

# CORNERSTONE *at Queen Creek*

NWC Rittenhouse Rd & Ocotillo Rd  
Queen Creek, AZ



For more information, please contact:

**Lance Umble**  
602-734-7206  
lumble@pcaemail.com



3131 East Camelback Road, #340 | Phoenix, AZ 85016 | 602.957.9800

**CHAINLINKS**  
RETAIL ADVISORS





## PROPERTY DETAILS

Property Type: Mixed-Use Power Center

Property Size:  $\pm 68$  AC;  $\pm 380,000$  SF

Available: Pads and shops

Zoning: C-2, Pad

Comments: Cornerstone at Queen Creek is part of a  $\pm 200$  acre retail core located in the Town Center of Queen Creek, Arizona. This project is going to be  $\pm 380,000$  SF of retail with a Class A, multi family housing parcel containing 264 units. The Trade Area, which is depicted on the following aerial, includes the Town of Queen Creek which is in the explosive growth corridor of Pinal County. There are several master planned communities platted for this trade area, some of the largest being Bella Vista Farms (12,818 D/U's), Johnson Ranch (11,400 D/U's), San Tan Heights (5,288 D/U's) and Circle Cross Ranch (5,070 D/U's). The Trade Area has  $\pm 79,669$  people residing there presently. According to the US Census this trade area will grow by  $\pm 23,000$  individuals a year for the next 20 years. Queen Creek is one of the fastest growing cities in all of Arizona.



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. [65] JUNE 5, 2018

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# CORNERSTONE at Queen Creek

Developed By

WDP

Architect



Date

January 26, 2010

## Project Data - Phase 1A

### Project Data - Phase 1A

Item	Data	Pkg. Min.	Pkg. Max.	Bicycle Req.
Site Area (Retail Parcel)	+/- 39.84 ac +/- 1,735,400 sf			
Building Areas				
Major A	203,800 sf	679 sp	1019 sp	68
Majors B/C	35,400 sf	118 sp	177 sp	12
Shops A-C	20,600 sf	69 sp	103 sp	7
Retail Pads	19,387 sf	65 sp	97 sp	6
Food Pads	39,933 sf	532 sp	799 sp	27
Subtotal	319,120 sf	1463 sp	2195 sp	120
Garden Center	20,000 sf	53 sp	80 sp	0
Grand Total	339,120 sf	1516 sp	2275 sp	120

Parking Provided	Accessible	62 sp	Bicycle	130
	Standard	1,770 sp		
	Total	1,840 sp	5.77 per 1000	

Lot Coverage	+/- 19.5%	FAR	0.2	
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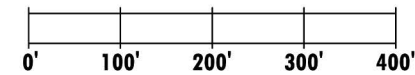
## Project Data - Phase 1B

Item	Data	Pkg. Min.	Pkg. Max.	Bicycle Req.
Site Area (Retail Parcel)	+/- 9.60 ac +/- 418,026 sf			
Building Areas				
Shops	11,265 sf	38 sp	56 sp	4
Retail Pads	25,550 sf	85 sp	128 sp	9
Food Pads	6,650 sf	89 sp	133 sp	4
Grand Total	43,465 sf	211 sp	317 sp	17

Parking Provided	Accessible	12 sp	Bicycle	18
	Standard	351 sp		
	Total	363 sp	8.35 per 1000	

Lot Coverage	+/- 10.4%	FAR	0.13	
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## Site Plan



