Proposed Development | Queen Creek Land

21433 E Ocotillo Road, Queen Creek, AZ 85142

Menlo Group
COMMERCIAL REAL ESTATE

- Land Available E/SEC Ocotillo Road & Rittenhouse Road
- Proposed Development for Office, Medical, or Industrial
- Up to 57,900 SF of Buildable Area
- +/- 3.74 Acres Available for Purchase
- For Sale: $1,140,400.00 ($7.00 PSF)
- Zoned: EMP-A (Office & Industrial Park)
- APN: 304-65-019Y
- Located in fast-growing Queen Creek
- Surrounded by Major Retail (Target, Walmart, Harkins)
- Near Cornerstone and Queen Creek Marketplace
- High Visibility with Frontage on Ocotillo Road
- Traffic Count of +/- 25,000 VPD

www.menlocre.com/property

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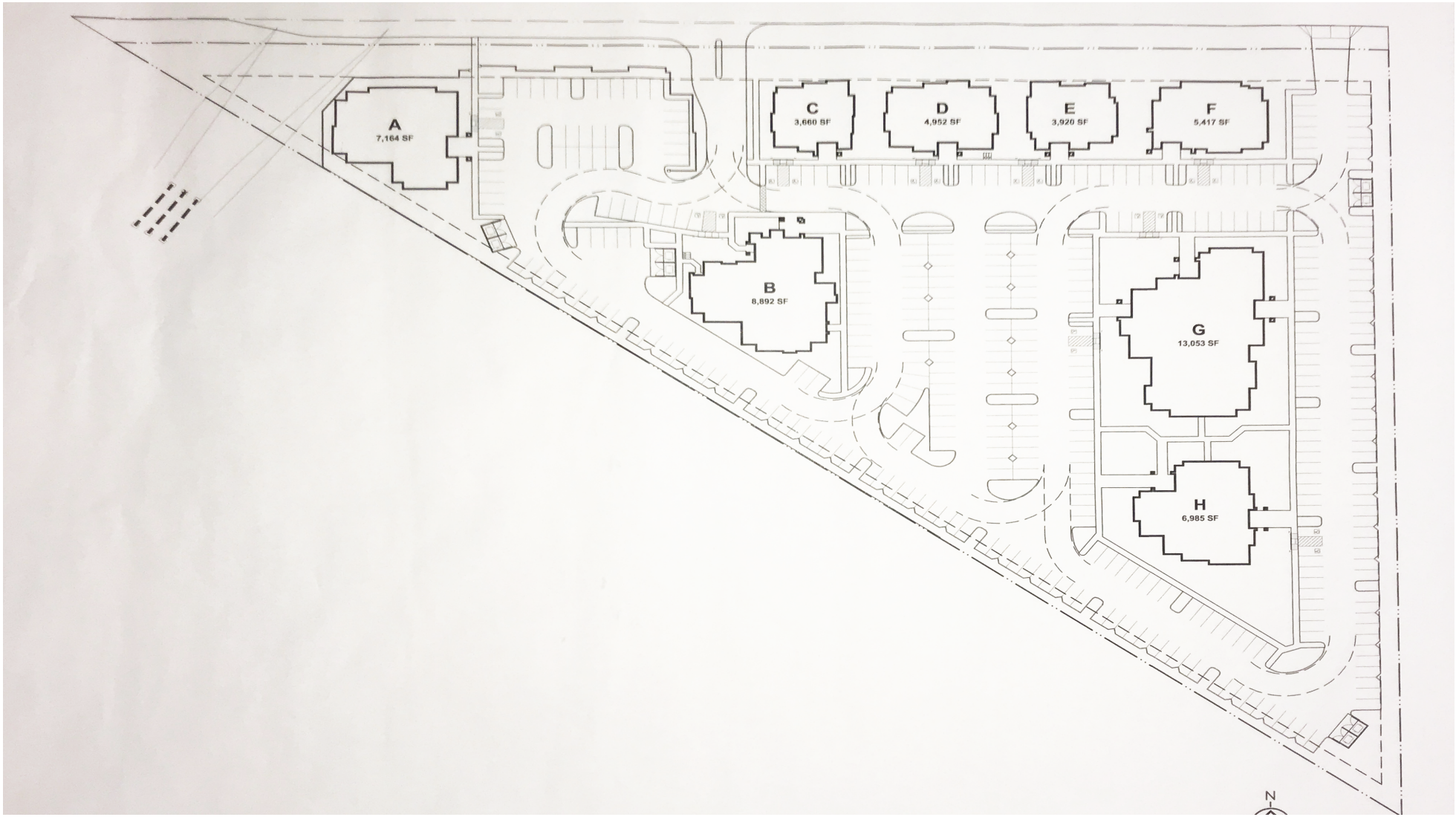
Proposed Development | Ocotillo & Rittenhouse Land

