

NEW QUEEN CREEK GROCERY DEVELOPMENT

NEC Ellsworth Rd & Riggs Rd | Queen Creek, AZ

SHOPS & PADS AVAILABLE



Property Details

- New grocery-anchored development in underserved trade area of Queen Creek
- Delivery expected Q4 2019
- · No traditional grocery competition within 4 miles
- Median household income over \$80,000 within a 3-mile radius
- Riggs expansion under construction with completion early 2019

Contact

Courtney Auther Van Loo 602-288-3466 cauther@pcaemail.com

Cameron Warren 602-288-3471 cwarren@pcaemail.com





LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, A BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, A MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 08 MINUTES 59 SECONDS WEST (BASIS OF BEARING). A DISTANCE OF 2647.28 FEET: THENCE ALONG THE WEST LINE OF THE

SOUTHWEST QUARTER OF SAID SECTION, NORTH 00 DEGREES 08 MINUTES 59 SECONDS WEST, A DISTANCE OF 105.41 FEET; THENCE LEAVING SAID WEST LINE, NORTH 89

DEGREES 51 MINUTES 01 SECONDS EAST, A
DISTANCE OF 85.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF ELLSOWORTH ROAD AS DESCRIBED IN SAID DOCUMENT NO. 2009-0895229, MARICOPA COUNTY RECORDS AND

THE POINT OF REGINNING:

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 00 DEGREES 08 MINUTES 59 SECONDS WEST, A DISTANCE OF 740.77 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 01
SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 59 SECONDS WEST A DISTANCE OF 402 16 FEET-THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE NORTH 89 DEGREES 37 MINUTES 07 SECONDS EAST, A DISTANCE OF 242.89 FEET THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 253,99 FEET THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 352,90 FEET: THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 87.81 FEET; THENCE SOUTH - DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 159.12 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 278.58 FEET THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 750.42 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 2930.00 FEET, WHOSE RADIUS BEARS NORTH 05 DEGREES 39 MINUTES 28

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 12 71 FFFT THROUGH A CENTRAL ANGLE OF 00 DEGREES 14 MINUTES 55 SECONDS:

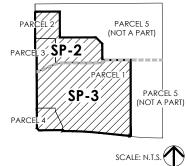
THENCE NORTH 05 DEGREES 54 MINUTES 23 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 84 DEGREES 05 MINUTES 27 SECONDS WEST, A DISTANCE OF 299.82 FEET, TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 3075.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 340.89 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 21 MINUTES 06 SECONDS;

THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS WEST, A DISTANCE OF 15.54 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS WEST, A DISTANCE OF 233.19 FEET; THENCE NORTH 45 DEGREES 17 MINUTES 59 SECONDS WEST, A DISTANCE OF 28.02 FEET, TO THE POINT OF BEGINNING

CONTAINING 854.737.7 SQUARE FEET OR 19.622 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

