

◆ JOIN THESE TENANTS:

**GOODWILL 9**  
of Central Arizona

PALETTE  
COLLECTIVE

Wendy's

W  
Wenenschitzel

SAJAD

Sodaficious



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

**BRIAN GAST**  
602.682.8155  
brian.gast@velocityretail.com

**BRAD RANLY**  
602.682.8120  
brad.ranly@velocityretail.com

A JOINT VENTURE BY

**DAVE CHEATHAM**  
602.682.6060  
dave.cheatham@velocityretail.com





# NEW DEVELOPMENT!

Southeast Corner of Ellsworth Road and Rittenhouse Road  
Queen Creek, Arizona



## ◆ NEW QUEEN CREEK DEVELOPMENT

### Property Highlights

- Located in the center of Queen Creek's commercial corridor with great visibility & access
- Housed between Walmart Super Center, Target and newly opened Harkins Theatre at Queen Creek Marketplace
- Surrounded by master-planned communities: Johnson Ranch, Power Ranch and Bella Vista Farms
- Jr Anchor and Pads Available

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	38,133	107,958	220,993
Estimated Households	11,291	34,445	70,277
Med Household Income	\$92,54	\$83,912	\$84,993
Daytime Population	10,598	17,692	28,539

Source: Pitney Bowes

### Nearby Tenants



#### PROPERTY HIGHLIGHTS

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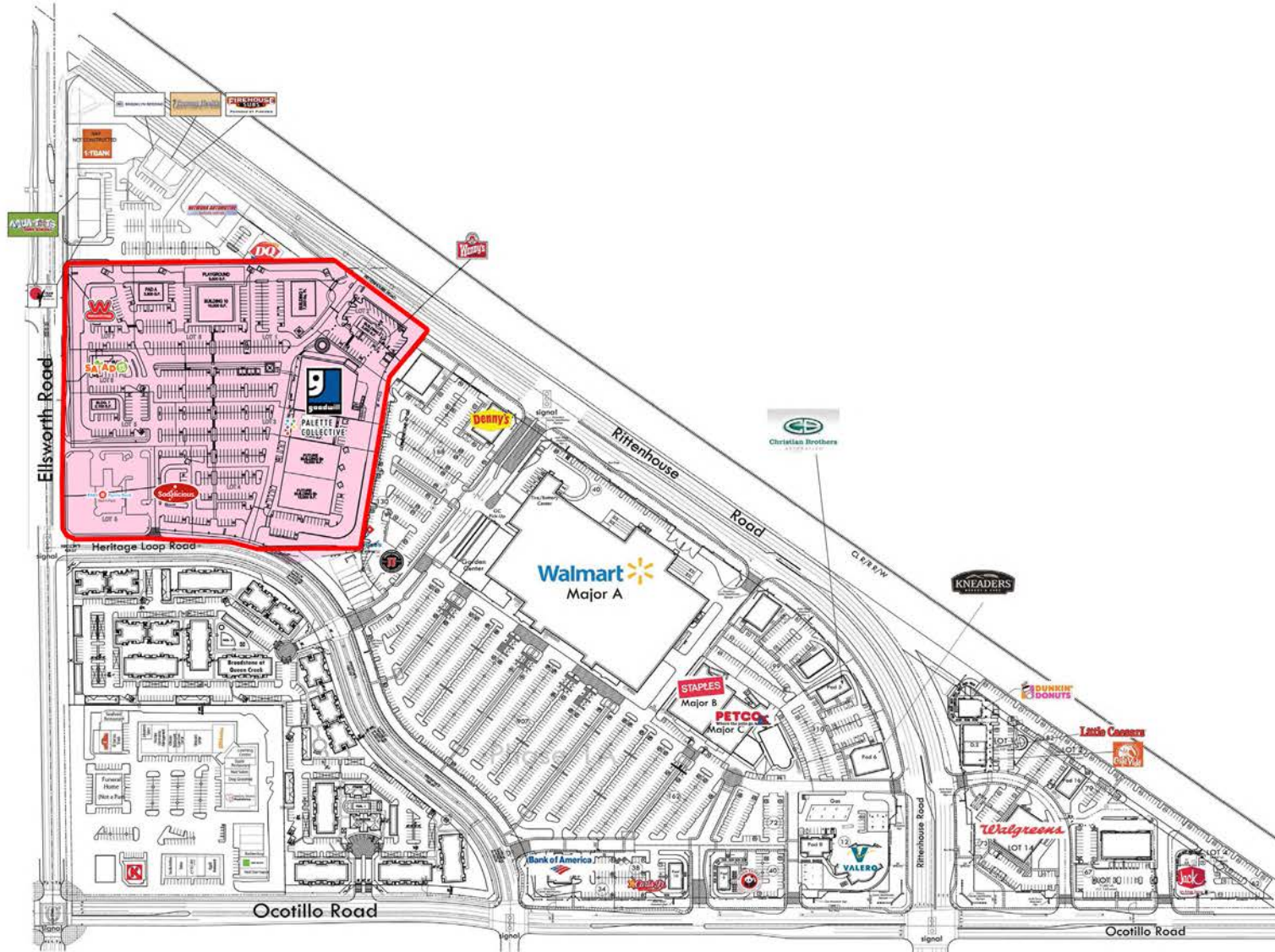
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Another Successful Joint Venture From:



