



**DEVELOPED BY:**

**D** **DIVERSIFIED PARTNERS**

*Nationwide Real Estate Services*

**SHOP SPACE FOR LEASE OR PAD AVAILABLE FOR GROUND LEASE**

51,332 SF HARD CORNER PAD AVAILABLE



**ELLSWORTH LOOP & OCOTILLO RD**



# PROPERTY SUMMARY

AVAILABLE	51,332 SF Hard Corner Pad
PRICING	CALL FOR PRICING
ZONED	C-2

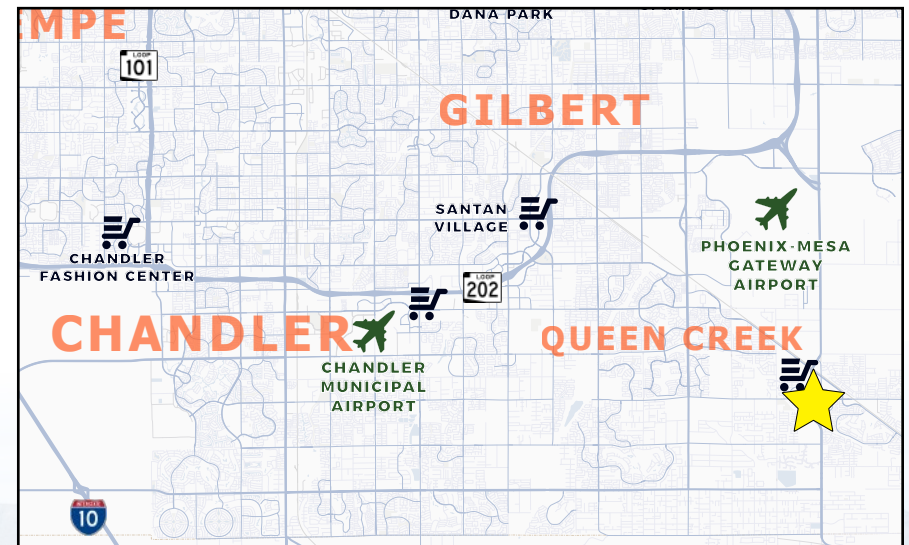
## PROPERTY HIGHLIGHTS

- ▶ Asking rent - \$150K/year or purchase at \$2.4M
- ▶ Hard corner, in-fill site in the heart of Queen Creek
- ▶ Queen Creek is growing, with a current population of 68,500, and anticipating a 43% population increase in five years. The Town projects to have 175,000 residents at build out
- ▶ High income trade area with average household incomes of nearly \$151,809 within a 3-mile radius in 2022.

## TRAFFIC COUNTS

N	±75,669 VPD (NB & SB)	E	±12,953 VPD (EB & WB)
S	±27,430 VPD (NB & SB)	W	±17,453 VPD (EB & WB)