Phase 1B

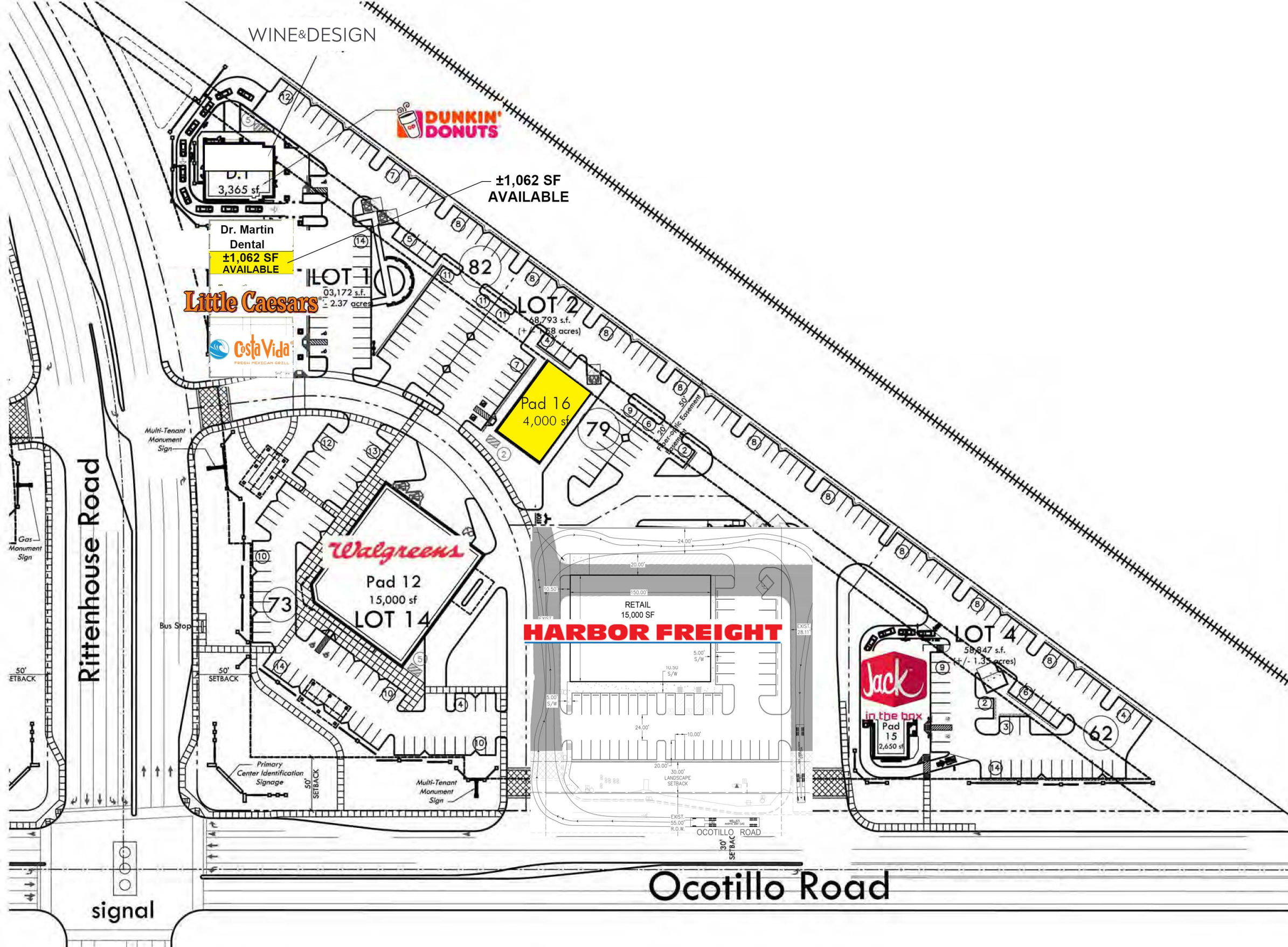


WDP



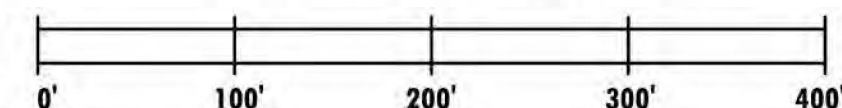
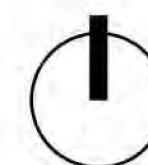
**s u i t e - s i x**  
architecture • planning  
8331 N. Cattertrack  
Scottsdale, Arizona 85260  
480 • 348 • 7800 p  
480 • 348 • 3412 f

**January 26, 2010**



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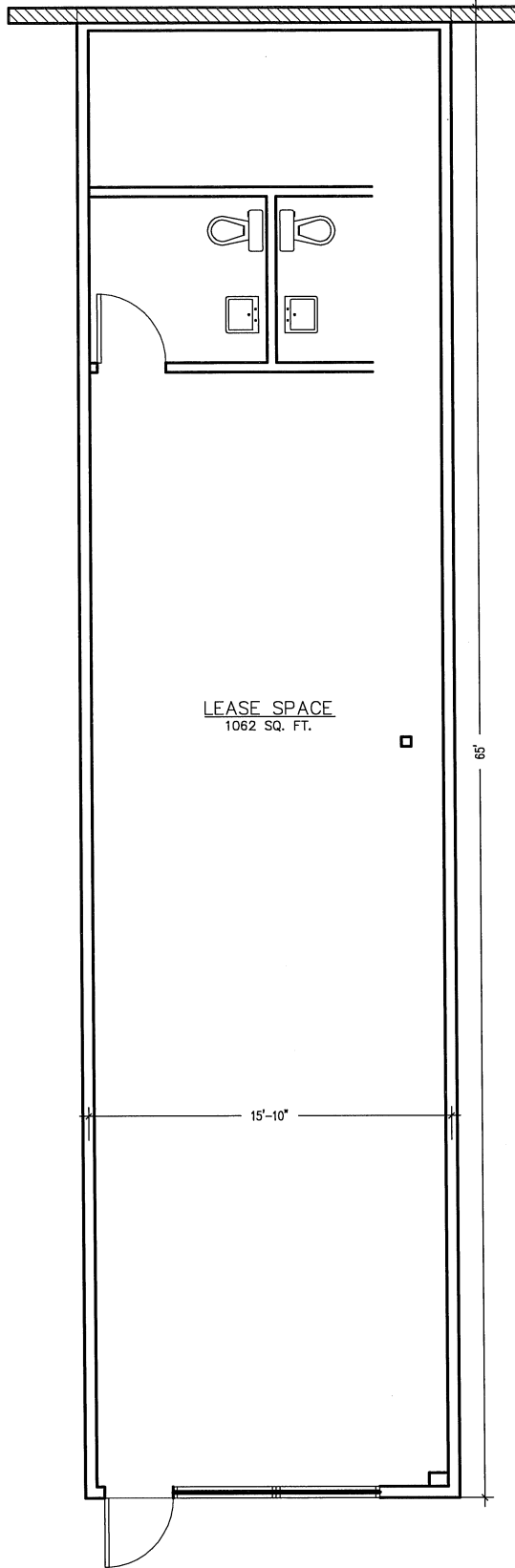
# Phase 1 B Site Plan