**WADSWORTH**  
DEVELOPMENT GROUP



**Accelerated**  
DEVELOPMENT SERVICES

ACCELERATED DESIGN SERVICES  
2415 E Camelback Rd, Suite 400  
Phoenix, AZ 85020  
602.682.1000  
www.accelerateddevco.com

#### CONCEPTUAL LAYOUT

HERITAGE SQUARE  
S.E.C. Rittenhouse Rd. & Ellsworth Rd.  
Queen Creek, AZ

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## SPACES AVAILABLE

### BUILDING 1

BUILDING AREA: 7,000 SF

### BUILDING 5A & 5B

BUILDING AREA 5A: 15,000 SF

BUILDING AREA 5B: 15,000 SF

### BUILDING 7

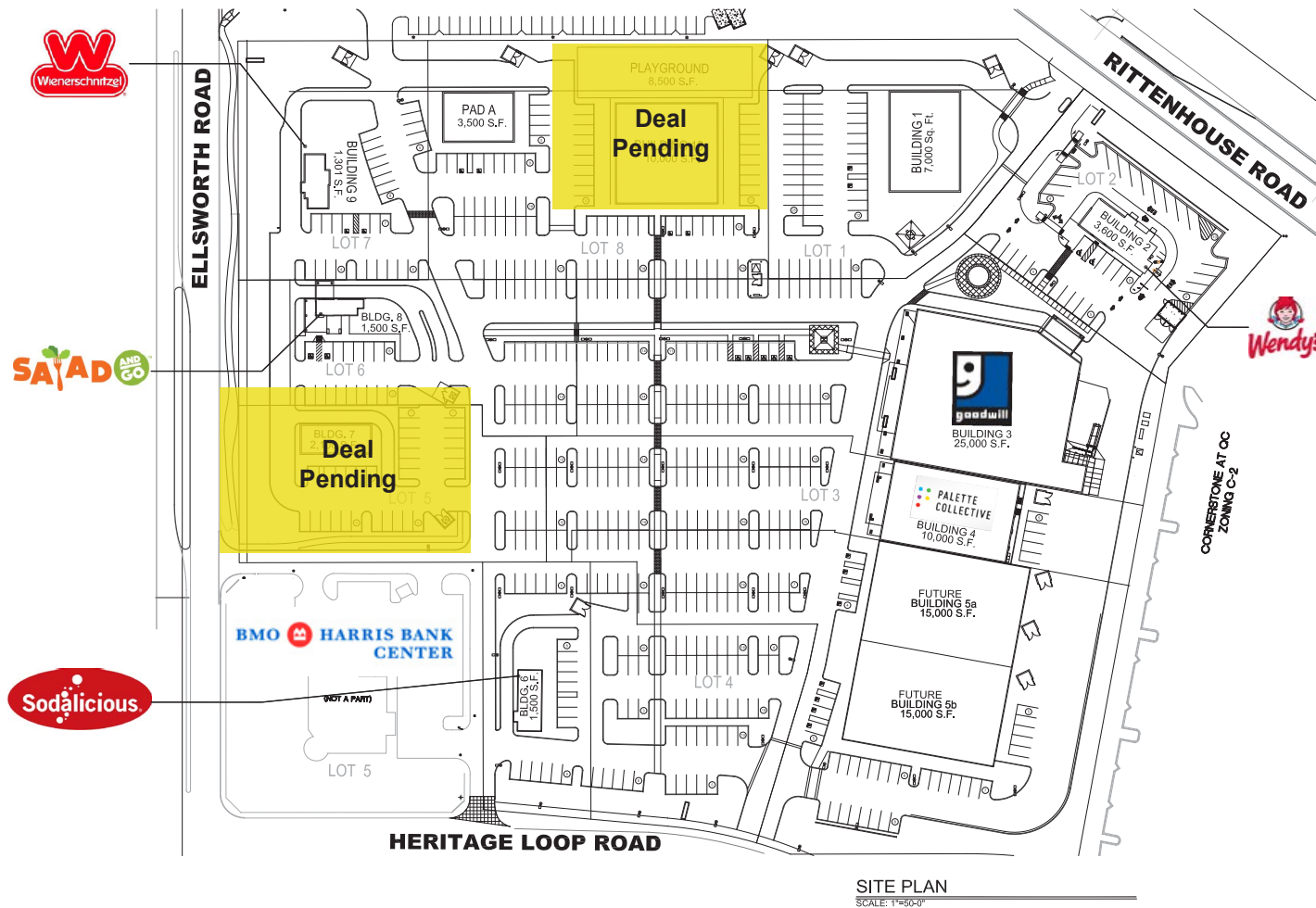
BUILDING AREA: 2,100 SF

### BUILDING 10

BUILDING AREA: 15,000 SF

### PAD A

BUILDING AREA: 3,500 SF



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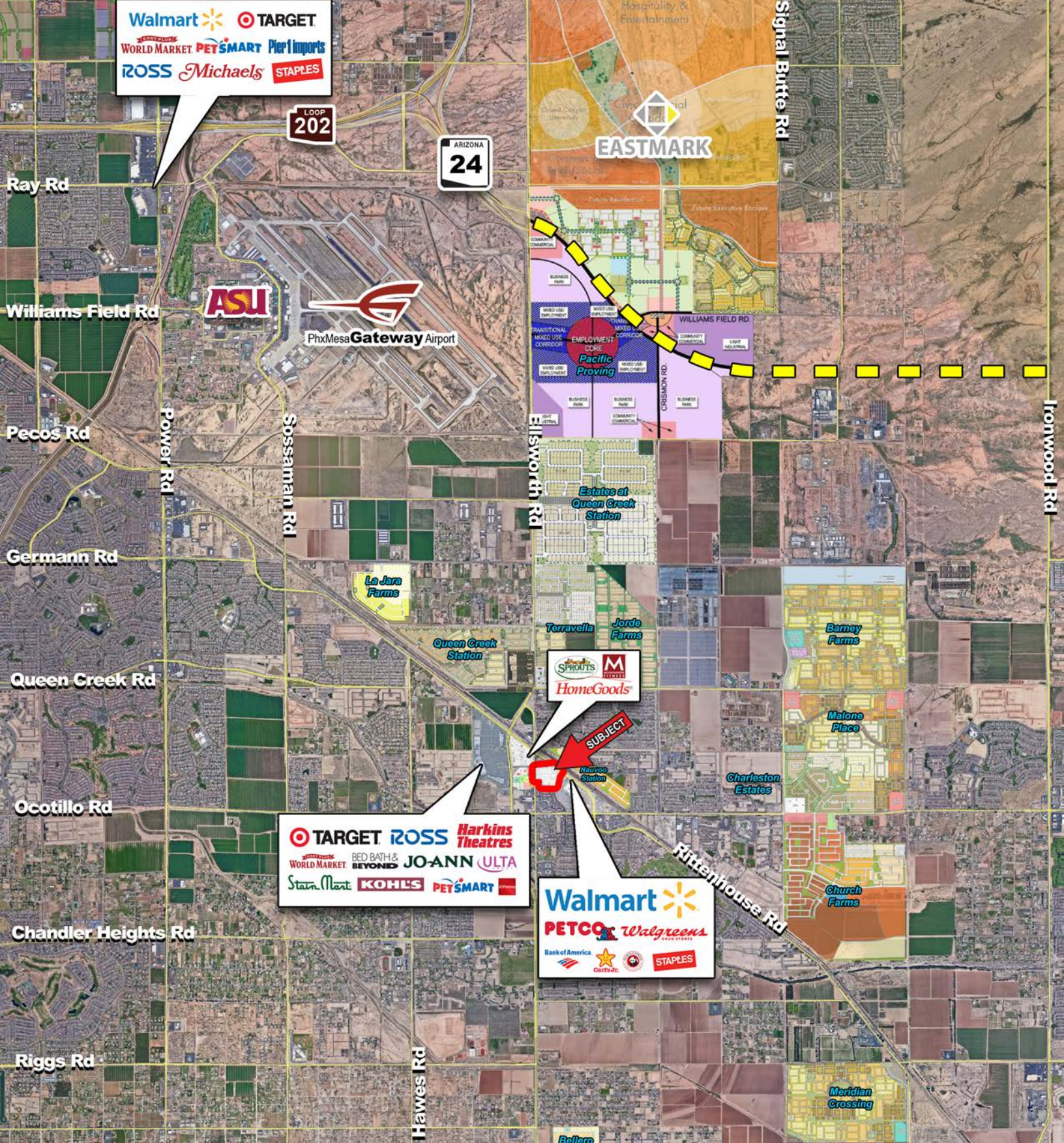
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# EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2558/-111.6346