ADOT 2021



## NEARBY TENANTS

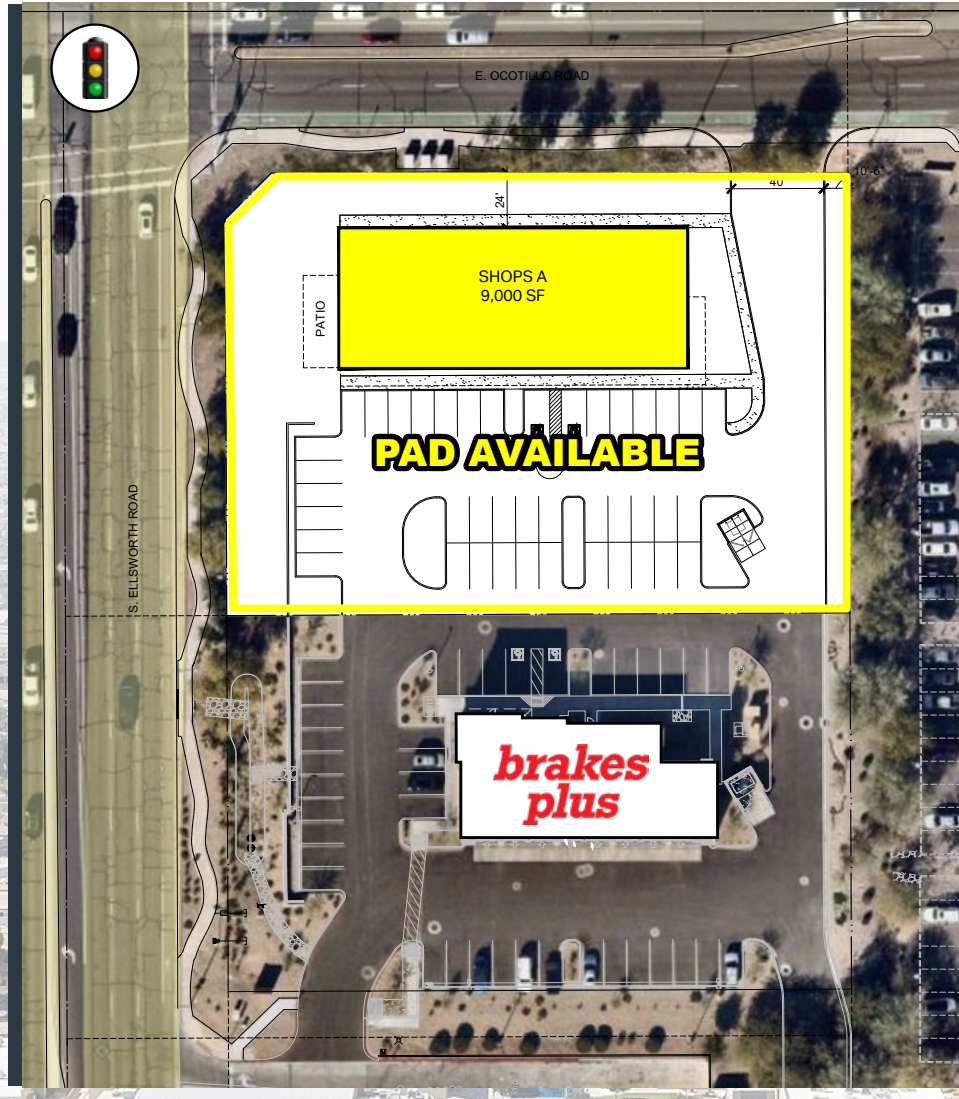


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Ellsworth Loop Rd & Ocotillo Rd | Queen Creek, AZ