# CORNERSTONE

## *at Queen Creek*





**POCA**  
ARCHITECTURE  
DESIGN

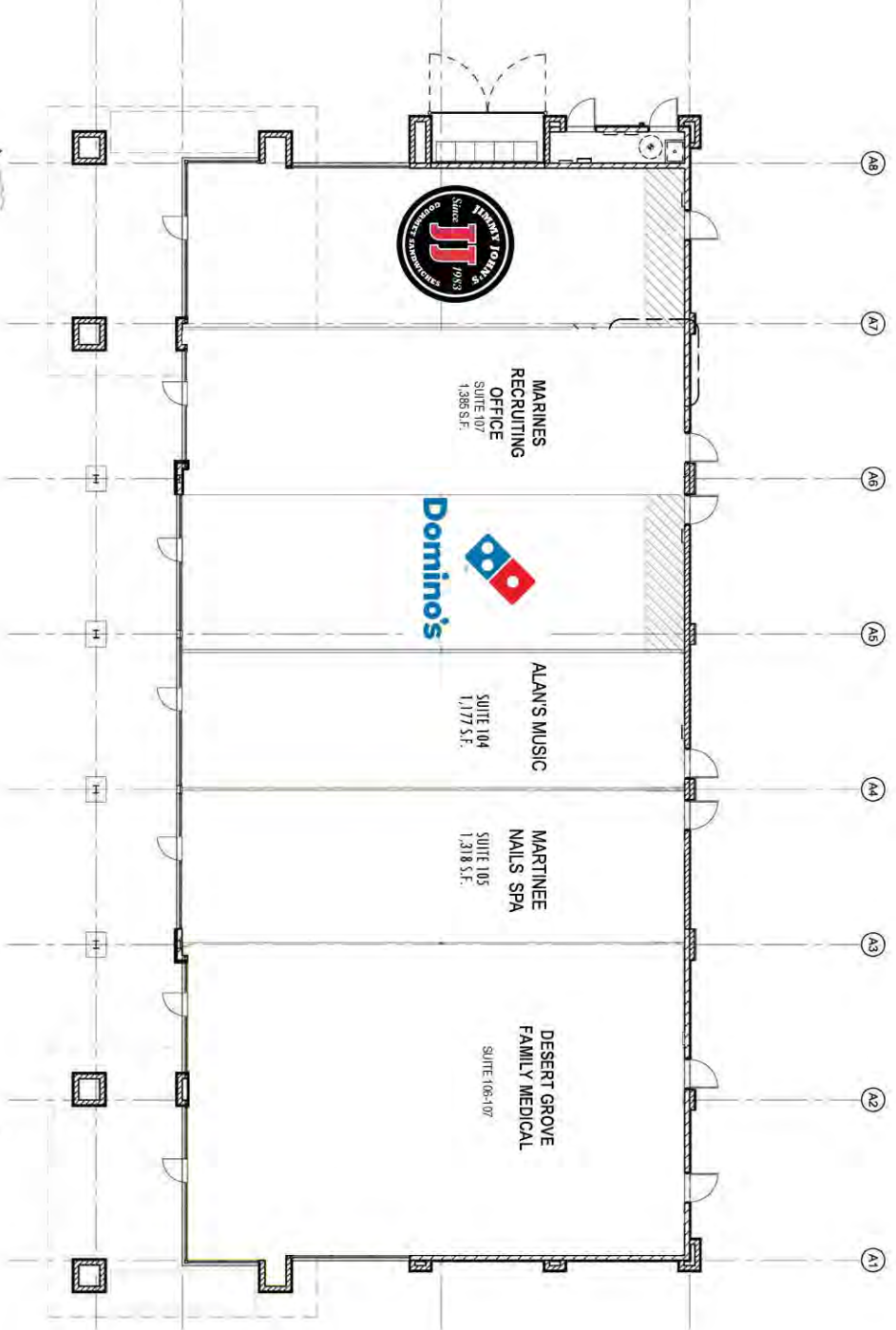
**POCA Architecture + Design, LLC**  
8686 North Central Avenue  
Suite 212  
Phoenix, Arizona 85020  
[poconnor@POCAaz.com](mailto:poconnor@POCAaz.com)  
602-790-9935

**Cornerstone Plaza  
Lease Plan  
Building D2-Suite 104**

Revision:  
Project # - 19007  
Date - 01/22/2019  
Sheet Name:

**D2-104**

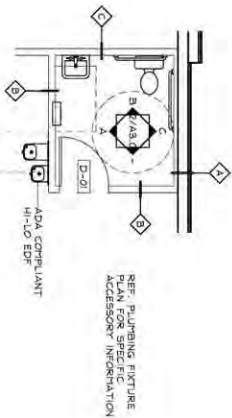




NOTE:  
ALL WORK PROVIDED & SHOWN IN THIS SCOPE IS UPGRADE  
TO 'VANILLA BOX' CONDITION ONLY. ALL SPECIFIC  
REQUIREMENTS DUE TO ANY TENANT'S EQUIPMENT TO BE  
PROVIDED BY TENANT AT A LATER DATE AND SUBMITTAL  
AND NOT IN THIS SCOPE OF WORK.