RF5

E Rittenhouse Rd & S Ellsworth Rd		3 mi radius	5 mi radius	7 mi radius
Queen Creek, AZ 85142				
<b>Population</b>				
Estimated Population (2017)		38,133	107,958	220,993
Projected Population (2022)		41,413	118,425	243,498
Census Population (2010)		26,377	83,363	166,676
Census Population (2000)		4,777	11,067	17,411
Projected Annual Growth (2017 to 2022)		3,280 1.7%	10,467 1.9%	22,505 2.0%
Historical Annual Growth (2010 to 2017)		11,756 6.4%	24,595 4.2%	54,317 4.7%
Historical Annual Growth (2000 to 2010)		21,600 45.2%	72,296 65.3%	149,265 85.7%
Estimated Population Density (2017)		1,349 psm	1,375 psm	1,436 psm
Trade Area Size		28.26 sq mi	78.50 sq mi	153.88 sq mi
<b>Households</b>				
Estimated Households (2017)		11,291	34,445	70,277
Projected Households (2022)		11,863	36,360	74,361
Census Households (2010)		7,696	25,842	51,656
Census Households (2000)		1,346	3,268	5,226
Estimated Households with Children (2017)		5,810 51.5%	16,114 46.8%	33,043 47.0%
Estimated Average Household Size (2017)		3.38	3.12	3.14
<b>Average Household Income</b>				
Estimated Average Household Income (2017)		\$110,234	\$104,217	\$98,888
Projected Average Household Income (2022)		\$128,568	\$121,373	\$114,457
Estimated Average Family Income (2017)		\$116,666	\$114,263	\$107,266
<b>Median Household Income</b>				
Estimated Median Household Income (2017)		\$92,542	\$83,912	\$84,993
Projected Median Household Income (2022)		\$109,142	\$98,477	\$99,762
Estimated Median Family Income (2017)		\$99,254	\$92,032	\$92,978
<b>Per Capita Income</b>				
Estimated Per Capita Income (2017)		\$32,645	\$33,277	\$31,461
Projected Per Capita Income (2022)		\$36,836	\$37,289	\$34,966
Estimated Per Capita Income 5 Year Growth		\$4,191 12.8%	\$4,012 12.1%	\$3,505 11.1%
Estimated Average Household Net Worth (2017)		\$1,250,411	\$1,085,487	\$1,051,089
<b>Daytime Demos (2017)</b>				
Total Businesses		783	1,692	3,089
Total Employees		10,598	17,692	28,539
Company Headquarter Businesses		1 0.1%	2 0.1%	5 0.2%
Company Headquarter Employees		1 -	183 1.0%	323 1.1%
Employee Population per Business		13.5	10.5	9.2
Residential Population per Business		48.7	63.8	71.5