# SITE PLAN



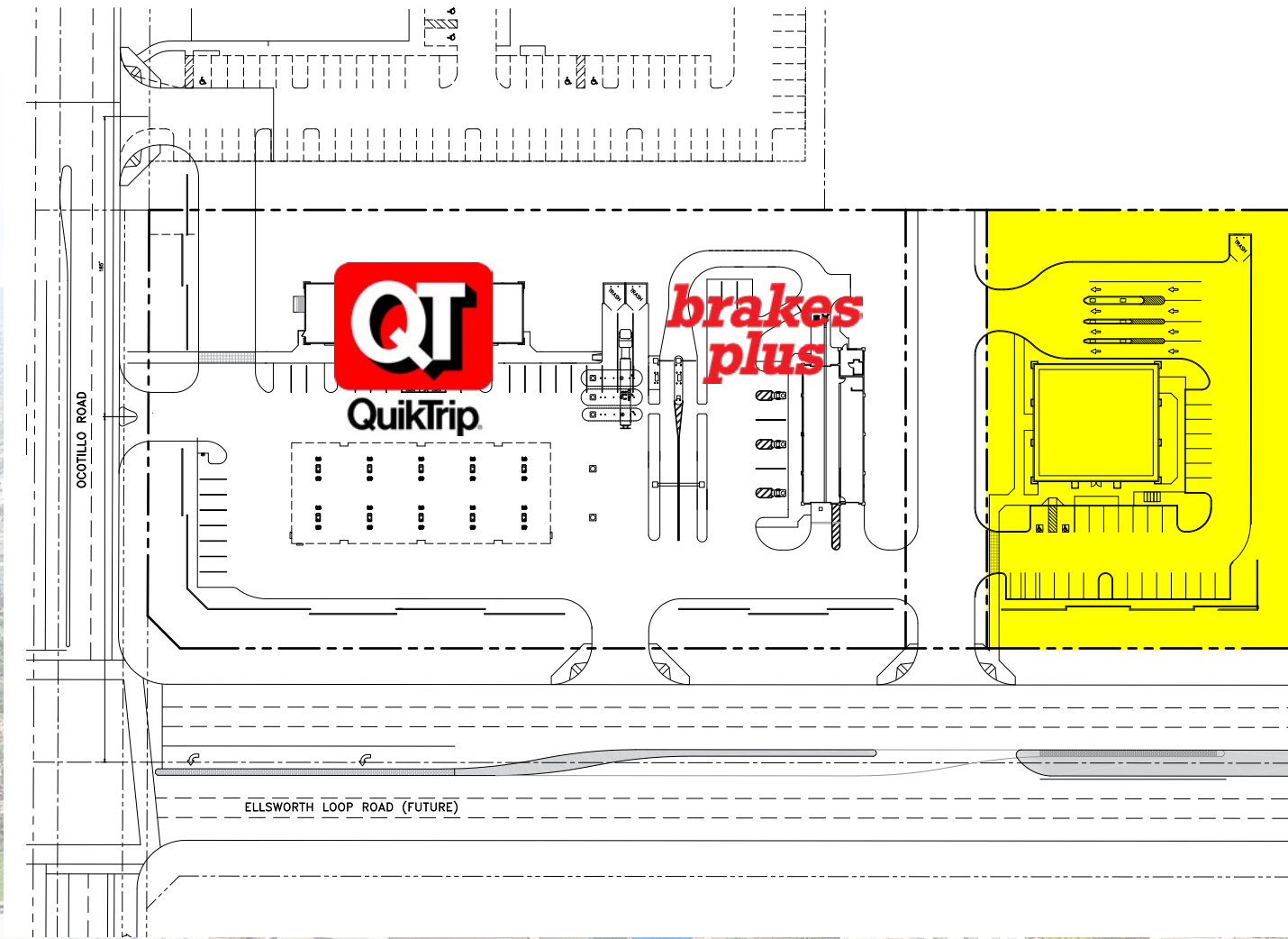
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# GROUND LEASE OPPORTUNITY



