



VELOCITY
RETAILGROUP

NEW DEVELOPMENT!

Northwest Corner of Queen Creek Road and Ellsworth Road
Queen Creek, Arizona



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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Queen Creek, Arizona



◆ NEW QUEEN CREEK DEVELOPMENT

Property Highlights

- Junior Anchors, Pads, and Shops available
- 1 mile south of Phx/Mesa Gateway Airport
- Over 50,000 vehicles per day travel past the site
- Less than 3 miles south of SR24 Freeway
- Adjacent to Queen Creek Station master-planned community, with over 677 planned new homes, and across the street from Terravella master-planned community with over 360 new homes planned
- Surrounded by master-planned communities: Eastmark, Johnson Ranch, Power Ranch, and Bella Vista Farms

Traffic Counts

Ellsworth Road	47,580 VPD
Queen Creek Road	10,490 VPD
Total	58,070 VPD

Source: Pitney Bowes

Nearby Tenants



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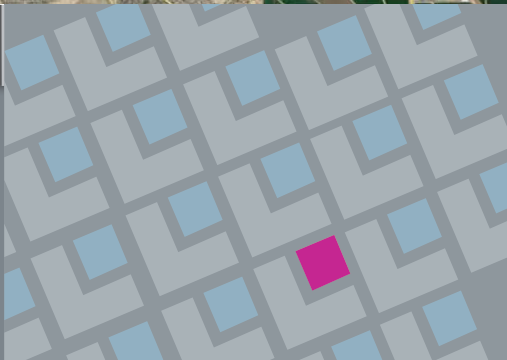
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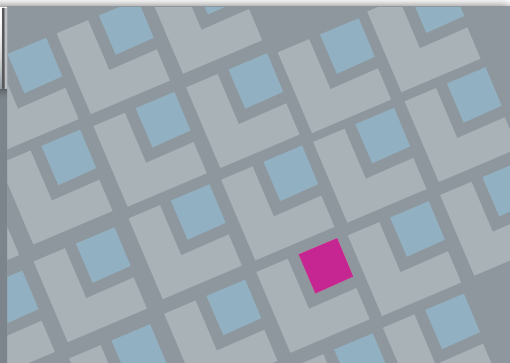
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Demographic Full Report



Velocity Retail Group, LLC

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20800 E Queen Creek Rd & 20399 Ellsworth Rd Queen Creek, AZ 85142

20 March 2017

Coordinates Longitude: -111.634720
Latitude: 33.263210

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2010 Total Pop.	2,388	27,287	83,662
-Percent Growth 2000-2010	715.02%	595.56%	605.89%
2015 Total Pop. (Est.)	3,436	38,358	106,558
-Percent Growth 2010-2015	43.89%	40.57%	27.37%
2000 Total Pop.	303	3,954	11,890
-Percent Growth 1990-2000	64.61%	99.44%	48.17%
1990 Total Pop.	178	1,967	7,999
HOUSEHOLDS			
1990 Total HHs	41	500	2,150
2000 Total HHs	75	1,086	3,531
-Percent HH Growth 1990-2000	82.93%	117.20%	64.23%
2010 Total HHs	612	7,755	26,657
-Percent HH Growth 2000-2010	716.00%	614.09%	654.94%
2015 Total HHs	905	11,208	34,580
-Percent HH Growth 2010-2015	47.88%	44.53%	29.72%
RACE IDENTIFICATION			
2010 White Pop.	1,842	21,554	67,278
-Percentage	77.14%	78.99%	80.42%
2010 Black Pop.	1	31	849
-Percentage	0.04%	0.11%	1.01%
2010 American Indian/Alaska Native	13	259	897
-Percentage	0.54%	0.95%	1.07%
2010 Asian/Hawaiian/Pacific Islander	14	159	1,190
-Percentage	0.59%	0.58%	1.42%
2010 Other Population (Incl 2+ Races)	518	5,285	13,448
-Percentage	21.69%	19.37%	16.07%
HISPANIC DATA (Not an Race Designation)			
2010 Hispanic Population	889	9,615	25,145
-Percentage	37.23%	35.24%	30.06%
2010 Non-Hispanic Population	1,499	17,672	58,517
-Percentage	62.77%	64.76%	69.94%
2010 White Hispanic Population	403	4,609	12,040
-Percentage	16.88%	16.89%	14.39%
2010 White Non-Hispanic Population	1,439	16,945	55,238
-Percentage	60.26%	62.10%	66.03%

