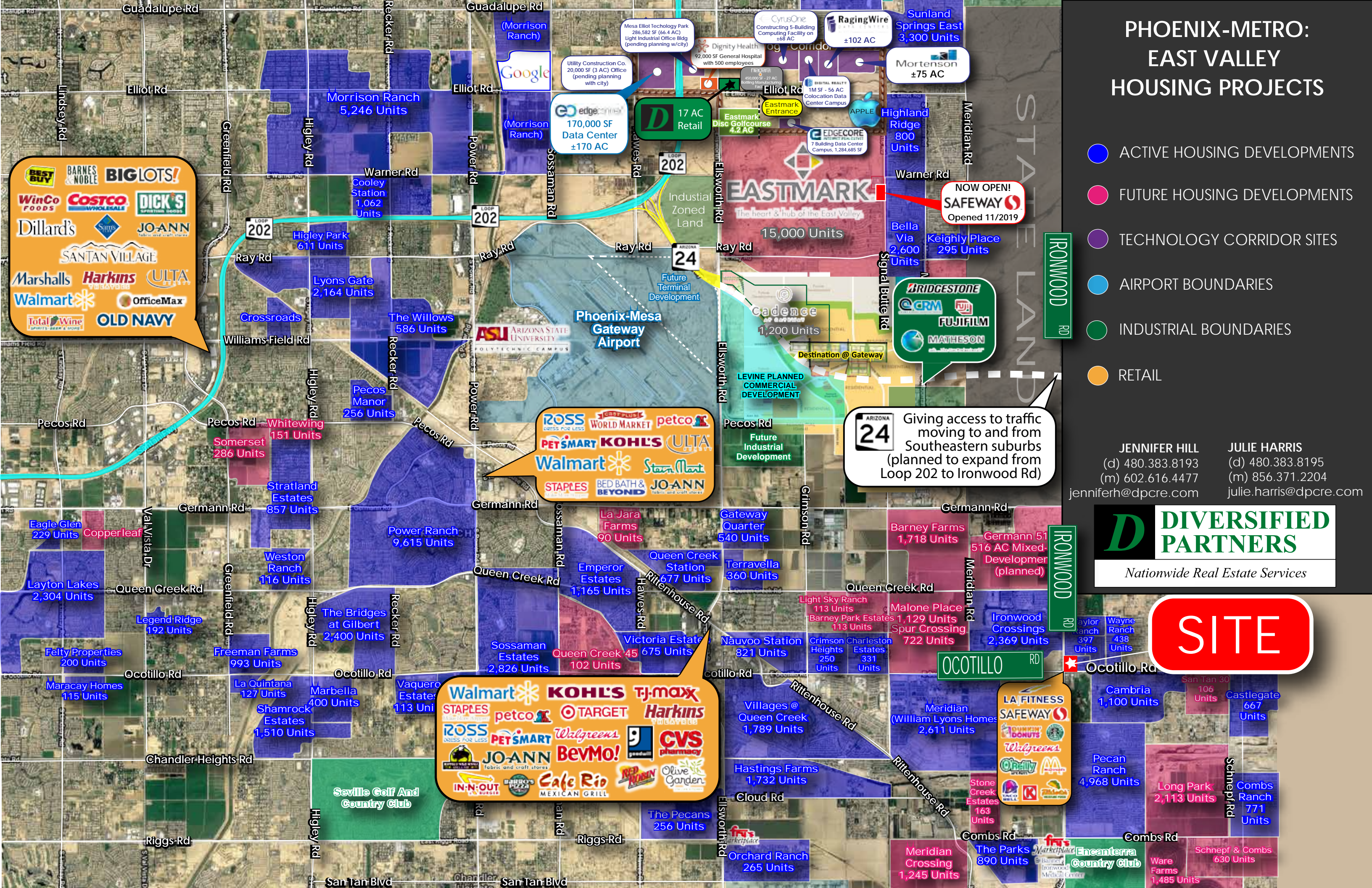
- ACTIVE HOUSING DEVELOPMENTS
- FUTURE HOUSING DEVELOPMENTS
- TECHNOLOGY CORRIDOR SITES
- AIRPORT BOUNDARIES
- INDUSTRIAL BOUNDARIES
- RETAIL

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Nationwide Real Estate Services



RETAIL CENTER

RETAIL CENTER

RETAIL CENTER

RETAIL CENTER

ARIZONA 24

Giving access to traffic moving to and from Southeastern suburbs (planned to expand from Loop 202 to Ironwood Rd)

NOW OPEN!
SAFeway
Opened 11/2019

BRIDGESTONE
GRM
FUJIFILM
MATHESON

edgecenter
170,000 SF Data Center
±170 AC

D 17 AC Retail

Eastmark Disc Golfcourse
4.2 AC

EDGECORE
7 Building Data Center Campus, 1,284,685 SF

ARIZONA 24

IRONWOOD RD

IRONWOOD RD

OCOTILLO RD

SITE