

**Last Two Pads
Available!**



QCDISTRICT

SEC Ellsworth Loop Rd & Rittenhouse Rd | Queen Creek, AZ

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QCDISTRICT

is a brand new (2016 construction)
±15.53-ACRE DEVELOPMENT
located in the HEART OF QUEEN CREEK
at the southeast corner of
Ellsworth Loop and Rittenhouse Roads

Property Highlights

- Located across the street from Queen Creek Marketplace, the main shopping destination for the Queen Creek area
- Median household income in the Town of Queen Creek was \$93,006 in 2018
- Households within 3 miles spent nearly \$108,000,000 annually on retail goods and services, nearly \$62,000,000 on food at restaurants, and over \$54,000,000 on entertainment in 2018
- Underserved market for retail, restaurants and entertainment type uses
- Queen Creek is one of the fastest-growing communities in the Phoenix Metro Area



QCDISTRICT

SEC Ellsworth Loop Rd & Rittenhouse Rd | Queen Creek, AZ

Ellsworth Loop Rd ±34,100 VPD

Rittenhouse Rd ±29,100 VPD

Ellsworth Rd

Maya Rd

Traffic Counts



N: ±38,500 VPD (NB & SB)
S: ±34,100 VPD (NB & SB)
E: ±29,100 VPD (EB & WB)
W: ±19,900 VPD (EB & WB)

*Queen Creek 2015





STREET VIEW - LOOKING EAST

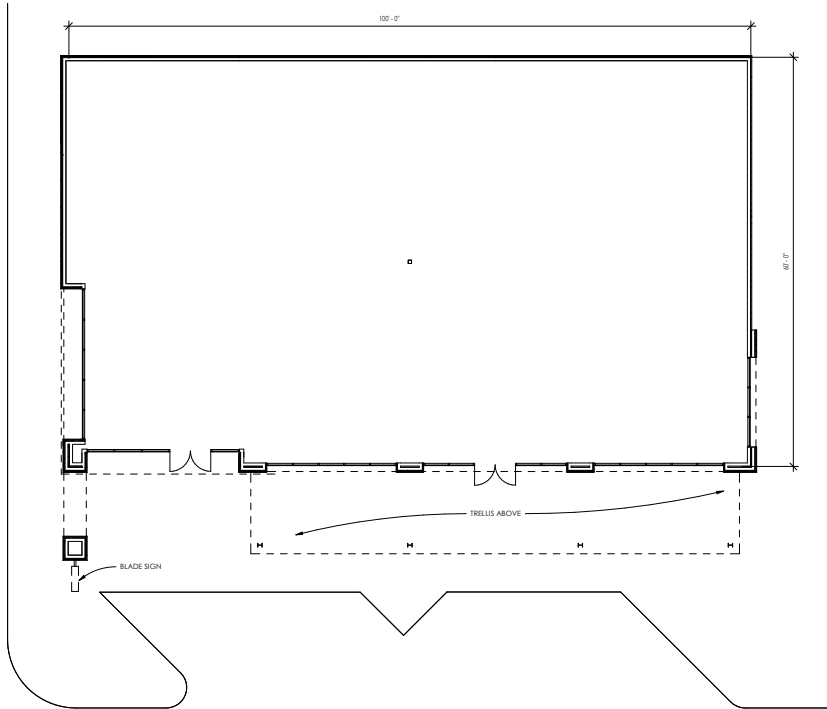


SOUTH BUILDING - LOOKING WEST



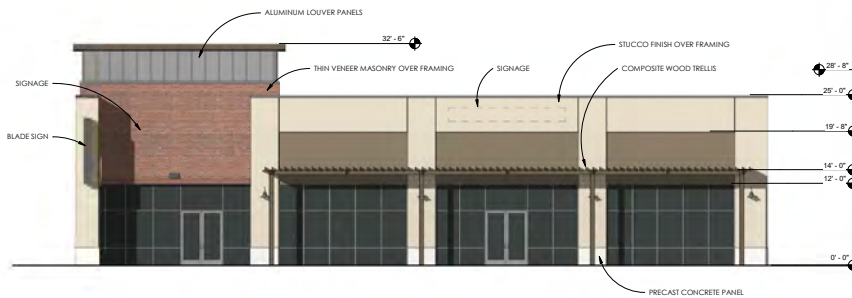
NORTH BUILDING - LOOKING WEST





SOUTH BUILDING

1/8" = 1'-0"

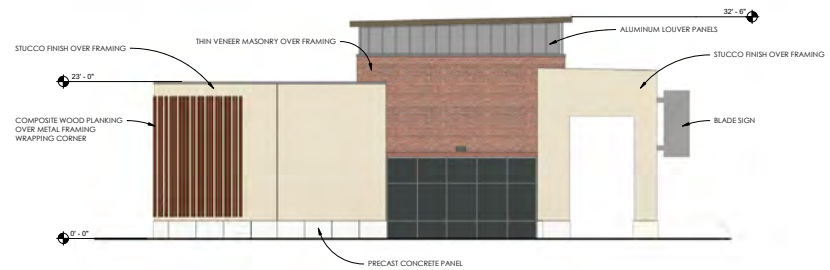


SOUTH BUILDING - STREET ELEVATION

1/8" = 1'-0"