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E Rittenhouse Rd & S Ellsworth Rd		3 mi radius		5 mi radius		7 mi radius	
Queen Creek, AZ 85142							
Race & Ethnicity							
White (2017)	29,924	78.5%	85,225	78.9%	173,077	78.3%	
Black or African American (2017)	1,798	4.7%	5,060	4.7%	10,699	4.8%	
American Indian or Alaska Native (2017)	296	0.8%	982	0.9%	2,065	0.9%	
Asian (2017)	1,536	4.0%	4,364	4.0%	10,195	4.6%	
Hawaiian or Pacific Islander (2017)	70	0.2%	211	0.2%	447	0.2%	
Other Race (2017)	2,994	7.9%	7,803	7.2%	15,250	6.9%	
Two or More Races (2017)	1,515	4.0%	4,314	4.0%	9,259	4.2%	
Not Hispanic or Latino Population (2017)	30,301	79.5%	86,263	79.9%	176,049	79.7%	
Hispanic or Latino Population (2017)	7,832	20.5%	21,696	20.1%	44,944	20.3%	
Not Hispanic or Latino Population (2022)	32,146	77.6%	92,477	78.1%	189,571	77.9%	
Hispanic or Latino Population (2022)	9,267	22.4%	25,948	21.9%	53,927	22.1%	
Not Hispanic or Latino Population (2010)	21,655	82.1%	68,260	81.9%	135,587	81.3%	
Hispanic or Latino Population (2010)	4,722	17.9%	15,103	18.1%	31,089	18.7%	
Not Hispanic or Latino Population (2000)	3,448	72.2%	8,284	74.8%	13,357	76.7%	
Hispanic or Latino Population (2000)	1,329	27.8%	2,783	25.2%	4,054	23.3%	
Projected Hispanic Annual Growth (2017 to 2022)	1,435	3.7%	4,253	3.9%	8,983	4.0%	
Historic Hispanic Annual Growth (2000 to 2017)	6,503	28.8%	18,912	40.0%	40,890	59.3%	
Age Distribution (2017)							
Age Under 5	3,229	8.5%	8,800	8.2%	18,314	8.3%	
Age 5 to 9 Years	3,583	9.4%	9,504	8.8%	19,452	8.8%	
Age 10 to 14 Years	3,450	9.0%	9,185	8.5%	18,679	8.5%	
Age 15 to 19 Years	2,682	7.0%	7,407	6.9%	14,788	6.7%	
Age 20 to 24 Years	1,812	4.8%	5,477	5.1%	11,365	5.1%	
Age 25 to 29 Years	2,615	6.9%	7,197	6.7%	15,737	7.1%	
Age 30 to 34 Years	3,203	8.4%	8,513	7.9%	18,271	8.3%	
Age 35 to 39 Years	3,290	8.6%	8,879	8.2%	18,381	8.3%	
Age 40 to 44 Years	2,699	7.1%	7,364	6.8%	15,337	6.9%	
Age 45 to 49 Years	2,404	6.3%	6,372	5.9%	13,202	6.0%	
Age 50 to 54 Years	2,071	5.4%	5,530	5.1%	11,391	5.2%	
Age 55 to 59 Years	1,921	5.0%	5,475	5.1%	11,057	5.0%	
Age 60 to 64 Years	1,703	4.5%	5,328	4.9%	10,264	4.6%	
Age 65 to 74 Years	2,301	6.0%	8,505	7.9%	16,030	7.3%	
Age 75 to 84 Years	869	2.3%	3,399	3.1%	6,752	3.1%	
Age 85 Years or Over	300	0.8%	1,023	0.9%	1,973	0.9%	
Median Age	32.0		33.5		32.8		
Gender Age Distribution (2017)							
Female Population	19,027	49.9%	54,383	50.4%	111,438	50.4%	
Age 0 to 19 Years	6,171	32.4%	16,904	31.1%	34,560	31.0%	
Age 20 to 64 Years	11,088	58.3%	30,766	56.6%	64,029	57.5%	
Age 65 Years or Over	1,769	9.3%	6,713	12.3%	12,849	11.5%	
Female Median Age	32.2		33.8		33.1		
Male Population	19,106	50.1%	53,575	49.6%	109,555	49.6%	
Age 0 to 19 Years	6,773	35.5%	17,991	33.6%	36,673	33.5%	
Age 20 to 64 Years	10,631	55.6%	29,369	54.8%	60,976	55.7%	
Age 65 Years or Over	1,701	8.9%	6,215	11.6%	11,906	10.9%	
Male Median Age	31.7		33.1		32.5		