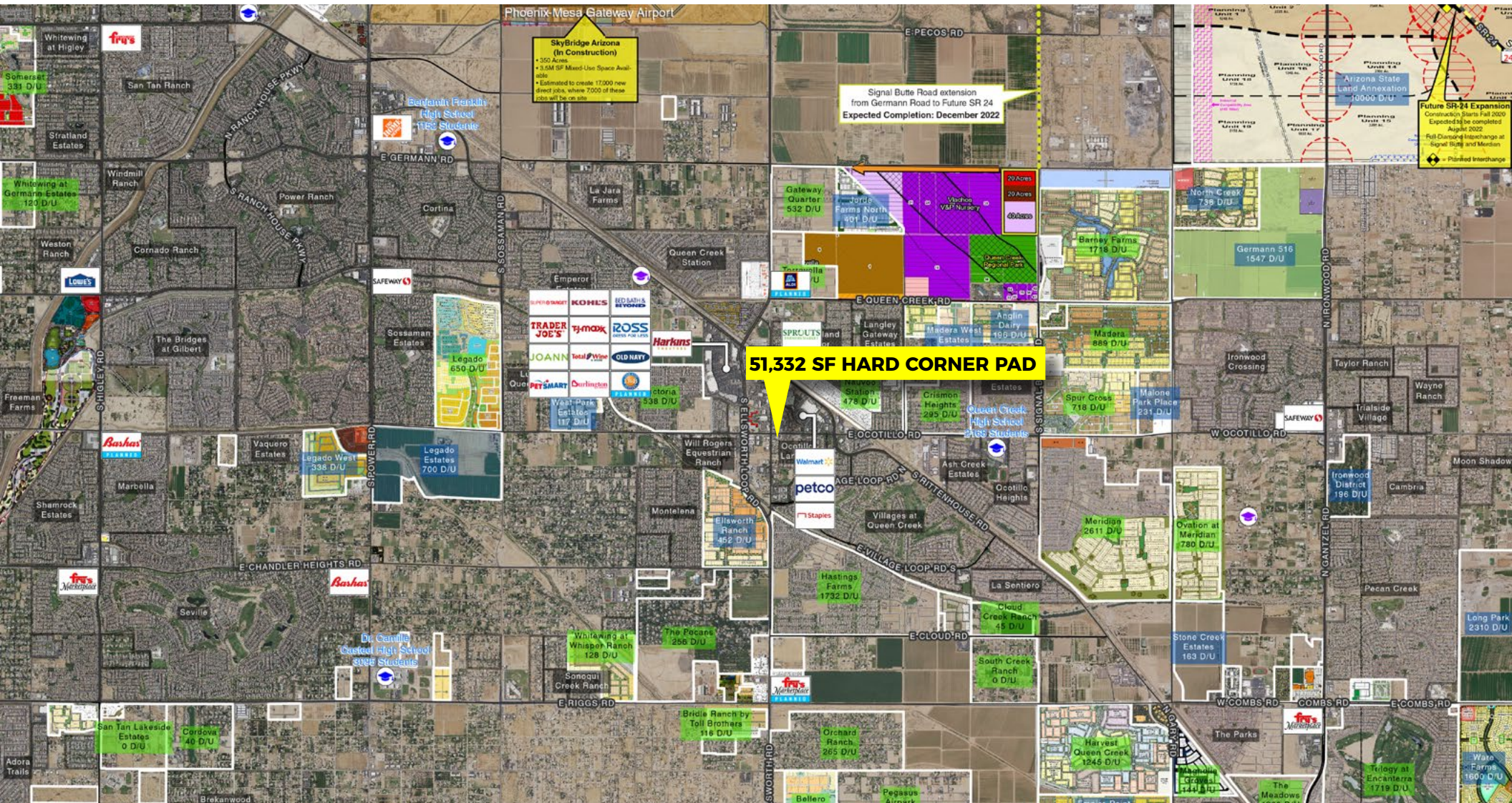
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# MACRO AERIAL



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**51,332 SF HARD CORNER PAD AVAILABLE**  
 Ellsworth Loop Rd & Ocotillo Rd | Queen Creek, AZ



# RETAIL AERIAL



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# DEMOGRAPHICS



## 2023 POPULATION

1-Mile	3-Miles	5-Miles
12,550	58,949	162,576



## 2023 DAYTIME POPULATION

1-Mile	3-Miles	5-Miles
12,279	48,099	122,929



## 2023 AVERAGE MEDIAN HOUSEHOLD INCOME

1-Mile	3-Miles	5-Miles
\$107,366	\$129,781	\$111,192



## 2023 AVERAGE HOUSEHOLD INCOMES

1-Mile	3-Miles	5-Miles
\$137,986	\$164,150	\$140,522



## HOUSEHOLD SUMMARY

1-Mile	3-Miles	5-Miles
4,194	18,857	54,944

**FOOD AWAY FROM  
HOME OVER  
\$363M**

WITHIN 5-MILES

*22% higher than the national average*

SEC

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