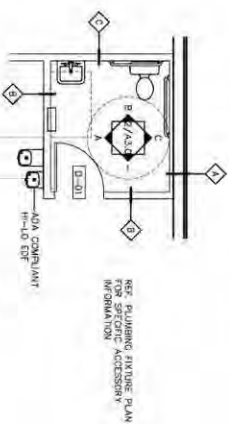






2 ENLARGED RESTROOM PLAN  
SCALE 1/8\"/>




WALL LEGEND	
MARK	SYMBOL
1	5/8" GYP. BD. ON 1 5/8" X 20 GA. MET. PURLING ASSEMBLY TO 6" ABOVE FINISHED CEILING HEIGHT IN R-4 (MIN.) RIGID INSULATION FROM FLOOR FIN. FLR. TO ROOF DECK ABOVE.
2	5/8" GYP. BD. EACH SIDE OF 3 5/8" X 20 GA. METAL STUDS AT 16" O.C. EXTEND METAL STUDS AND SHEATHING REMAINING GYP. BD. FACE TO ROOF SHEATHING. PROVIDE R-13 BATT INSULATION FULL HEIGHT.
3	5/8" GYP. BD. EACH SIDE OF 6" X 20 GA. METAL STUDS AT 16" O.C. EXTEND METAL STUDS AND SHEATHING REMAINING GYP. BD. FACE TO 6" ABOVE ADJACENT FINISH CEILING HEIGHT. PROVIDE R-13 BATT INSULATION FULL HEIGHT.
DOOR SCHEDULE	
MARK	DESCRIPTION
1	3'-0" X 7'-0" X 1 5/8" SOLID CORE WOOD WITH FLUSH FACE PAIR BUTT HINGES, LEVER PRIVACY LATCHSET, DOOR STOP AND SWEPT.
DOOR NOTES	
<p>1. HANGING BUT SWEPT FOR INTERIOR DOORS SHALL BE INTERIOR DOORS. EXTERIOR DOORS SHALL BE EXTERIOR DOORS.</p> <p>2. ROOM IDENTIFICATION SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE EXTERIOR SIDE OF THE ROOM DOOR AT A HEIGHT OF 50" A.F.F. PROVIDE CLEAR FLOOR SPACE AT SIGN.</p> <p>3. FITTER, SENSE OF DIRECTION AND INFORMATION SIGNS SHALL COMPLY WITH CURRENT A.D.A. 4303 REQUIREMENTS, (TYPE OF ALL DIRECTION AND INFORMATION SIGNS.)</p>	





WALL LEGEND	
MARK	SYMBOL DESCRIPTION
1	 5/8" GYP. BD. ON 1/8" 5/8" X 20 GA. MTL. FURRING STUDS AT 24" O.C. OVER C.T.U. EXTENDING 1/2" ABOVE ADJACENT FINISH CEILING HEIGHT (IN R-4 TYPE) BEHIND INSULATION FROM ROOF FIN. FLR. TO ROOF DECK ABOVE.
2	 METAL STUDS AT 24" O.C. EXTEND THRU INSIDE OF ROOF SHEATHING FINISH GYP. BD. FACE TO 6" ABOVE ADJACENT FINISH CEILING HEIGHT PROVIDE R-13 BATT INSULATION TALL HEIGHT.
3	 5/8" GYP. BD. EACH SIDE OF 3 1/8" X 20 GA. METAL STUDS AT 16" O.C. EXTEND THRU INSULATION TO 6" ABOVE ADJACENT FINISH CEILING HEIGHT PROVIDE R-13 BATT INSULATION FULL HEIGHT.
4	 FLOOR