KEY MAP



PROJECT TEAM

DISCIPLINE	COMPANY CONTACT INFO.		
OWNER	RIGGS ELLSWORTH 40 LLC/JMN RIGGS 40 LLI MIKE NOTHUM, JR. MIKE@LANDWORKSAZ.COM		
DEVELOPER	KROGER - FRYS DIVISION RYAN GASTON RYAN.CASTON@FRYSFOOD.COM NIKKI WEARTH NIKKI WEARTH@FRYSFOOD.COM		
COMMERCIAL CONSULTANT	NEWQUIST COMMERCIAL PROPERTIES DAVID NEWQUIST 2033 EAST WARNER RD, STE. 107 TEMPE, ARIZONA 85284 (480) 777-3450 EXT. 11 DAVE@NEWQUISTCP.COM		
PLANNER/ LANDSCAPE ARCHITECT	LVA URBAN DESIGN STUDIO KEITH NICHTER, LAURA THELEN 120 SOUTH ASH AVENUE TEMPE, ARIZONA 85281 (480) 994-0994 KNICHTER@LVADESIGN.COM		
PLANNING CONSULTANT	ALAN BEAUDOIN ALANMBEAUDOIN@GMAIL.COM		
LEGAL REPRESENTATIVE	ROSE LAW GROUP JORDAN ROSE 7144 E STETSON DR. STE. 300 SCOTTSDALE, ARIZONA 85251 (480) 240-5648 JROSE@ROSELAWGROUP.COM		
ARCHITECT	VERTICAL DESIGN STUDIOS JUSTIN GREGONIS 4650 E. COTTON CENTER BLVD. STE. 200 PHOENIX, ARIZONA 85251 (480) 393-5222 JGREGONIS@VERTICALDESIGNSTUDIOS.COM		
CIVIL ENGINEER COMMERCIAL	SEG SUSTAINABILITY ENGINEERING GROUP ALI FAKIH 8280 E. GELDING DR. STE. 101 SCOTTSDALE, ARIZONA 85269 (480) 516-5514 ALI@AZSEG.COM		
TRAFFIC ENGINEER	CIV TECH, INC. DAWN CARTIER 10605 N. HAYDEN RD. STE. 140 SCOTISDALE, ARIZONA 85260 [480] 659-85260 DCARTIER@CIVTECH.COM		

LEGEND

Α	DRIVEWAY REFERENCE LABEL
	REFUSE ENCLOSURE (SHT.SP-4, DTL.7)
	DECORATIVE PAVING (SHT. LS-4, DTL.3)
~	DIRECTIONAL ARROW
	DRAINAGE ARROW

PROPOSED FIRE HYDRANT

CART CORRAL (SHT.SP-4, DTL.6) - - SITE VISIBILITY LINE

PLANNED DRAINAGE CULVERT BICYCLE PARKING LOCATION AND COUNT

___ DRAINAGE RETAINING WALL

PERIMETER SCREEN WALL (SHT. LS-3, DTL.1) 3' SCREEN WALL (SHT. LS-3, DTL.2)

3' CHARACTER FENCE (SHT. LS-3, DTL.3) ____ PROPERTY LINE

PARKING COUNT

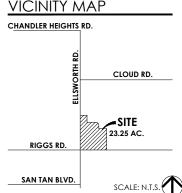
(5)

MONUMENT SIGN (SHT.SP-4, DTL.4)

COMPACT PARKING STALL (SHT.SP-4, DTL.1)

SITE PLAN-OVERALL

VICINITY MAP



SITE DATA

EXISTING ZONING: C1 POD & R1-35 (MARICOPA COUNTY)

[MARICOPA COUNTY]
PROPOSED ZONING; C-2 PAD (TOWN ON QUEEN CREEK)
EXISTING GENERAL PLAN LAND USE
DESIGNATION: NEIGHBORHOOD
COMMERCIAL
PROPOSED GENERAL PLAN LAND USE
DESIGNATIONS: COMMERCE
COMMERCIAL USE DATA
GROSS LAND AREA: 23.25 ACRES
NET LAND AREA: 19.62 ACRES
TOTAL BUILDING AREA: 161,480 S.F.
EL OAR AREA RATIO: 2 TOTAL BUILDING AREA. 161,460 S.F.
FLOOR AREA RATIO: 2
OPEN SPACE (LANDSCAPED AREA)
REQUIRED: 15% OR 123,231 S.F.
OPEN SPACE (LANDSCAPE AREA) PROVIDED: 18% OR 160.477 S.F. PARKING SPACES REQUIRED*: 566 SPACES
BICYCLE SPACES REQUIRED*: 21 SPACES PARKING SPACES PROVIDED: 807 SPACES
*(COLLECTION OF USES AND CALCULATIONS

PARCEL SUMMARY
PARCEL 1 AREA: 13.21 ACRES
MAJOR A BUILDING AREA: 123,000 S.F.
PARKING SPACES REQUIRED: 410 SPACES (1 SPACE PER 300 GFA)
CONVENIENCE BUILDING AREA: 806 S.F.
PARKING REQUIRED: 5 SPACES (6 SPACES PER 1000 GFA) 1000 GFA)
BICYCLE SPACES REQUIRED: 11 SPACES
PARKING SPACES PROVIDED: 545 SPACES

PROVIDED IN THE PARCEL SUMMARY BELOW!