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Queen Creek, AZ 85142							
Household Income Distribution (2017)							
HH Income \$200,000 or More	1,193	10.6%	2,955	8.6%	5,465	7.8%	
HH Income \$150,000 to \$199,999	1,268	11.2%	3,184	9.2%	6,361	9.1%	
HH Income \$100,000 to \$149,999	2,494	22.1%	7,379	21.4%	15,256	21.7%	
HH Income \$75,000 to \$99,999	1,775	15.7%	5,053	14.7%	10,896	15.5%	
HH Income \$50,000 to \$74,999	1,773	15.7%	6,350	18.4%	13,471	19.2%	
HH Income \$35,000 to \$49,999	1,209	10.7%	3,987	11.6%	8,140	11.6%	
HH Income \$25,000 to \$34,999	542	4.8%	2,020	5.9%	3,899	5.5%	
HH Income \$15,000 to \$24,999	525	4.6%	1,836	5.3%	3,377	4.8%	
HH Income Under \$15,000	512	4.5%	1,681	4.9%	3,412	4.9%	
HH Income \$35,000 or More	9,712	86.0%	28,908	83.9%	59,588	84.8%	
HH Income \$75,000 or More	6,730	59.6%	18,570	53.9%	37,977	54.0%	
Housing (2017)							
Total Housing Units	11,720		36,365		73,854		
Housing Units Occupied	11,291	96.3%	34,445	94.7%	70,277	95.2%	
Housing Units Owner-Occupied	9,597	85.0%	28,055	81.5%	57,870	82.3%	
Housing Units, Renter-Occupied	1,694	15.0%	6,389	18.5%	12,407	17.7%	
Housing Units, Vacant	429	3.7%	1,920	5.3%	3,577	4.8%	
Marital Status (2017)							
Never Married	6,358	22.8%	21,190	26.3%	46,195	28.1%	
Currently Married	17,072	61.3%	45,629	56.7%	90,667	55.1%	
Separated	1,029	3.7%	2,846	3.5%	5,207	3.2%	
Widowed	711	2.6%	2,308	2.9%	5,064	3.1%	
Divorced	2,700	9.7%	8,496	10.6%	17,415	10.6%	
Household Type (2017)							
Population Family	35,534	93.2%	98,352	91.1%	201,437	91.2%	
Population Non-Family	2,579	6.8%	9,096	8.4%	19,019	8.6%	
Population Group Quarters	21	0.1%	509	0.5%	538	0.2%	
Family Households	9,465	83.8%	27,731	80.5%	56,462	80.3%	
Non-Family Households	1,826	16.2%	6,713	19.5%	13,815	19.7%	
Married Couple with Children	4,669	27.4%	12,405	27.2%	25,424	28.0%	
Average Family Household Size	3.8		3.5		3.6		
Household Size (2017)							
1 Person Households	1,262	11.2%	4,898	14.2%	9,888	14.1%	
2 Person Households	2,923	25.9%	10,498	30.5%	21,076	30.0%	
3 Person Households	2,013	17.8%	5,778	16.8%	12,119	17.2%	
4 Person Households	2,478	21.9%	6,558	19.0%	13,586	19.3%	
5 Person Households	1,408	12.5%	3,774	11.0%	7,731	11.0%	
6 or More Person Households	1,206	10.7%	2,939	8.5%	5,877	8.4%	
Household Vehicles (2017)							
Households with 0 Vehicles Available	163	1.4%	618	1.8%	1,354	1.9%	
Households with 1 Vehicles Available	2,162	19.2%	8,068	23.4%	16,596	23.6%	
Households with 2 or More Vehicles Available	8,965	79.4%	25,759	74.8%	52,327	74.5%	
Total Vehicles Available	24,416		70,418		144,064		
Average Vehicles Per Household	2.2		2.0		2.0		