21433 E Ocotillo Road, Queen Creek, AZ 85142

Proposed Site Plan



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21433 E Ocotillo Road, Queen Creek, AZ 85142

Site Details

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	1,173	19,874	91,310
Total Population:	3,864	65,088	278,763
Average HH Income:	$80,078	$78,568	$80,064

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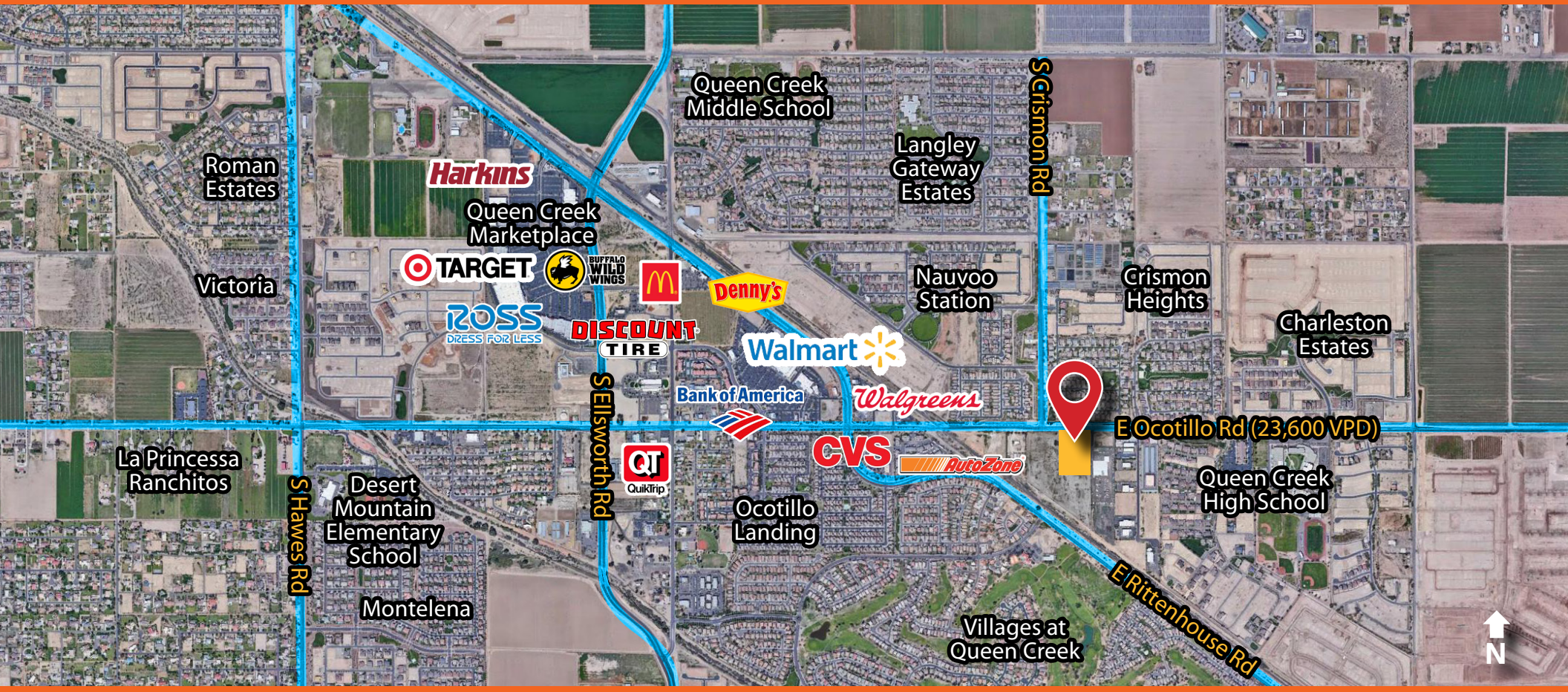
COMMERCIAL REAL ESTATE