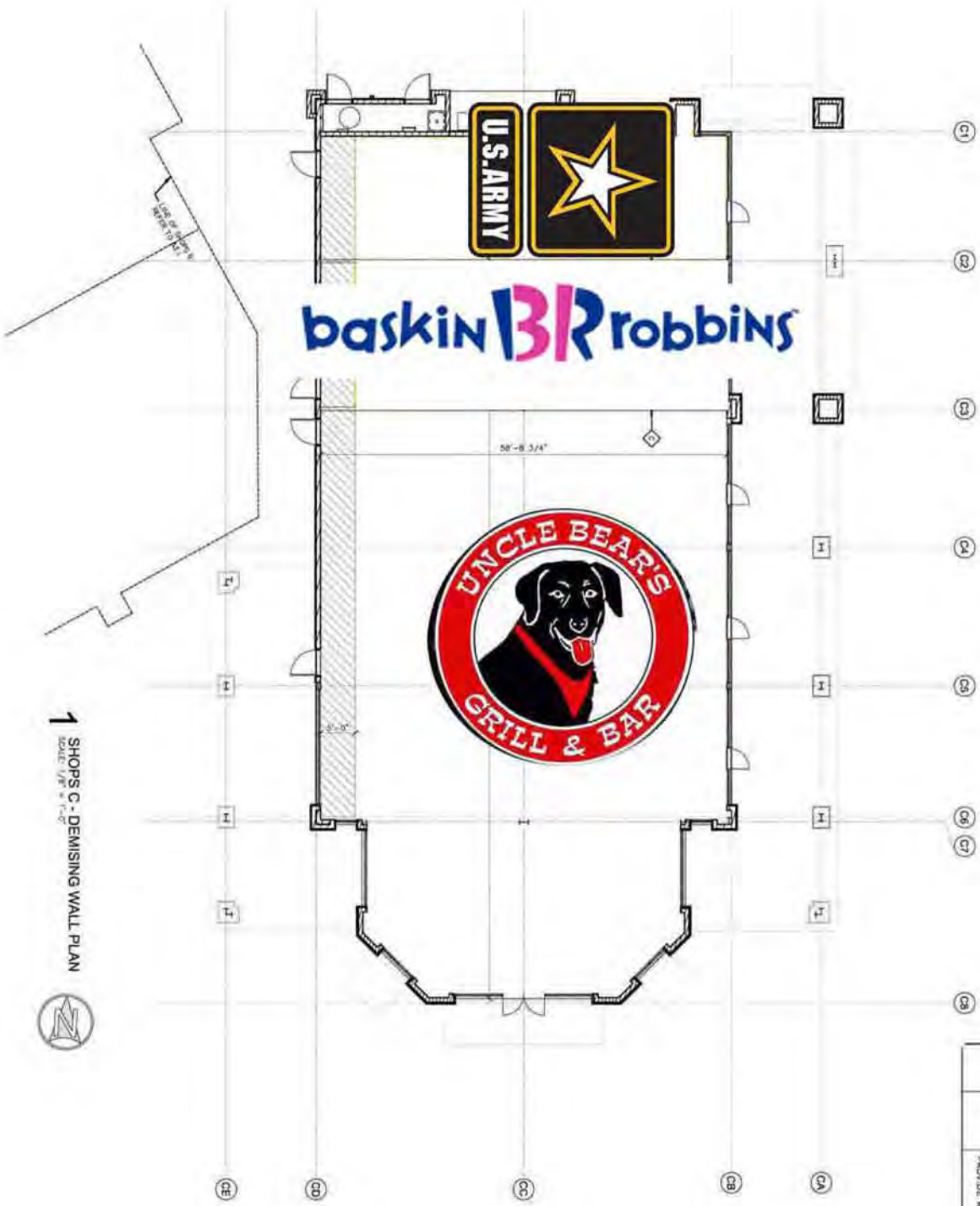
  

DOOR SCHEDULE	
DESCRIPTION	DETAIL
3/4" X 7-1/2" X 1 1/2" SOLID CORE DOORS WITH FLUSH FACE EACH SIDE IN KOLSON LAMINATE PINK PANTHER T-127 PAIR BATT HINGES, LEVER PRIVACY LATCHSET, DOOR STOP AND SILENCERS.	 1

DOOR NOTES	
1	MAXIMUM PULL FORCES FOR INTERIOR DOORS SHALL BE: INTERIOR FORCE = 50 LBS. FORCE
2	ROOM IDENTIFICATION SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE FACE OF THE DOOR DOOR AT A HEIGHT OF 50" A.L.P. PROVIDE CLEAR FLOOR SPACE AT SIGN
3	FITTER, SINE OF DIRECTION AND INOPERATION SHALL BE SHOWN BY THE FOLLOWING CONVENTIONS (TYPE OF ALL DIRECTION AND INOPERATION SIGNS)





1 SHOPS C - DEMISING WALL PLAN  
SCALE: 1/8" = 1'-0"



WALL LEGEND		
SYMBOL	DESCRIPTION	NOTES
	6\"/>	6\"/>
	12\"/>	12\"/>
	18\"/>	18\"/>

A2.3

SHEET NO.

SHOPS C

FLOOR PLAN

DEMISING WALLS FOR SHOPS A,B & C:

CORNERSTONE @ QUEEN CREEK

RITTENHOUSE ROAD & OCOTILLO, QUEEN CREEK, ARIZONA

WDP PARTNERS LLC

11411 N. Tatum Blvd., Phoenix, AZ 85028

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PROJECT NO.

06103

DRAWN BY:

RE

SCALE:

AS NOTED

CAD SAVED NAME:

CD081042 3

DATE:

