

Northeast Corner of Ocotillo Road & Ellsworth Road - Queen Creek, Arizona



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	8,371	32,181	103,345
Projected Population (2021)	8,957	34,691	112,573
Estimated Avg. Household Income (2016)	\$81,730	\$103,449	\$89,805
Projected Avg. Household Income (2021)	\$94,481	\$120,103	\$104,321
Average Household Size (2016)	3.1	3.3	3.1
Total Daytime Employees (2016)	2,818	7,848	16,399
Median Age (2016)	30.1	31.5	32.3

**TRAFFIC COUNTS** (2015 Source: CoStar)

Ocotillo Road	15,800
Ellsworth Road	35,900
<b>Total Cars Per Day</b>	<b>51,700</b>



**DE RITO PARTNERS, INC**

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

**RETAIL SPACE AVAILABLE IN HEART OF QUEEN CREEK**

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LAST 2 SUITES AVAILABLE – 2,115 SF ENDCAP AND 1,551 SF ENDCAP RESTAURANT SPACE AVAILABLE FOR LEASE



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**PROJECT HIGHLIGHTS**

- Located across from Queen Creek Marketplace featuring:
  - TARGET
  - KOHL'S
  - PETSMART
  - SPORT CHALET
  - WORLD MARKET
  - Harkins Theatres
  - JO-ANN
  - ROSS DRESS FOR LESS
  - BED BATH & BEYOND
  - BevMo!
  - Starr Mart
- Adjacent to a Walmart Supercenter
- Hard corner intersection with 12,618 VPD on Ocotillo Road and 21,215 VPD on Ellsworth Road
- New construction - Built in 2008
- Nearly 6,000 lots in proposed subdivisions within Queen Creek and an estimated 24,000 new residents expected by 2020
- Average household income of more than \$103,000 within 3 miles
- Across the street from a new Queen Creek Library

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