PARCEL 2 AREA: 4.06 ACRES SHOPS A BUILDING AREA: 9,000 S.F. SHOPS B BUILDING AREA: 12,420 S.F. SHOPS C BUILDING AREA: 7,080 S.F. PARKING REQUIRED: 95 SPACES (1 SPACE PER 300 GFA)
BICYCLE SPACES REQUIRED: 4 SPACES PARKING SPACES PROVIDED: 197 SPACES

PARCEL 3 AREA: 1.27 ACRES PAD A BUILDING AREA: 4,000 S.F.
PARKING SPACES REQUIRED: 36 SPACES (1
PER 50 SF GFA OF PATRON SEATING AREA + 1 PER 200 SF OFFICE/FOOD PREP. AREA)
BICYCLE SPACES REQUIRED: 2 SPACES
PARKING SPACES PROVIDED: 44 SPACES

PARCEL 4 AREA: 1.08 ACRES PAD B BUILDING AREA: 5,120 S.F.
PARKING SPACES REQUIRED: 20 SPACES (1
PER 250 SF GFA, PLUS REQUIRED STACKING SPACES FOR DRIVE-THRUIT BICYCLE SPACES REQUIRED: 4 SPACES
PARKING PROVIDED: 21 SPACES

> RELATED CASES: P16-0041,P16-0042, P16-0043

SITE PLANNING SHEET INDEX
SHEET # DESCRIPTION
SP.1 SITE PLAN - OVERALL
SP.2 SITE PLAN - PARCELS 1.84 SITE PLAN - PARCELS 2&3 SITE PLAN - SITE DETAILS SP.4

SCALE: 1"=80'

