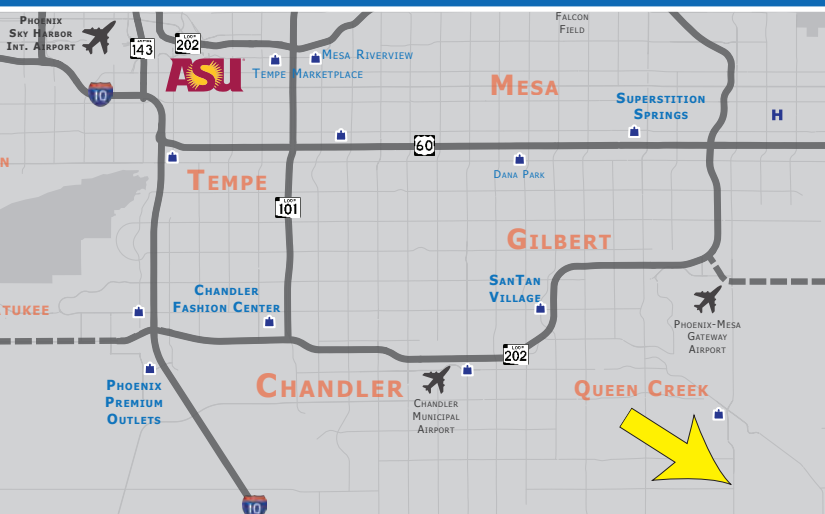


NWC Ellsworth Rd & Riggs Rd  
Queen Creek, AZ



## NEW QUEEN CREEK DEVELOPMENT

**ANCHORS, PADS  
& SHOPS AVAILABLE**



## Property Details

- Adjacent to a proposed grocery-anchored development in underserved trade area of Queen Creek
- Currently 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
- Queen Creek is growing, with a current population of 35,600, and a projected population expected to nearly double by 2050 (Source: ADOA-EPS population projects)

## Contact

**Zachary Pace**  
602-734-7212  
zpace@pcaemail.com

**Torrey Briegel**  
602-734-7219  
tbriegel@pcaemail.com

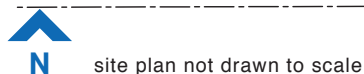
**Drew Butler**  
602-288-3480  
dbutler@pcaemail.com



3131 E Camelback Rd, Ste 340 | Phoenix, AZ 85016 | 602-957-9800 | [www.phoenixcommercialadvisors.com](http://www.phoenixcommercialadvisors.com)