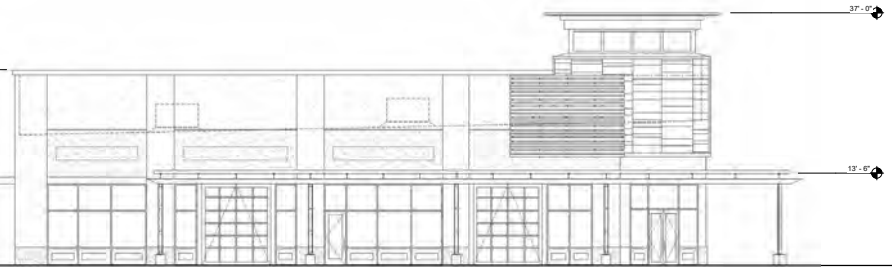


NORTHEAST CORNER PERSPECTIVE



EAST ELEVATION

1/8" = 1'-0"

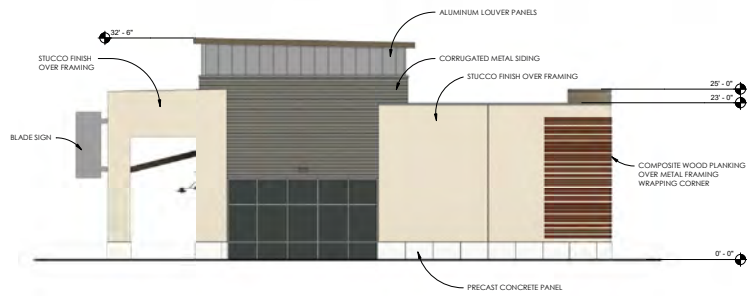


SHOP 'B' (EXISTING)

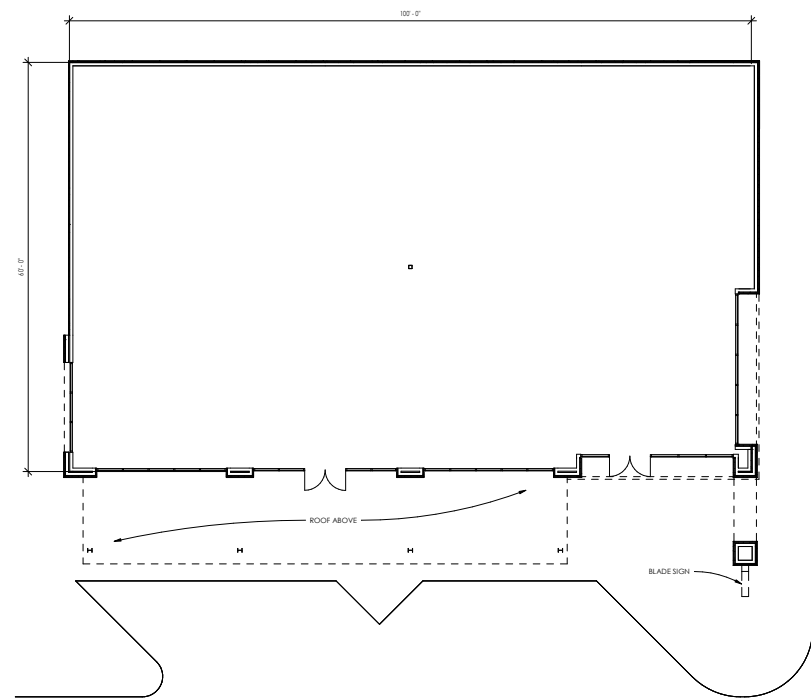
1/8" = 1'-0"



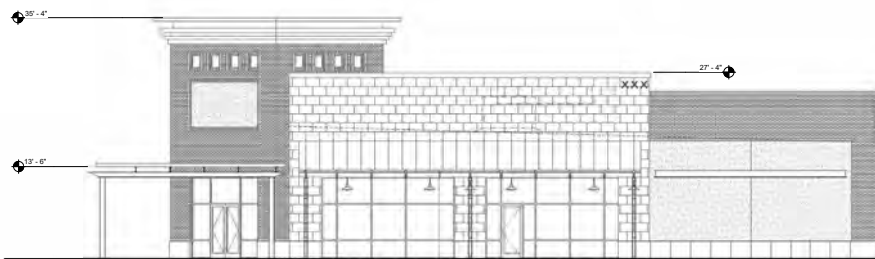
SOUTHEAST CORNER PERSPECTIVE



EAST ELEVATION
1/8" = 1'-0"