urban design studio

Roads

Corner Riggs R

প্প

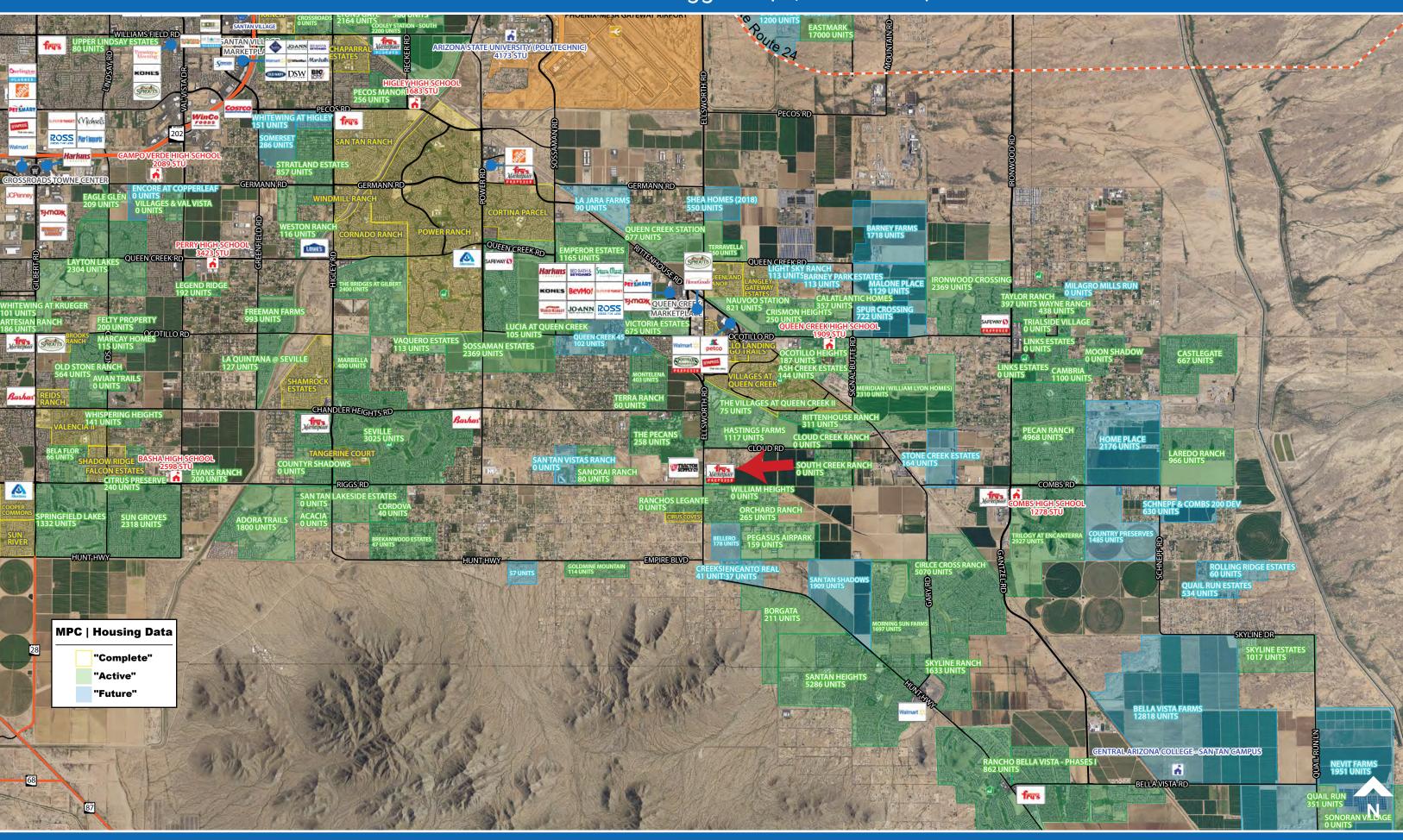
Ellsworth

DATE: 03/06/17 IOB NO.: 1438.1 DRAWN: JC. AV C SHOWN SITÉ PLAN - OVERALL

SUBMITTED FOR: RIGGS ELLSWORTH 40 LLC & JMN RIGGS 40 LLC

SP.1 of 4

NEC Ellsworth Rd & Riggs Rd | Queen Creek, AZ



NEW QUEEN CREEK GROCERY DEVELOPMENT

NEC Ellsworth Rd & Riggs Rd | Queen Creek, AZ

SHOPS & PADS AVAILABLE

Demographics

Population Summary	1 mile	3 miles	5 miles
2017 Total Population	3,350	39,081	115,387
2022 Total Population	3,992	48,284	134,465
2017-2022 Annual Rate	3.57%	4.32%	3.11%
2017 Total Daytime Population	1,997	30,118	85,067
Workers	152	8,618	19,118
Residents	1,845	21,500	65,949
2017 Households By Income			
HH Income Base	951	11,569	35,757
<\$15,000	5.5%	4.4%	4.4%
\$15,000 - \$24,999	3.9%	4.8%	5.0%
\$25,000 - \$34,999	5.8%	5.9%	7.4%
\$35,000 - \$49,999	8.6%	10.2%	11.5%
\$50,000 - \$74,999	19.6%	19.9%	23.3%
\$75,000 - \$99,999	17.9%	17.9%	17.8%
\$100,000 - \$149,999	20.1%	21.8%	19.1%
\$150,000 - \$199,999	11.4%	7.8%	5.9%
\$200,000+	7.4%	7.4%	5.6%
Average HH Income	\$100,500	\$98,017	\$89,055
Median HH Income			
2017	\$82,488	\$80,362	\$72,663
2022	\$89,432	\$85,455	\$78,488
Per Capita Income			
2017	\$29,861	\$29,026	\$27,299
2022	\$33,932	\$31,901	\$30,631

Latitude: 33.219604 / Longitude: -111.634506 U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

Contact

Courtney Auther Van Loo 602-288-3466 cauther@pcaemail.com Cameron Warren 602-288-3471 cwarren@pcaemail.com