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<b>Labor Force (2017)</b>				
Estimated Labor Population Age 16 Years or Over		27,265	78,859	161,216
Estimated Civilian Employed		18,476 67.8%	50,184 63.6%	105,992 65.7%
Estimated Civilian Unemployed		312 1.1%	1,244 1.6%	2,867 1.8%
Estimated in Armed Forces		1 -	179 0.2%	268 0.2%
Estimated Not in Labor Force		8,476 31.1%	27,253 34.6%	52,089 32.3%
Unemployment Rate		1.1%	1.6%	1.8%
<b>Occupation (2015)</b>				
Occupation: Population Age 16 Years or Over		18,531	49,999	106,076
Management, Business, Financial Operations		3,420 18.5%	8,389 16.8%	17,848 16.8%
Professional, Related		4,769 25.7%	12,119 24.2%	25,170 23.7%
Service		2,593 14.0%	8,443 16.9%	18,574 17.5%
Sales, Office		5,130 27.7%	13,788 27.6%	28,484 26.9%
Farming, Fishing, Forestry		89 0.5%	222 0.4%	424 0.4%
Construct, Extraction, Maintenance		1,216 6.6%	3,101 6.2%	6,632 6.3%
Production, Transport Material Moving		1,314 7.1%	3,936 7.9%	8,945 8.4%
White Collar Workers		13,319 71.9%	34,296 68.6%	71,502 67.4%
Blue Collar Workers		5,212 28.1%	15,703 31.4%	34,574 32.6%
<b>Consumer Expenditure (2017)</b>				
Total Household Expenditure		\$852 M	\$2.49 B	\$4.90 B
Total Non-Retail Expenditure		\$447 M 52.5%	\$1.30 B 52.3%	\$2.56 B 52.2%
Total Retail Expenditure		\$405 M 47.5%	\$1.19 B 47.7%	\$2.35 B 47.8%
Apparel		\$30.3 M 3.6%	\$88.0 M 3.5%	\$173 M 3.5%
Contributions		\$41.4 M 4.9%	\$117 M 4.7%	\$227 M 4.6%
Education		\$35.2 M 4.1%	\$99.5 M 4.0%	\$194 M 4.0%
Entertainment		\$48.6 M 5.7%	\$141 M 5.7%	\$278 M 5.7%
Food and Beverages		\$122 M 14.3%	\$359 M 14.4%	\$708 M 14.4%
Furnishings and Equipment		\$30.4 M 3.6%	\$88.1 M 3.5%	\$174 M 3.5%
Gifts		\$22.7 M 2.7%	\$65.1 M 2.6%	\$127 M 2.6%
Health Care		\$63.6 M 7.5%	\$189 M 7.6%	\$374 M 7.6%
Household Operations		\$26.5 M 3.1%	\$75.6 M 3.0%	\$148 M 3.0%
Miscellaneous Expenses		\$12.0 M 1.4%	\$35.7 M 1.4%	\$70.4 M 1.4%
Personal Care		\$11.0 M 1.3%	\$32.1 M 1.3%	\$63.4 M 1.3%
Personal Insurance		\$6.92 M 0.8%	\$19.7 M 0.8%	\$38.5 M 0.8%
Reading		\$1.88 M 0.2%	\$5.50 M 0.2%	\$10.8 M 0.2%
Shelter		\$176 M 20.7%	\$514 M 20.6%	\$1.01 B 20.6%
Tobacco		\$4.52 M 0.5%	\$13.7 M 0.6%	\$27.2 M 0.6%
Transportation		\$159 M 18.6%	\$468 M 18.8%	\$925 M 18.9%
Utilities		\$60.5 M 7.1%	\$179 M 7.2%	\$354 M 7.2%
<b>Educational Attainment (2017)</b>				
Adult Population Age 25 Years or Over		23,377	67,586	138,394
Elementary (Grade Level 0 to 8)		493 2.1%	1,798 2.7%	3,598 2.6%
Some High School (Grade Level 9 to 11)		813 3.5%	2,854 4.2%	5,965 4.3%
High School Graduate		4,287 18.3%	13,124 19.4%	27,544 19.9%
Some College		6,262 26.8%	18,409 27.2%	38,292 27.7%
Associate Degree Only		2,791 11.9%	7,830 11.6%	15,409 11.1%
Bachelor Degree Only		5,767 24.7%	15,804 23.4%	32,120 23.2%
Graduate Degree		2,963 12.7%	7,767 11.5%	15,466 11.2%

