



PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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A JOINT VENTURE BY



# NEW DEVELOPMENT!

Northwest Corner of Queen Creek Road and Ellsworth Road  
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
<b>Total</b>	<b>58,070 VPD</b>

Source: Pitney Bowes

### Nearby Tenants



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Walmart TARGET  
 WORLD MARKET PETSMART Pet Imports  
 ROSS Michaels STAPLES

LOOP 202

EASTMARK

Signal Butte Rd

Ray Rd

Williams Field Rd

ASU



PhxMesa Gateway Airport

ARIZONA 24

Ironwood Rd

Pecos Rd

Elsworth Rd

Germann Rd

Queen Creek Rd

SUBJECT

HomeGoods

Ocotillo Rd

TARGET ROSS Harkins Theatres  
 WORLD MARKET BED BATH & BEYOND JO-ANN ULTA  
 Stearns Marten KOHLS PETSMART

Walmart  
 PETCO Walgreens  
 Bank of America Walgreens STAPLES

Chandler Heights Rd

Ritterhouse Rd

Riggs Rd

Hawes Rd

Empire Blvd

Gary Rd

(Planned)  
 THE WOODLANDS

Walmart

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Size: +/- 36 Acres  
 Zoning: +/- C-2 & PAD  
 Total Bldg Area: +/- 321,000 SF

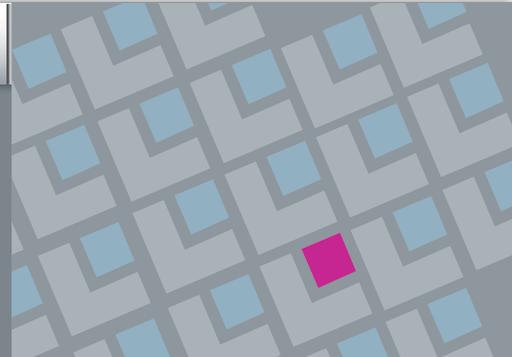
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- SITE PLAN / AVAILABILITY
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- DEMOGRAPHICS

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# Demographic Full Report



Velocity Retail Group, LLC

Queen Creek Rd & Ellsworth Rd  
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
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
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%
<b>RACE IDENTIFICATION</b>			
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%
<b>HISPANIC DATA (Not an Race Designation)</b>			
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
<b>HOUSEHOLD INCOME BRACKETS</b>			
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%
<b>EDUCATION</b>			
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.)			
<b>EMPLOYMENT</b>			
% 2010 White Collar Occupations	51.60%	55.14%	58.24%
% 2010 Blue Collar Occupations	48.40%	44.86%	41.76%
<b>SELECTED EMPLOYMENT CATEGORIES</b>			
% 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
<b>POPULATION BY AGE BRACKET</b>			
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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