

# NEW QUEEN CREEK DEVELOPMENT

NWC ELLSWORTH RD & RIGGS RD | QUEEN CREEK, AZ

## Last Space Available: 2,200 SF Interior End Cap



### PROPERTY HIGHLIGHTS

- » Adjacent to a proposed grocery-anchored development in under served trade area of Queen Creek.
- » Currently no traditional grocery competition within 4 miles.
- » Median household income over \$111,773 within a 3-mile radius.
- » Riggs Rd expansion project recently completed to Meridian Rd.
- » Queen Creek is growing, with a current population of 35,600, and a projected population expected to nearly double by 2050.

(Source: ADOA-EPS population projects)

### TRAFFIC COUNTS

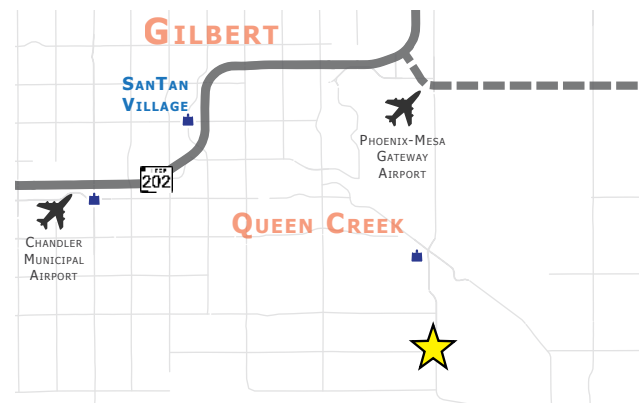
N: ±29,173 VPD (NB/SB)      E: N/A VPD (EB/WB)  
S: ±33,560 VPD (NB/SB)      W: ±15,700 VPD (EB/WB)

ADOT 2023

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	4,316	53,520	149,630
2028 Population	4,711	58,604	163,680
2023 Med HH Income	\$132,657	\$117,679	\$109,771

ESRI 2023 Estimates



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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