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Queen Creek, AZ 85142

3 mi radius

5 mi radius

7 mi radius

### Units In Structure (2015)

1 Detached Unit	10,173	132.2	30,246	117.0	62,309	120.6
1 Attached Unit	113	1.5%	535	2.1%	1,505	2.9%
2 to 4 Units	230	3.0%	511	2.0%	777	1.5%
5 to 9 Units	227	2.9%	382	1.5%	545	1.1%
10 to 19 Units	202	2.6%	591	2.3%	893	1.7%
20 to 49 Units	72	0.9%	196	0.8%	395	0.8%
50 or More Units	71	0.9%	236	0.9%	571	1.1%
Mobile Home or Trailer	226	2.9%	1,611	6.2%	3,210	6.2%
Other Structure	7	0.1%	50	0.2%	121	0.2%

### Homes Built By Year (2015)

Homes Built 2010 or later	291	3.8%	985	3.8%	1,518	2.9%
Homes Built 2000 to 2009	7,345	95.4%	22,627	87.6%	45,799	88.7%
Homes Built 1990 to 1999	1,098	14.3%	3,366	13.0%	6,960	13.5%
Homes Built 1980 to 1989	637	8.3%	1,632	6.3%	3,063	5.9%
Homes Built 1970 to 1979	411	5.3%	1,398	5.4%	2,525	4.9%
Homes Built 1960 to 1969	174	2.3%	589	2.3%	1,194	2.3%
Homes Built 1950 to 1959	171	2.2%	616	2.4%	953	1.8%
Homes Built Before 1949	72	0.9%	255	1.0%	464	0.9%

### Home Values (2015)

Home Values \$1,000,000 or More	58	0.9%	155	0.8%	304	0.7%
Home Values \$500,000 to \$999,999	779	12.8%	1,914	9.6%	3,723	9.2%
Home Values \$400,000 to \$499,999	869	14.2%	1,816	9.1%	3,441	8.5%
Home Values \$300,000 to \$399,999	1,965	32.2%	4,874	24.3%	9,504	23.4%
Home Values \$200,000 to \$299,999	3,100	50.8%	8,582	42.8%	17,009	42.0%
Home Values \$150,000 to \$199,999	1,702	27.9%	5,532	27.6%	12,708	31.3%
Home Values \$100,000 to \$149,999	804	13.2%	3,344	16.7%	7,240	17.9%
Home Values \$70,000 to \$99,999	75	1.2%	650	3.2%	1,497	3.7%
Home Values \$50,000 to \$69,999	32	0.5%	254	1.3%	940	2.3%
Home Values \$25,000 to \$49,999	31	0.5%	264	1.3%	482	1.2%
Home Values Under \$25,000	168	2.8%	509	2.5%	1,056	2.6%
Owner-Occupied Median Home Value	\$278,276		\$245,707		\$234,166	
Renter-Occupied Median Rent	\$1,076		\$978		\$979	

### Transportation To Work (2015)

Drive to Work Alone	14,541	79.5%	38,217	78.5%	77,210	78.4%
Drive to Work in Carpool	1,574	8.6%	4,718	9.7%	10,375	10.5%
Travel to Work by Public Transportation	127	0.7%	337	0.7%	706	0.7%
Drive to Work on Motorcycle	147	0.8%	453	0.9%	766	0.8%
Walk or Bicycle to Work	283	1.5%	843	1.7%	1,508	1.5%
Other Means	107	0.6%	289	0.6%	678	0.7%
Work at Home	1,516	8.3%	3,857	7.9%	7,238	7.3%

### Travel Time (2015)

Travel to Work in 14 Minutes or Less	2,471	14.7%	6,967	15.5%	14,272	15.6%
Travel to Work in 15 to 29 Minutes	4,996	29.8%	13,205	29.4%	27,682	30.3%
Travel to Work in 30 to 59 Minutes	7,442	44.4%	20,333	45.3%	44,582	48.9%
Travel to Work in 60 Minutes or More	2,056	12.3%	5,539	12.3%	11,746	12.9%
Average Minutes Travel to Work	30.9		31.0		31.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

BRIAN GAST

602.682.8155

brian.gast@velocityretail.com

BRAD RANLY

602.682.8120

brad.ranly@velocityretail.com

A JOINT VENTURE BY



DAVE CHEATHAM

602.682.6060

dave.cheatham@velocityretail.com





2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016  
**602.682.8100**

**BRIAN GAST**  
602.682.8155  
brian.gast@velocityretail.com

**DAVE CHEATHAM**  
602.682.6060  
dave.cheatham@velocityretail.com

**BRAD RANLY**  
602.682.8120  
brad.ranly@velocityretail.com

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