5.28 Acres Industrial / Self Storage Land For Sale

21639 E OCOTILLO RD | QUEEN CREEK, AZ 85142



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SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

5.28 Acres Industrial / Self Storage Land For Sale

Property Information

Address	21639 E Ocotillo Rd Queen Creek, AZ 85142
Total Acres	±5.28
Parcel No.	304-64-863B
Zoning	EMP A (Light Industrial)
Improvements	8" water main on south side of Ocotillo Rd 24" sewer main - all curb, gutter and sidewalk completed
Comments	Approved in 2009 for a self storage facility totaling 91,517 SF, 654 storage units in 10 buildings

Demographics

	1 MI	3 MI
Population	10,919	32,457
Households	3,454	10,104
Average Age	31.10	32.20
Median HH Income	$76,757	$84,041

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SALE PRICE **$1,450,000**

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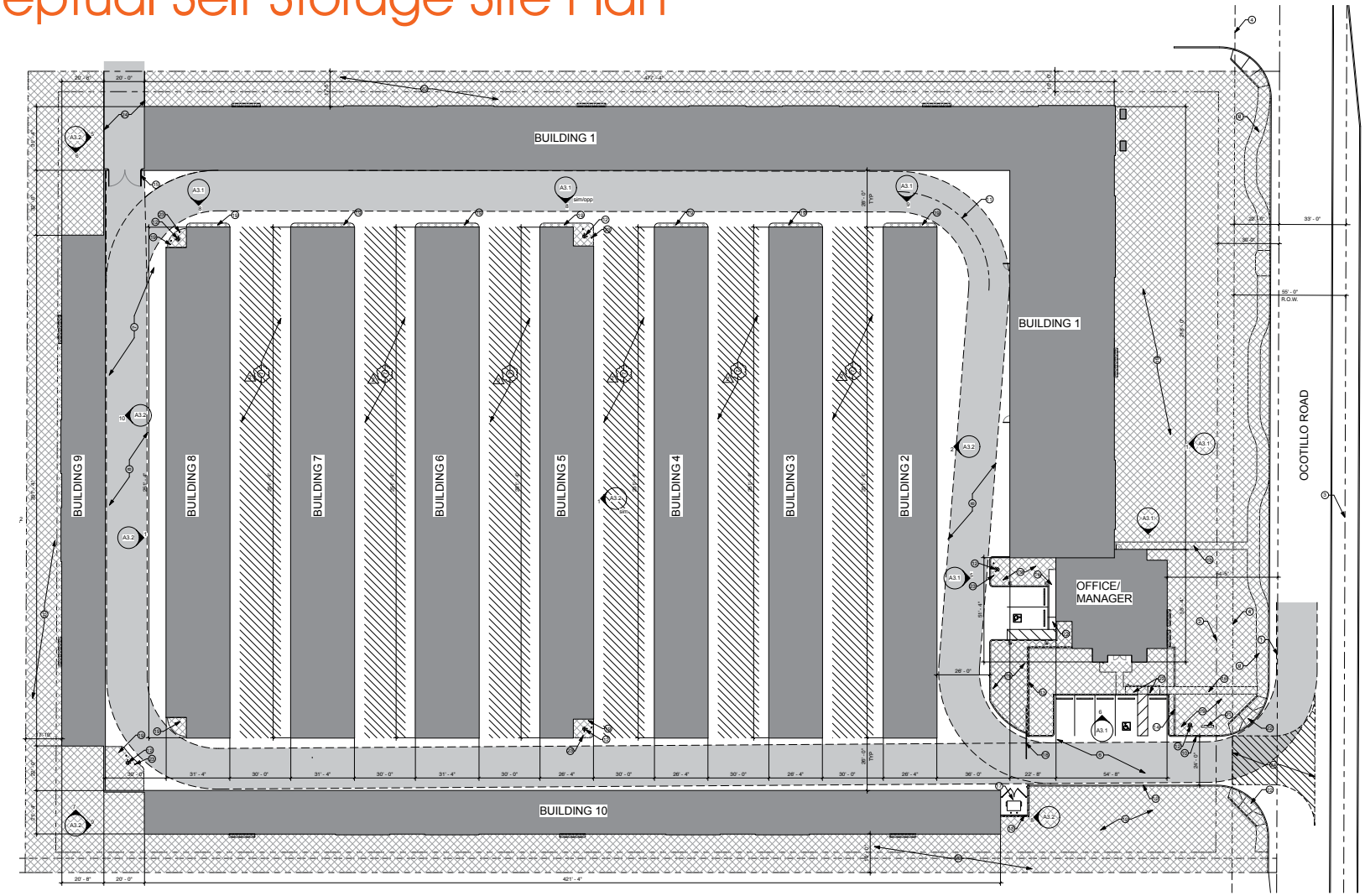
5.28 Acres Industrial / Self Storage Land For Sale