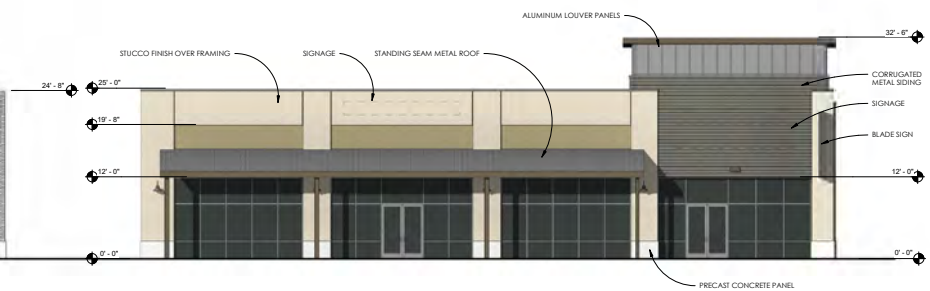


NORTH BUILDING
1/8" = 1'-0"



SHOP 'C' (EXISTING)

NORTH BUILDING - STREET ELEVATION
1/8" = 1'-0"





HomeGoods

Maya Rd

6,000 SF

6,000 SF



AVEDA

Ellsworth Loop Rd ±34,100 VPD

Rittenhouse Rd ±29,100 VPD



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Trilogy at Encanterra 2,927 D/U

Morning Sun Farms
1,697 D/U

Meridian
(William Lyon Homes)
2,310 D/U

Rittenhouse Ranch
311 D/U

Ocotillo Heights
187 D/U

Ash Creek
Estates
144 D/U

Hasting Farms
1,117 D/U

Nauvoo Station
821 D/U

QCDISTRICT

Ellsworth Loop Rd

Avilla Luxury Apts
255 D/U

Terravella
360 D/U

Victoria Estates
331 D/U

Rittenhouse Rd

Queen Creek Station
677 D/U

La Jara Farms
90 D/U





SUPER TARGET KOHL'S
Harkins THEATRES **ROSS DRESS FOR LESS** **Stein Mart**
BevMo! PETSMART **JO-ANN**
BED BATH & BEYOND **Famous Footwear** **ULTA BEAUTY**

Victoria Estates

Avilla Luxury Apts

QUEEN CREEK
MARKETPLACE

BB BROOKLYN BEDDING
NETWORK AUTOMOTIVE SERVICE CENTER
AQUA-TOTS SWIM SCHOOLS

Walmart
Walgreens
STAPLES **petco**

QCDISTRICT
Maya Rd
Ellsworth Rd
Rittenhouse Rd
QUEEN CREEK CROSSROADS

CORNERSTONE
at Queen Creek

Nauvoo Station







East Elevation

STEEL ANGLE AND TS AWNING



East Elevation

Shops D



Butler Design Group, Inc



Shops D



East Elevation



North Elevation



South Elevation



West Elevation



Corridor North Elevation

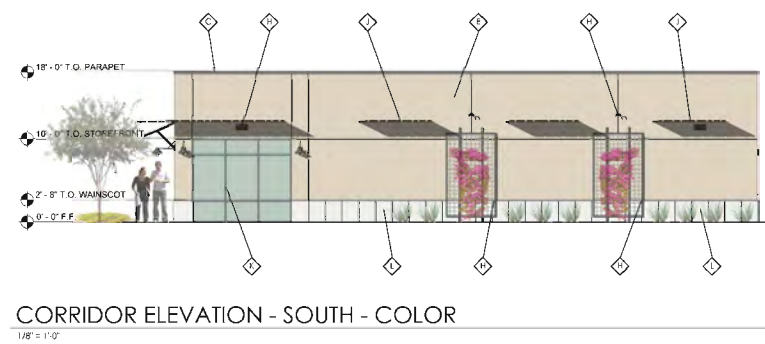
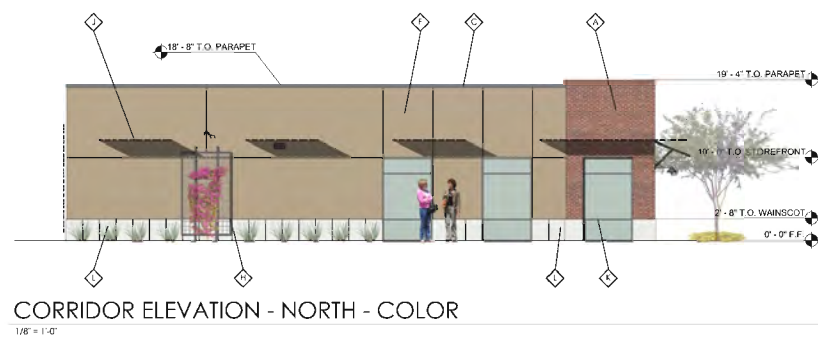


Corridor South Elevation

Shops D



Butler Design Group, Inc





QCDISTRICT

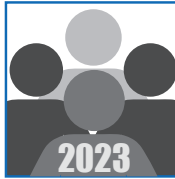
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Trade Area Demographics



±172,226

2018 Estimated Population



±196,931

2023 Projected Population



\$82,960

2018 Average Household Income



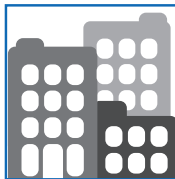
\$67,607

2018 Median Household Income



±16,464

2018 Total Employees In The Area



±1,613

2018 Total Businesses In The Area

ESRI 2018 Estimates