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. [19] JAN 28, 2019

NWC Ellsworth Rd & Riggs Rd | Queen Creek, AZ

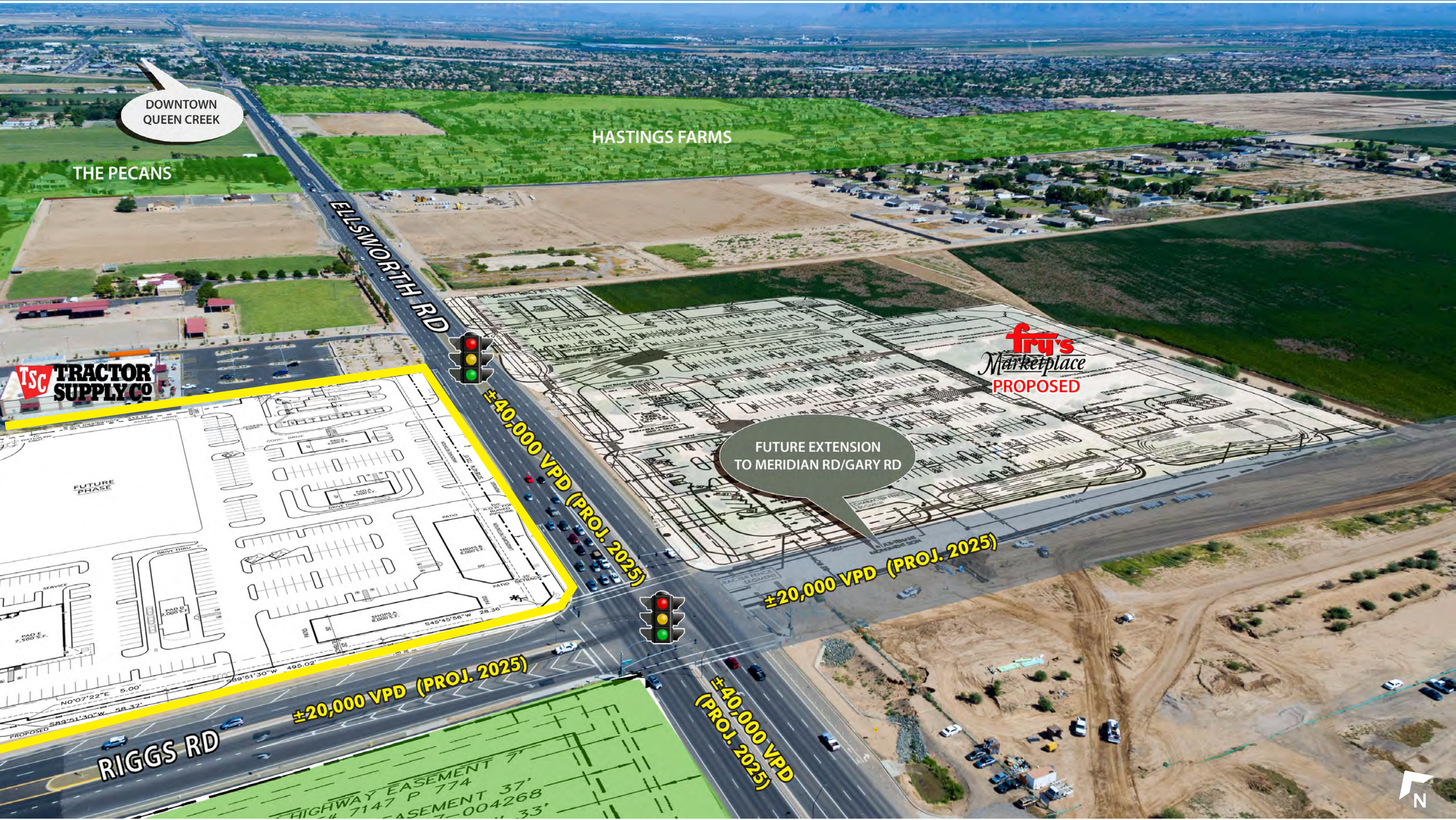


W:  $\pm 7,994$  VPD (EB & WB)  
*\*Queen Creek 2015 / MCDOT 2015*

**Drew Butler**  
602-288-3480  
dbutler@pcaemail.com



NWC Ellsworth Rd & Riggs Rd | Queen Creek, AZ



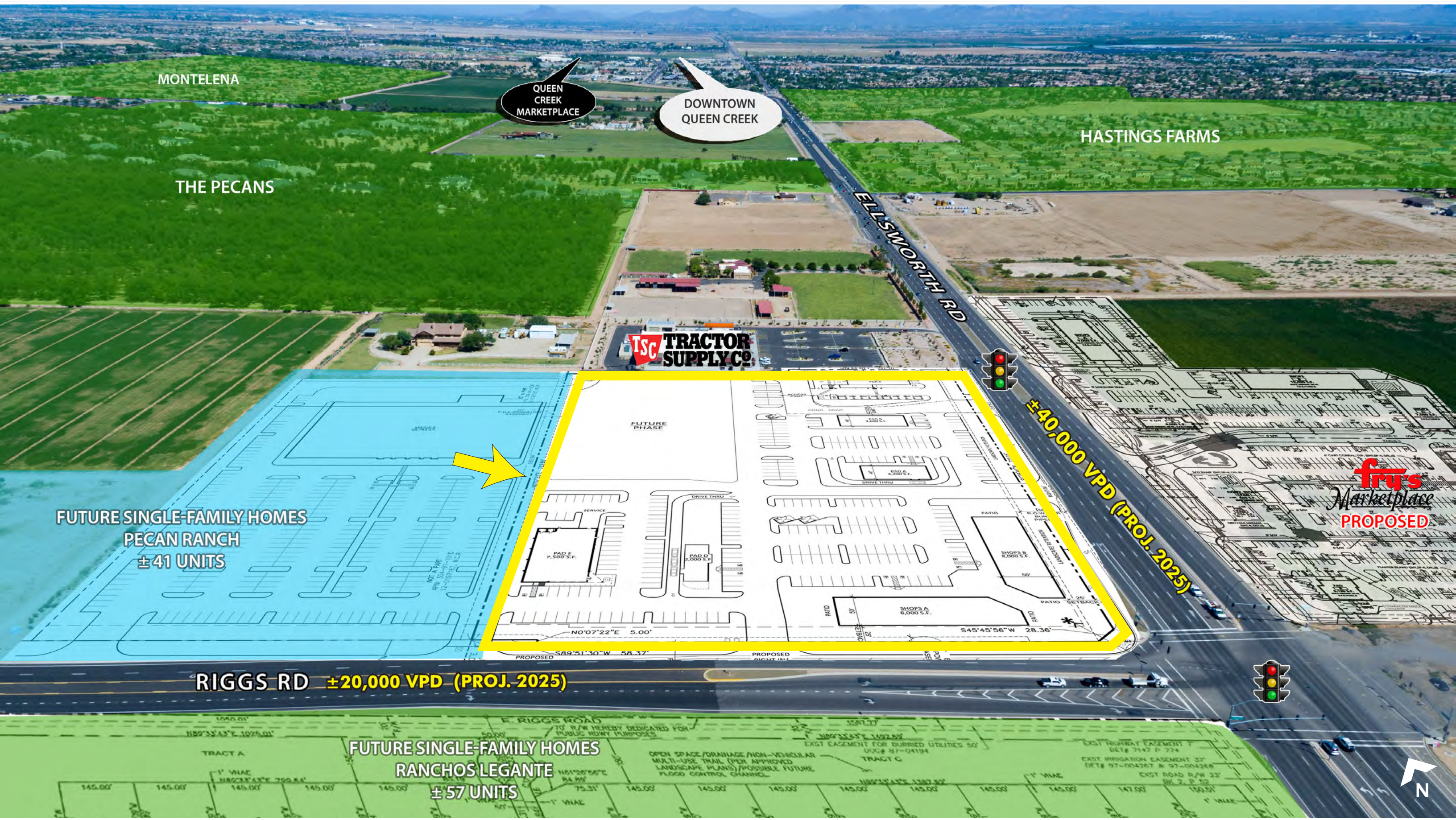


NWC Ellsworth Rd & Riggs Rd | Queen Creek, AZ





NWC Ellsworth Rd & Riggs Rd | Queen Creek, AZ





# NWC Ellsworth Rd & Riggs Rd | Queen Creek, AZ

Projected 2025 Volumes  
 N: 40,000 (NB & SB)  
 S: 40,000 (NB & SB)  
 E: 20,000 (EB & WB)  
 W: 20,000 (EB & WB)

Projected 2035 Volumes  
 N: 40,000 (NB & SB)  
 S: 38,000 (NB & SB)  
 E: 22,000 (EB & WB)  
 W: 22,000 (EB & WB)

The Pecans

TRACTOR  
SUPPLY CO.

±33,800 VPD

±32,000 VPD

S Ellsworth Rd

S Ellsworth Rd

Hastings Farms

E Cloud Rd

MCDOT is making improvements to Riggs Road from Recker Road to Meridian Road, including construction of the north half of a future six-lane roadway from Ellsworth to Meridian roads (striped to provide one lane in each direction). The project will be completed in five phases.