Conceptual Self Storage Site Plan



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22180 S SCOTLAND CT

COMMERCIAL WAREHOUSE SPACES FOR LEASE | QUEEN CREEK, AZ

WAREHOUSE SPACES

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22180 S SCOTLAND CT

COMMERCIAL WAREHOUSE SPACES FOR LEASE | QUEEN CREEK, AZ

Property Features

BUILDING INFORMATION

22180 S Scotland Court
Queen Creek, AZ 85142

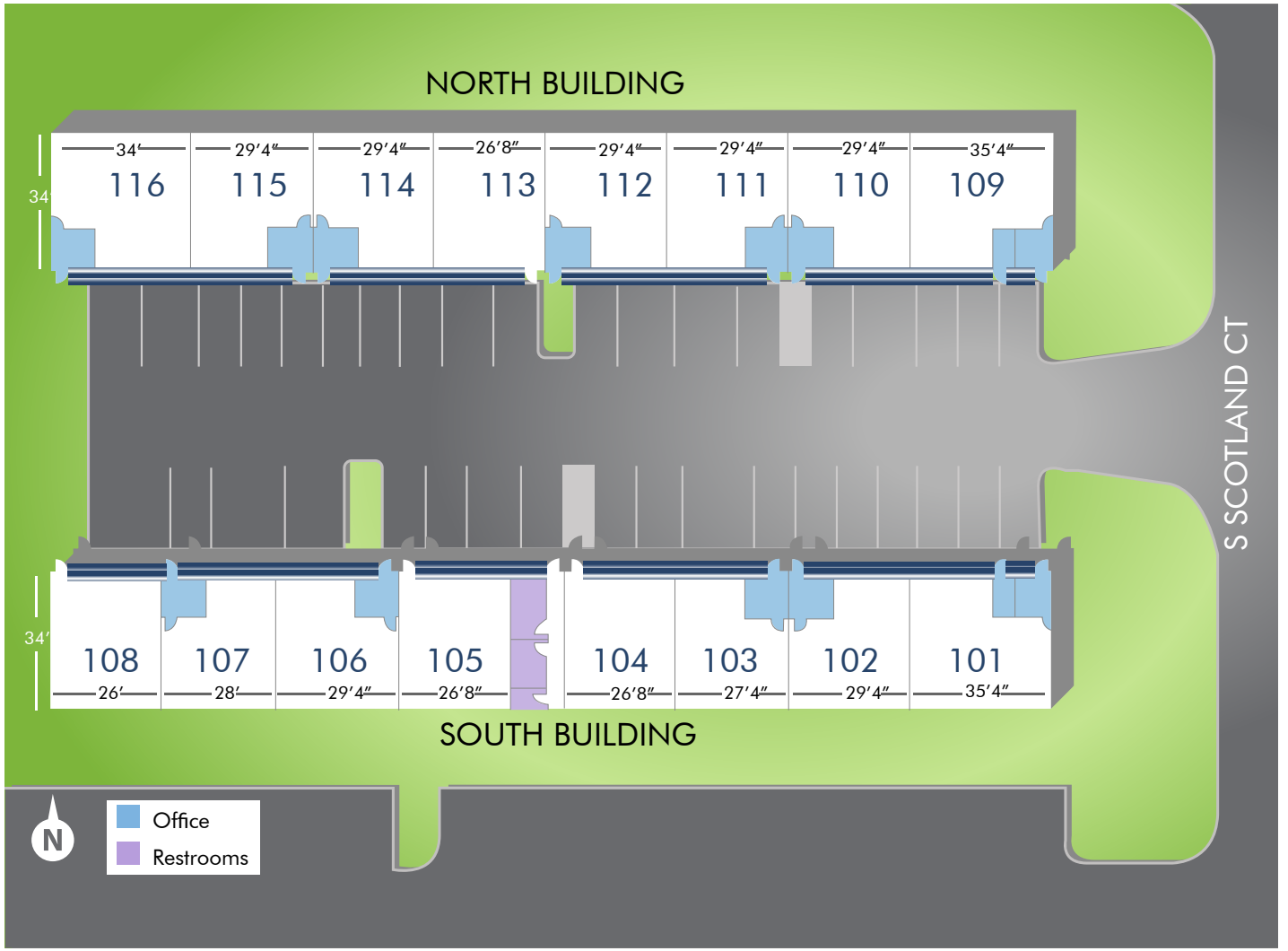
- Multi-tenant Building
- ±16,500 SF
- 16 Units
- Newer Construction (2017)
- 12′ x 14′ Grade level loading doors
- Evap cooled warehouses