10/15/07

REIGLE & ASSOCIATES

ARCHITECTURE, PLANNING, LTD

1304 N. 32nd Street Suite 200 Phoenix, AZ 85012 (602) 963-9071 FAX (602) 963-1786

REVISIONS

1/1/2008

REGISTERED PROFESSIONAL ARCHITECT

REIGLE & ASSOCIATES, PLLC

11411 N. TATUM BLVD., PHOENIX, AZ 85028

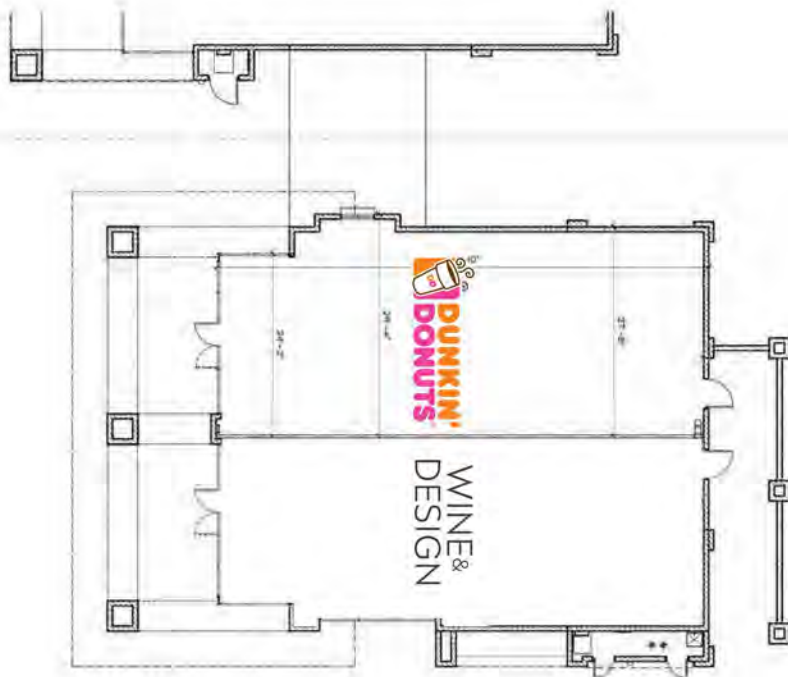
REIGLE & ASSOCIATES



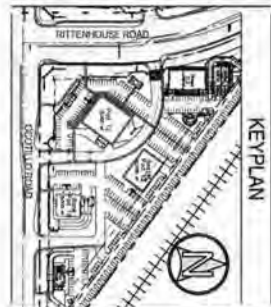


A2.2	SHEET NO.	SHEET TITLE FLOOR PLAN	NEW SHOP BUILDINGS PHASE 1B <b>CORNERSTONE AT QUEEN CREEK</b> RITTENHOUSE ROAD & OCOTILLO - QUEEN CREEK, AZ	THIS DRAWING IS THE PROPERTY OF REIGLE & ASSOCIATES, ARCHITECTURE, PLANNING, LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF REIGLE & ASSOCIATES, ARCHITECTURE, PLANNING, LTD.	PROJECT NO. 0610.7 DRAWN BY: CMA SCALE: AS NOTED CMA SAVED NAME: 0610.7/A2.1 DATE: 10.31.07	REVISIONS	NOT FOR CONSTRUCTION	REIGLE & ASSOCIATES ARCHITECTURE, PLANNING, LTD. 13364 N. 32nd Street, Suite 100, Phoenix, AZ 85021, 602-495-8001 FAX 602-495-1190
			WDP Partners LLC 11411 N TATUM BLVD - PHOENIX, AZ 85028 PHONE: 602 953 6277					





**1 FLOOR PLAN - SHOP D.1**  
SCALE 1/8" = 1'-0"



A2.1	SHEET NO.	FLOOR PLAN	SHEET TITLE	NEW SHOP BUILDINGS PHASE 1B <b>CORNERSTONE AT QUEEN CREEK</b> RITTENHOUSE ROAD & OCOTILLO - QUEEN CREEK, AZ.  <b>WDP Partners LLC</b> 11411 N TATUM BLVD. PHOENIX, AZ 85028 PHONE: 602 953 6277	THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	PROJECT NO. 06107 DRAWN BY: SCALE: AS NOTED CAD SAVED NAME: 06107_7A2.1 11/25/07	 <b>REIGLE &amp; ASSOCIATES</b> ARCHITECTURE, PLANNING, LTD. <small>11001 N. Green Street Suite 200 Phoenix, AZ 85028 (602) 494-0001 FAX (602) 494-1769</small>	REVISIONS:  NOT FOR CONSTRUCTION		
				REVISIONS:	REVISIONS:	REVISIONS:				



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Building Area 'B'



Building Area 'B'



WDP

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RETAIL ADVISORS



# Town of Queen Creek 5 - Year Transportation Improvement Program

(Includes Private Development Projects)

**Paid for with sales taxes on construction.  
Total budget: \$60.2 million**

## Intersection Improvements

Widening with Signals

- Temporary Traffic Signals within 12 months
- Designed in 2006 and Constructed in 2007
- Constructed in 2009