Phase 4: Ellsworth Road to Crismon Road is anticipated to begin utility relocation winter 2017 and construction anticipated to begin fall 2017.

Phase 5: Crismon Road to Meridian Road is currently in design with utility relocations and construction currently scheduled for 2018.

Project: Phase I Complete/Phase II: Complete Mid-2019  
 Source: Town Of Queen Creek

fru's  
Marketplace  
PROPOSED

E Riggs Rd

±7,994 VPD

RIGGS RD (FUTURE EXTENSION TO MERIDIAN RD/GARY RD)

Ranchos Legante

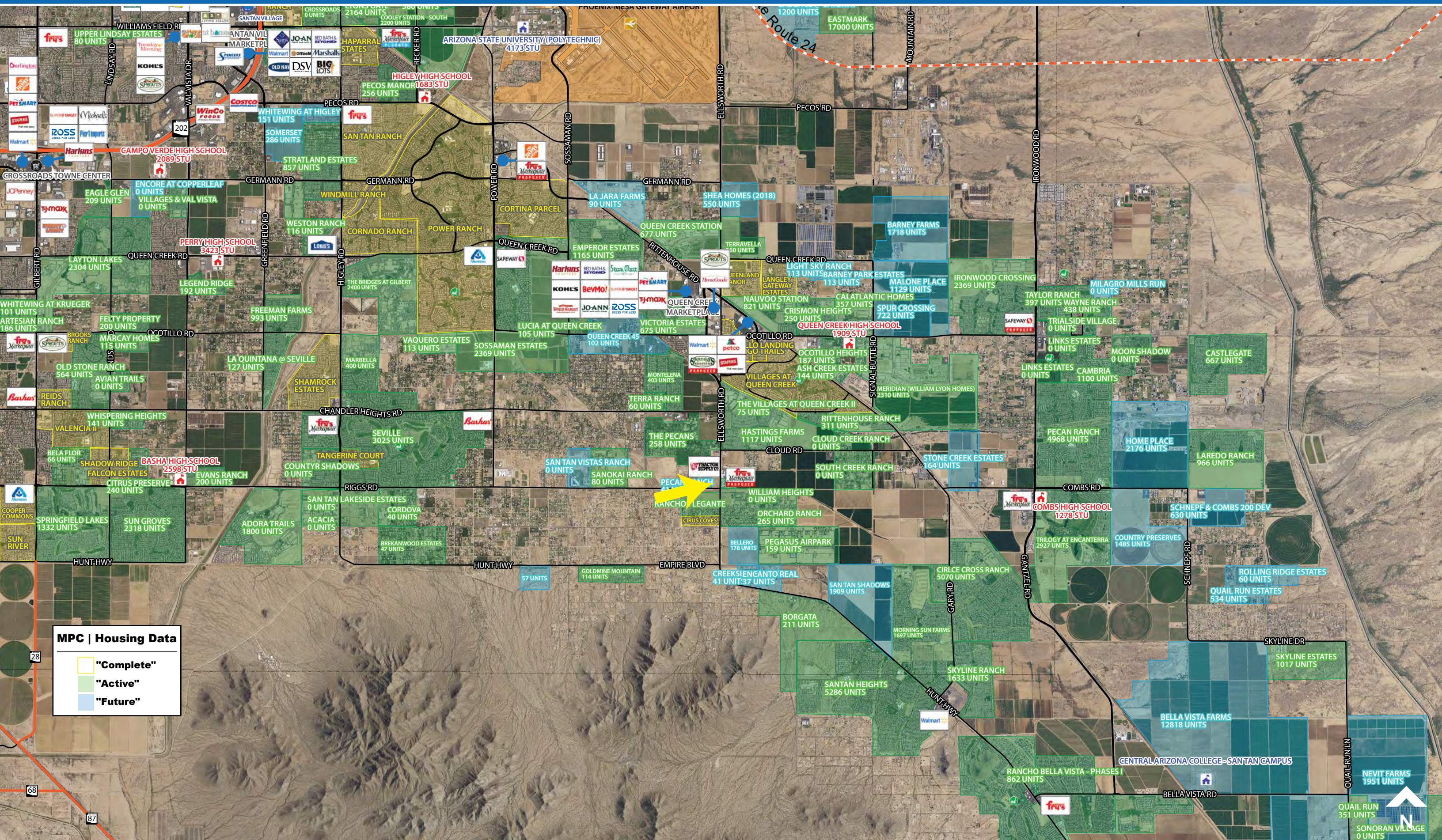
Cirus Coves

Orchard Ranch



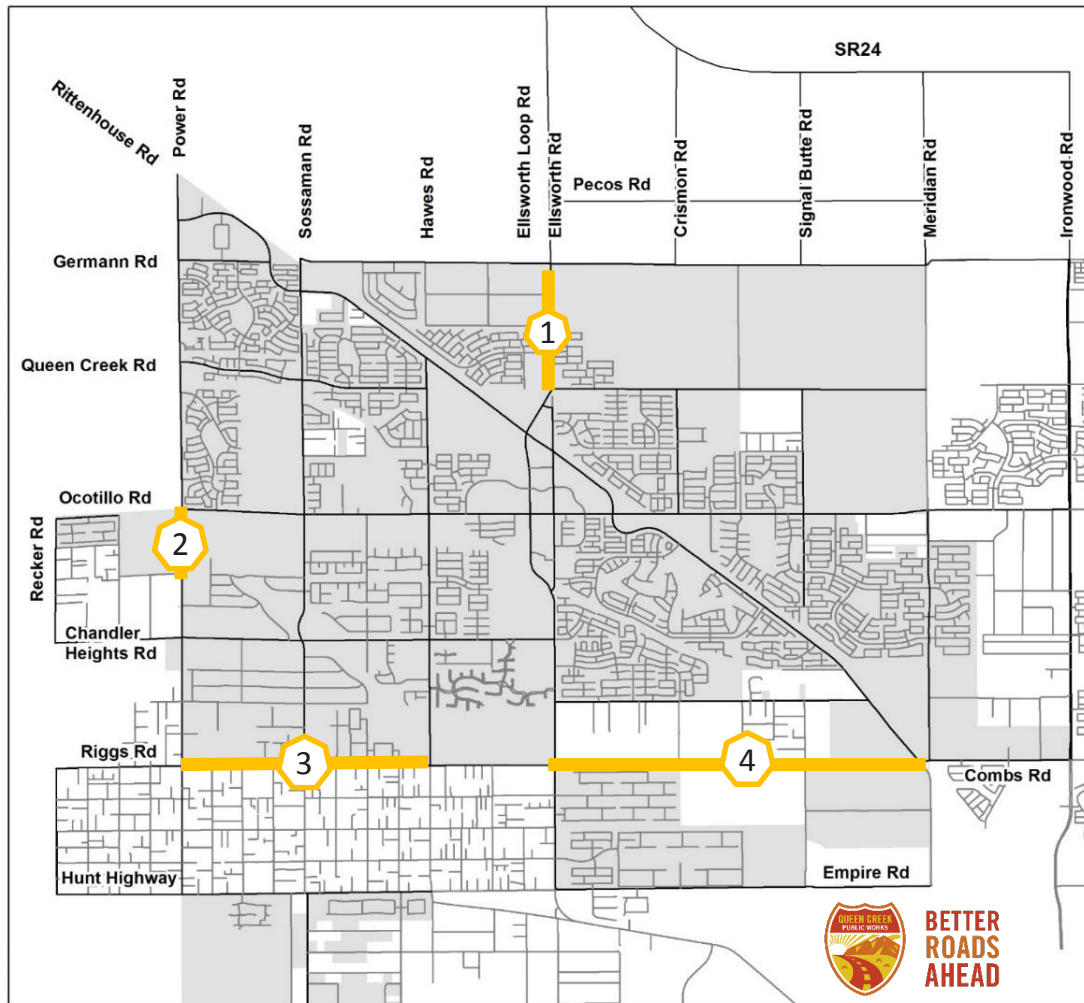


# NWC Ellsworth Rd & Riggs Rd | Queen Creek, AZ



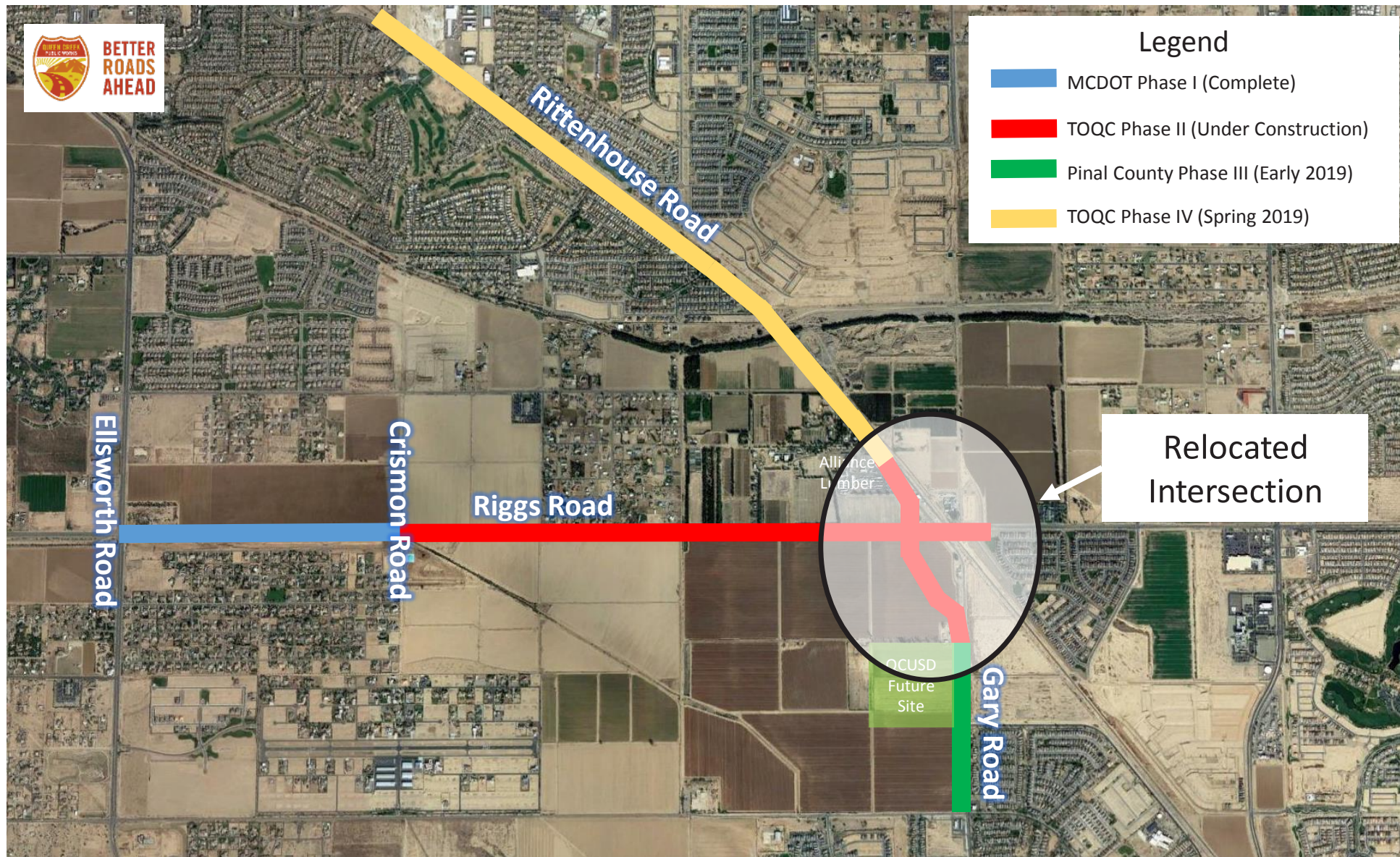


# Queen Creek Transportation Projects - Under Construction (\$36M)



- 1 **Ellsworth Road** – Queen Creek to Germann
  - In partnership with private development
  - New 7-lane roadway
  - Removal of Compound Curve