DEMOGRAPHICS (DATAUSA.IO)

QUEEN CREEK	
POPULATION	±30,849
MEDIAN AGE	32.1 YRS
MEDIAN INCOME	$90,687

DEMOGRAPHICS (2018 COSTAR)

SITE	1MI	3MI	5MI
POPULATION	10,732	32,259	107,537
EST POP 2023	11,992	36,566	121,196
HOUSEHOLDS	3,366	10,037	33,645
HHI ($)	$77,636	$83,831	$73,555



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COMMERCIAL WAREHOUSE SPACES FOR LEASE | QUEEN CREEK, AZ

ABOUT QUEEN CREEK

QUEEN CREEK

Queen Creek is one of the best-kept secrets in Arizona. Exceptional climate (with 330 days of sunshine annually), natural recreational riches and a relaxed, rural lifestyle combine to fulfill the dreams and visions of those who relocate to one of America's best small towns.

Queen Creek's approximately 42,000 residents enjoy the benefits of small-town living close to a metropolitan area: low crime rates, easy commuting to and from metro Phoenix, excellent air quality and a variety of recreational activities, all elements of a low-stress lifestyle.

Queen Creek is a family place, where the residents take pride in independence. It's a "first name" community, where a person behind the counter isn't an uncaring stranger, but someone who will know you by name.

SHOP THE QC

Queen Creek offers a variety of shopping options including retail and dining options at Queen Creek Marketplace, the Cornerstone at Queen Creek, Power Marketplace and Queen Creek Village. One of Arizona's newest shopping malls, San Tan Village, is just 15 minutes to the north.

HIGH TECH INDUSTRY

Access to both rail and Phoenix-Mesa Gateway Airport, as well as large tracts of affordable land, have brought the Queen Creek area to the attention of industry. Both TRW and Arch Chemicals are located nearby.

UNBEATABLE LOCATION

Queen Creek, in the southeast corner of Maricopa County, Arizona is within 10 minutes of Phoenix-Mesa Gateway Airport and 45 minutes of Sky Harbor International Airport. This small town is an oasis in the East Valley of the Phoenix metropolitan area.