## Street Improvements

Additional Lanes

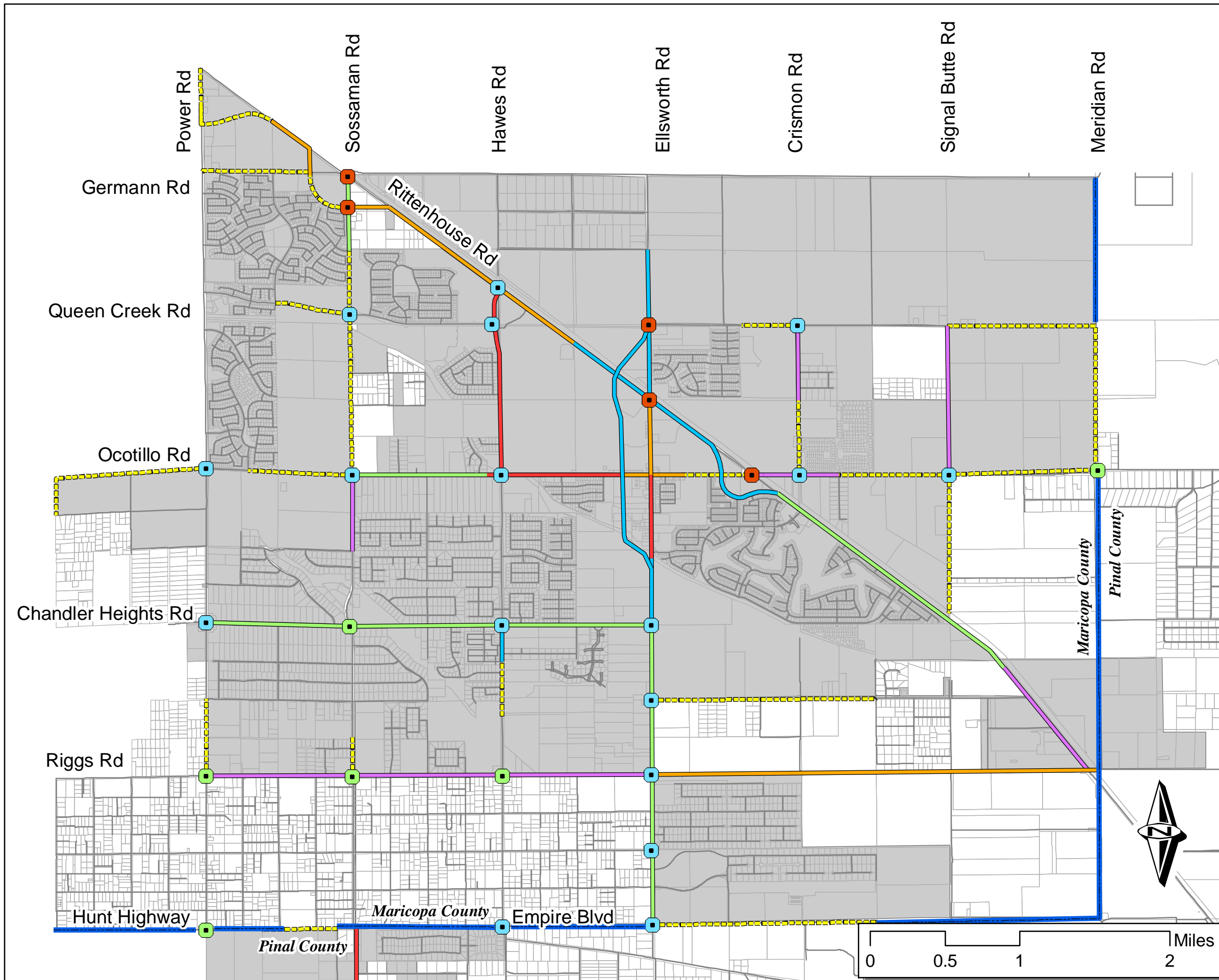
- |   |  |
|---|--|
| <span style="color: red;">—</span> 2006       | <span style="color: lightgreen;">—</span> 2009 |
| <span style="color: lightblue;">—</span> 2007 | <span style="color: purple;">—</span> 2010     |
| <span style="color: orange;">—</span> 2008    |  |

## Private Development Projects

Additional Lanes and Signals as Development Occurs

- - - 2006 - 2010

- Town Boundary
- Unincorporated County
- County Line



Map Date: November 4, 2005





AERIAL

goodwill

Denny's

Walmart

NAUVOO STATION  
821 UNITS

HERITAGE LOOP RD

RITTENHOUSE RD

STAPLES

petco

Wendy's

Christian Brothers

BR

arizona hair co

KNEADERS

DUNKIN' DONUTS

Little Caesars

Costa Vida

Bank of America

Carl's Jr.