Data Source: Pitney Bowes Business Insight
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2010 All Other Races Hispanic Population	486	5,006	13,105
-Percentage	20.35%	18.35%	15.66%
2010 All Other Races Non-Hispanic Population	60	727	3,278
-Percentage	2.51%	2.66%	3.92%
2010 Median Household Income	\$88,944	\$89,773	\$75,342
2010 Average Household Income	\$89,448	\$88,642	\$81,452
2010 Per Capita Income	\$22,924	\$25,192	\$25,953
2010 Average Household Size	3.6	3.5	3.2
HOUSEHOLD INCOME BRACKETS			
2010 Household Income < \$10,000	31	277	783
-Percentage	5.06%	3.57%	2.94%
2010 Household Income \$10,000-\$14,999	20	180	566
-Percentage	3.26%	2.32%	2.12%
2010 Household Income \$15,000-\$19,999	11	105	456
-Percentage	1.79%	1.35%	1.71%
2010 Household Income \$20,000-\$24,999	6	67	305
-Percentage	0.98%	0.86%	1.14%
2010 Household Income \$25,000-\$29,999	7	81	557
-Percentage	1.14%	1.04%	2.09%
2010 Household Income \$30,000-\$34,999	8	94	970
-Percentage	1.31%	1.21%	3.64%
2010 Household Income \$35,000-\$39,999	1	79	846
-Percentage	0.16%	1.02%	3.17%
2010 Household Income \$40,000-\$44,999	6	78	903
-Percentage	0.98%	1.01%	3.39%
2010 Household Income \$45,000-\$49,999	3	138	1,137
-Percentage	0.49%	1.78%	4.27%
2010 Household Income \$50,000-\$59,999	38	494	2,957
-Percentage	6.20%	6.37%	11.09%
2010 Household Income \$60,000-\$74,999	79	930	3,744
-Percentage	12.89%	11.99%	14.04%
2010 Household Income \$75,000-\$99,999	173	2,292	7,646
-Percentage	28.22%	29.56%	28.68%
2010 Household Income \$100,000-\$124,999	142	1,858	3,654
-Percentage	23.16%	23.96%	13.71%
2010 Household Income \$125,000-\$149,999	22	472	1,038
-Percentage	3.59%	6.09%	3.89%
2010 Household Income \$150,000-\$199,999	44	414	645

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-Percentage	7.18%	5.34%	2.42%
2010 Household Income \$200,000-\$249,999	15	126	220
-Percentage	2.45%	1.62%	0.83%
2010 Household Income \$250,000-\$499,999	7	70	227
-Percentage	1.14%	0.90%	0.85%
2010 Median Home Value	\$161,823	\$158,825	\$169,766
% 2010 Total Owner Occupied Housing Units	85.40%	86.08%	84.63%
% 2010 Total Renter Occupied Housing Units	14.60%	13.92%	15.37%
EDUCATION			
2010 Total Educational Attainment Age 25+	1,266	14,788	45,952
% 2010 High School Graduate (Incl Equivalency)	27.23%	27.81%	24.69%
% 2010 Bachelor's Degree	12.55%	14.67%	17.40%
% 2010 Master's Degree	4.74%	4.50%	5.20%
% 2010 Professional School Degree	0.55%	0.45%	0.42%
% 2010 Doctorate Degree	0.00%	0.03%	0.30%
(Education levels do not add to 100% since partial grade completions are not included.)			
EMPLOYMENT			
% 2010 White Collar Occupations	51.60%	55.14%	58.24%
% 2010 Blue Collar Occupations	48.40%	44.86%	41.76%
SELECTED EMPLOYMENT CATEGORIES			
% 2010 Management/Professional/Related	30.56%	31.88%	33.44%
% 2010 Service Occupation	17.84%	18.15%	15.19%
% 2010 Healthcare Support	0.60%	1.14%	1.17%
% 2010 Sales/Office	21.14%	23.27%	24.80%
% 2010 Office/Administrative Support	12.63%	12.73%	14.28%
% 2010 Farming/Fishing/Forestry	5.11%	3.46%	2.08%
% 2010 Construction/Extraction	8.82%	8.12%	9.28%
% 2010 Installation/Maintenance/Repair	3.71%	4.64%	6.01%
% 2010 Transportation/Material Moving	5.31%	4.43%	4.46%
(Categories are not exclusive, and do not add to 100%)			
2010 Total Daytime Population	3,483	20,276	57,284

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2010 Total Retail Sales Potential (MM)	\$9,935,259	\$126,051,848	\$397,839,806
POPULATION BY AGE BRACKET			
2010 Age 0-4	236	2,636	9,118
-Percentage	9.88%	9.66%	10.90%
2010 Age 5-9	250	2,810	8,560
-Percentage	10.46%	10.30%	10.23%
2010 Age 10-14	299	3,100	8,317
-Percentage	12.52%	11.36%	9.94%
2010 Age 15-19	201	2,294	6,470
-Percentage	8.41%	8.41%	7.73%
2010 Age 20-24	135	1,658	5,245
-Percentage	5.65%	6.08%	6.27%
2010 Age 25-34	286	3,261	13,114
-Percentage	11.97%	11.95%	15.68%
2010 Age 35-44	396	4,627	13,386
-Percentage	16.58%	16.96%	16.00%
2010 Age 45-54	306	3,628	9,622
-Percentage	12.81%	13.30%	11.50%
2010 Age 55-64	176	2,036	5,617
-Percentage	7.37%	7.46%	6.71%
2010 Age 65-74	72	821	2,658
-Percentage	3.01%	3.01%	3.18%
2010 Age 75-84	29	367	1,271
-Percentage	1.21%	1.35%	1.52%
2010 Age 85+	2	48	283
-Percentage	0.08%	0.18%	0.34%
2010 Age 0-14	785	8,546	25,995
2010 Age 15-34	622	7,213	24,829
2010 Age 35-64	878	10,291	28,625
2010 Age 65 and above	103	1,236	4,212
2010 Median Age Total Population	27.2	28.2	27.5
2010 Median Age Adult Population	40.3	40.3	38.4
% 2010 Female Population	49.12%	49.18%	48.69%
% 2010 Male Population	50.88%	50.82%	51.31%

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