  - **Completion March 2019**
- 2 **Power Road** – Ocotillo to Brooks Farm
  - New 7-lane roadway
  - Bridge over the wash
  - Phase II to Chandler Heights in design
  - **Completion February 2019**
- 3 **Riggs Road** – Power to Hawes
  - In partnership with Maricopa County
  - New 5-lane roadway
  - **Completion February 2019**
- 4 **Riggs Road** – Ellsworth to Meridian
  - In partnership with Maricopa County
  - New 5-lane roadway
  - **Completion June 2019**









## One Page Summary

Ellsworth Rd & Riggs Rd, Queen Creek  
 -111.634506205 33.2196043970001  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
 Latitude: 33.219604  
 Longitude: -111.634506

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	672	6,370	9,369
2010 Total Population	1,811	25,168	85,836
2018 Total Population	3,671	42,938	121,894
2018 Group Quarters	2	6	25
2023 Total Population	4,294	51,734	140,382
2018-2023 Annual Rate	3.18%	3.80%	2.86%
2018 Total Daytime Population	2,143	32,886	89,099
Workers	135	9,461	20,812
Residents	2,008	23,425	68,287
<b>Household Summary</b>			
2000 Households	173	1,839	2,804
2000 Average Household Size	3.88	3.46	3.34
2010 Households	487	7,659	26,861
2010 Average Household Size	3.72	3.29	3.19
2018 Households	1,041	12,559	37,303
2018 Average Household Size	3.52	3.42	3.27
2023 Households	1,219	14,927	42,675
2023 Average Household Size	3.52	3.47	3.29
2018-2023 Annual Rate	3.21%	3.52%	2.73%
2010 Families	419	6,270	22,063
2010 Average Family Size	3.98	3.61	3.50
2018 Families	877	10,281	30,498
2018 Average Family Size	3.83	3.77	3.60
2023 Families	1,022	12,216	34,831
2023 Average Family Size	3.84	3.83	3.64
2018-2023 Annual Rate	3.11%	3.51%	2.69%
<b>Housing Unit Summary</b>			
2018 Housing Units	1,156	13,706	41,862
Owner Occupied Housing Units	82.4%	75.4%	73.5%
Renter Occupied Housing Units	7.6%	16.3%	15.6%
Vacant Housing Units	9.9%	8.4%	10.9%
<b>Median Household Income</b>			
2018	\$90,944	\$84,666	\$77,262
2023	\$100,445	\$94,374	\$84,976
<b>Median Home Value</b>			
2018	\$278,214	\$268,171	\$239,041
2023	\$316,109	\$316,133	\$290,101
<b>Average Income Value</b>			
Average Household Income	\$109,004	\$103,700	\$94,520
<b>Per Capita Income</b>			
2018	\$32,377	\$30,473	\$28,555
2023	\$36,980	\$34,722	\$33,085
<b>Median Age</b>			
2018	33.1	31.7	31.3
<b>2018 Population 25+ by Educational Attainment</b>			
Total	2,221	25,345	71,166
Less than 9th Grade	3.1%	3.2%	2.6%
9th - 12th Grade, No Diploma	5.5%	4.4%	4.4%
High School Graduate	15.7%	18.2%	18.5%
GED/Alternative Credential	3.3%	2.8%	2.8%
Some College, No Degree	26.5%	27.6%	28.2%
Associate Degree	10.6%	11.2%	11.2%
Bachelor's Degree	23.4%	19.5%	20.9%
Graduate/Professional Degree	12.1%	13.1%	11.3%

**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