PANDA EXPRESS

VALERO

Walgreens

Jack in the box

OCOTILLO RD

±11,240 VPD

OCOTILLO RD

±29,100 VPD

±25,700 VPD

CVS pharmacy

Pizza Hut

PCA

PHOENIX COMMERCIAL ADVISORS  
CHAINLINKS  
RETAIL ADVISORS

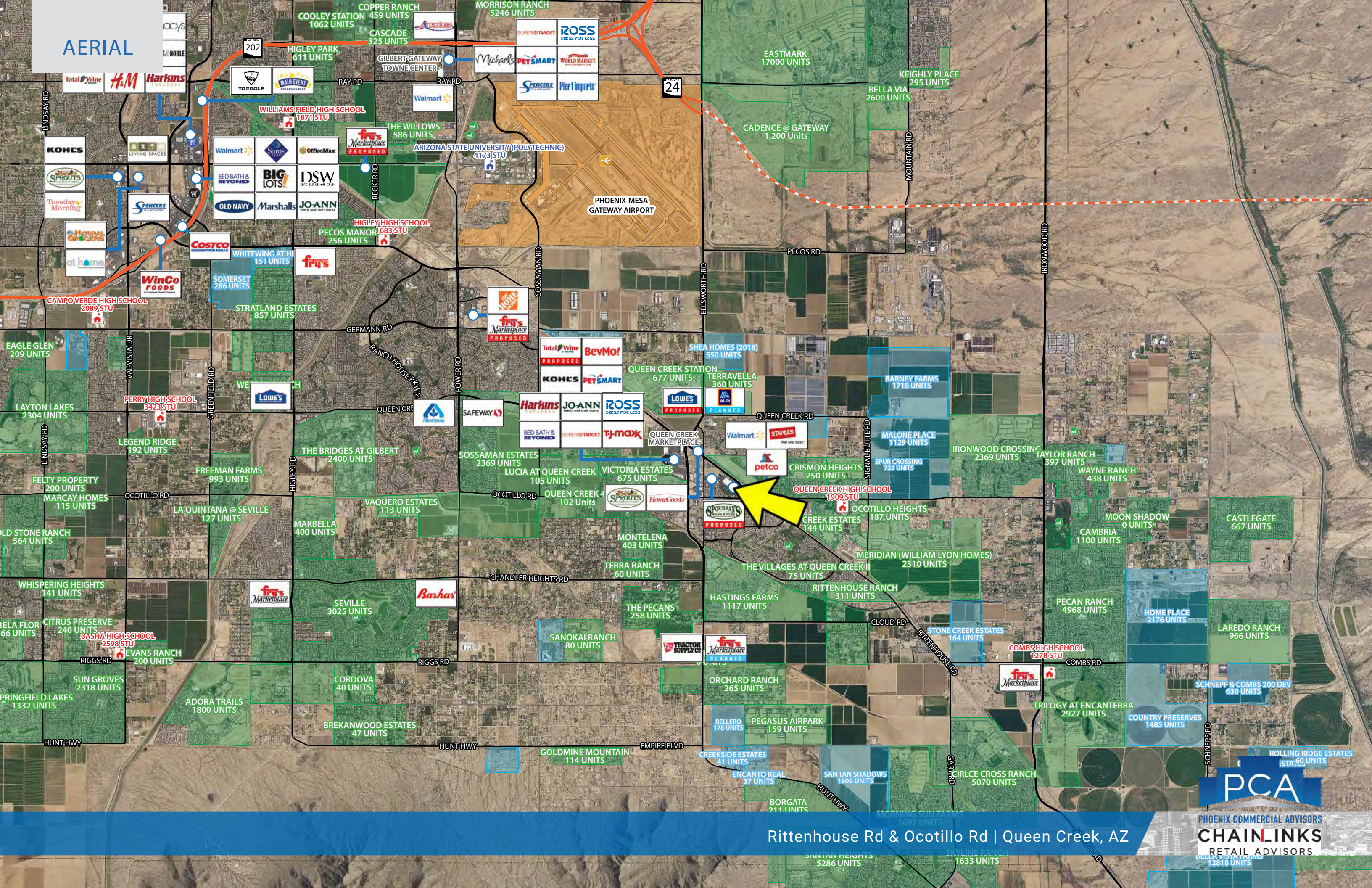
Rittenhouse Rd & Ocotillo Rd | Queen Creek, AZ

MPC/Housing Data  
"Active"





AERIAL



Rittenhouse Rd & Ocotillo Rd | Queen Creek, AZ





# One Page Summary

Rittenhouse Rd & Ocotillo Rd, Queen Creek  
 -111.626431506 33.24869863  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
 Latitude: 33.248699  
 Longitude: -111.626432

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	813	4,764	10,785
2010 Total Population	8,832	22,063	90,741
2018 Total Population	13,729	40,824	131,130
2018 Group Quarters	0	8	223
2023 Total Population	16,630	49,981	152,001
2018-2023 Annual Rate	3.91%	4.13%	3.00%
2018 Total Daytime Population	11,366	33,233	97,325
Workers	3,937	10,644	23,181
Residents	7,429	22,589	74,144
<b>Household Summary</b>			
2000 Households	230	1,316	3,330
2000 Average Household Size	3.53	3.62	3.23
2010 Households	2,855	6,592	28,327
2010 Average Household Size	3.09	3.35	3.20
2018 Households	4,236	11,760	40,330
2018 Average Household Size	3.24	3.47	3.25
2023 Households	5,034	14,196	46,473
2023 Average Household Size	3.30	3.52	3.27
2018-2023 Annual Rate	3.51%	3.84%	2.88%
2010 Families	2,213	5,497	23,101
2010 Average Family Size	3.49	3.64	3.52
2018 Families	3,216	9,767	32,555
2018 Average Family Size	3.73	3.80	3.61
2023 Families	3,817	11,781	37,425
2023 Average Family Size	3.81	3.86	3.64
2018-2023 Annual Rate	3.49%	3.82%	2.83%
<b>Housing Unit Summary</b>			
2018 Housing Units	4,565	12,609	45,131
Owner Occupied Housing Units	66.5%	78.3%	73.2%
Renter Occupied Housing Units	26.3%	15.0%	16.2%
Vacant Housing Units	7.2%	6.7%	10.6%
<b>Median Household Income</b>			
2018	\$81,340	\$90,748	\$75,978
2023	\$92,289	\$101,416	\$84,146
<b>Median Home Value</b>			
2018	\$228,577	\$277,086	\$244,203
2023	\$272,356	\$320,751	\$292,586
<b>Average Income Value</b>			
Average Household Income	\$95,229	\$109,041	\$92,956
<b>Per Capita Income</b>			
2018	\$29,656	\$31,358	\$28,501
2023	\$34,544	\$35,662	\$33,190
<b>Median Age</b>			
2018	30.2	31.3	31.4
<b>2018 Population 25+ by Educational Attainment</b>			
Total	7,934	23,790	76,888
Less than 9th Grade	2.5%	2.9%	2.7%
9th - 12th Grade, No Diploma	3.0%	3.5%	4.2%
High School Graduate	17.4%	16.6%	18.3%
GED/Alternative Credential	2.5%	2.5%	2.9%
Some College, No Degree	27.9%	27.6%	27.9%
Associate Degree	13.1%	10.9%	11.0%
Bachelor's Degree	18.0%	21.5%	21.1%
Graduate/Professional Degree	15.6%	14.6%	11.9%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023

October 12, 2018