PHOENIX-MESA GATEWAY AIRPORT

QUEEN CREEK MARKETPLACE

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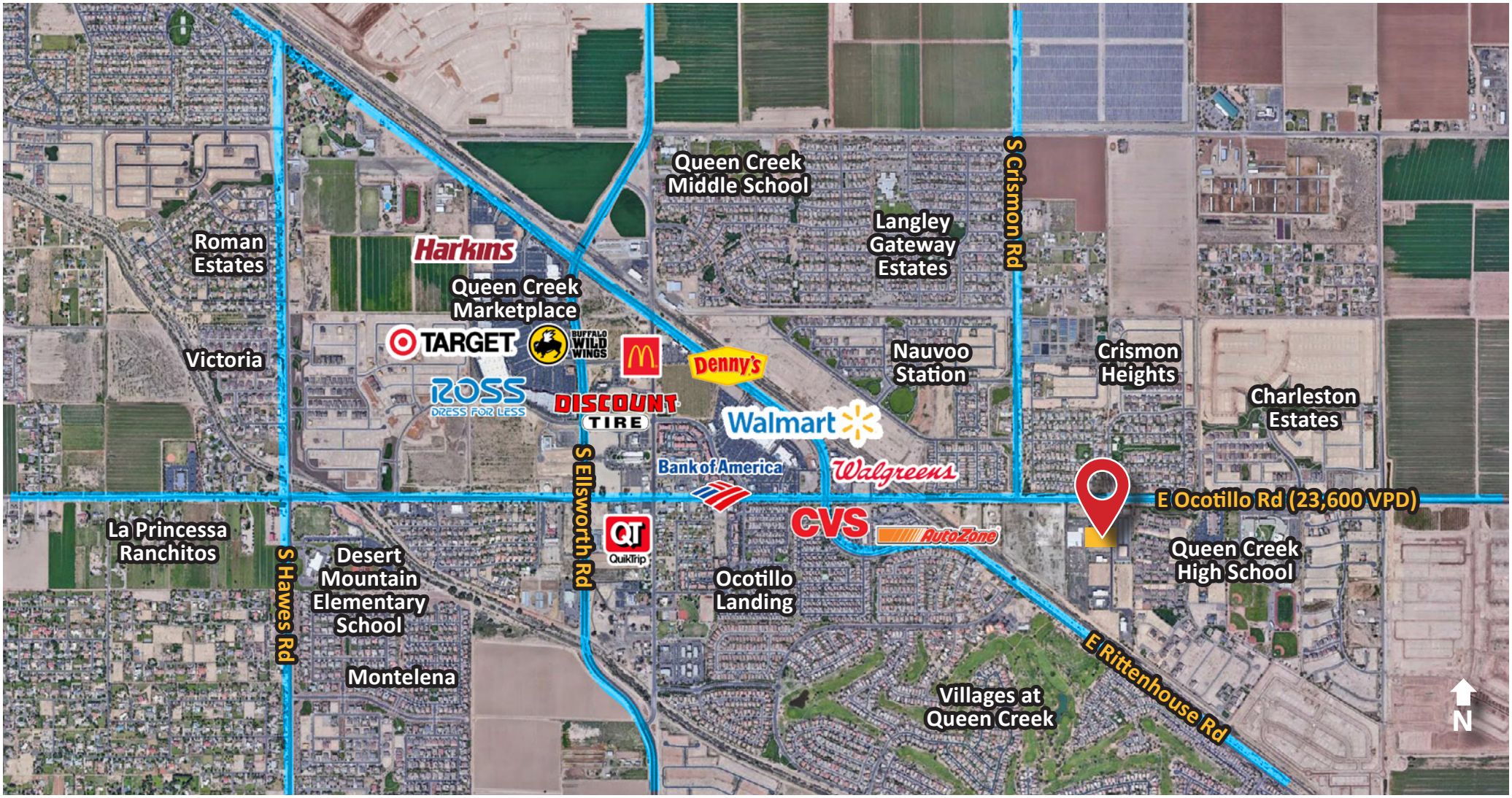

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