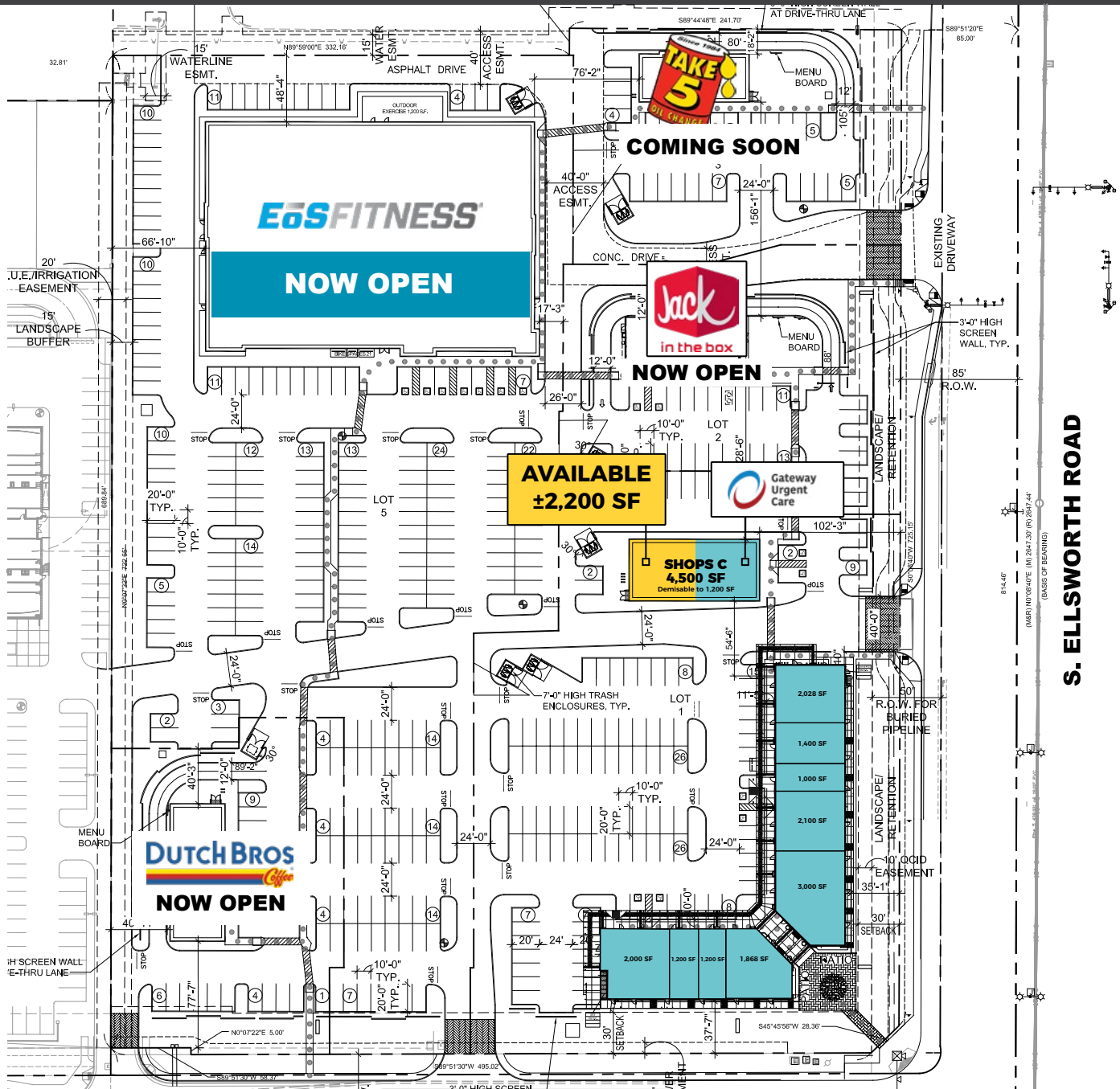
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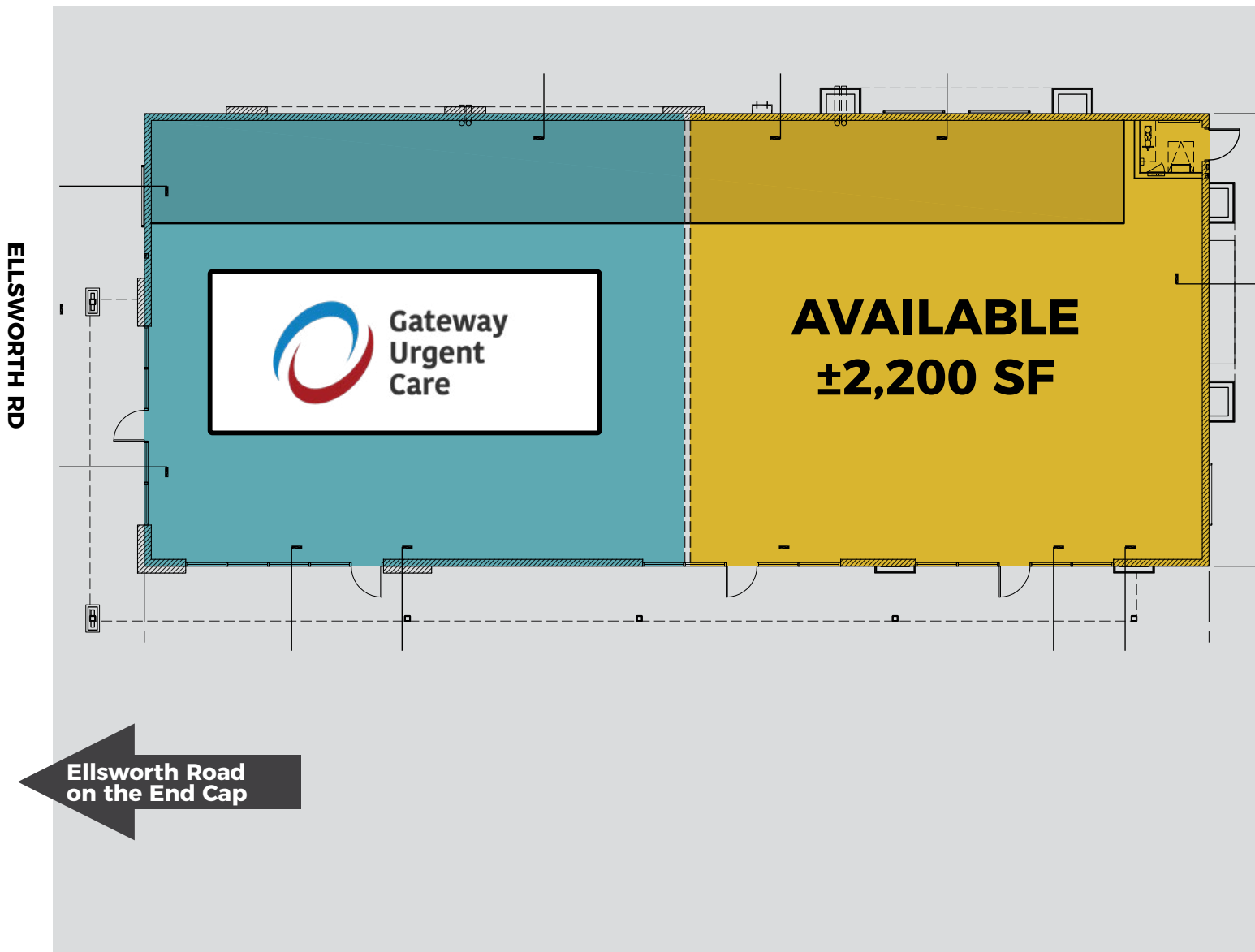


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### SHOPS C



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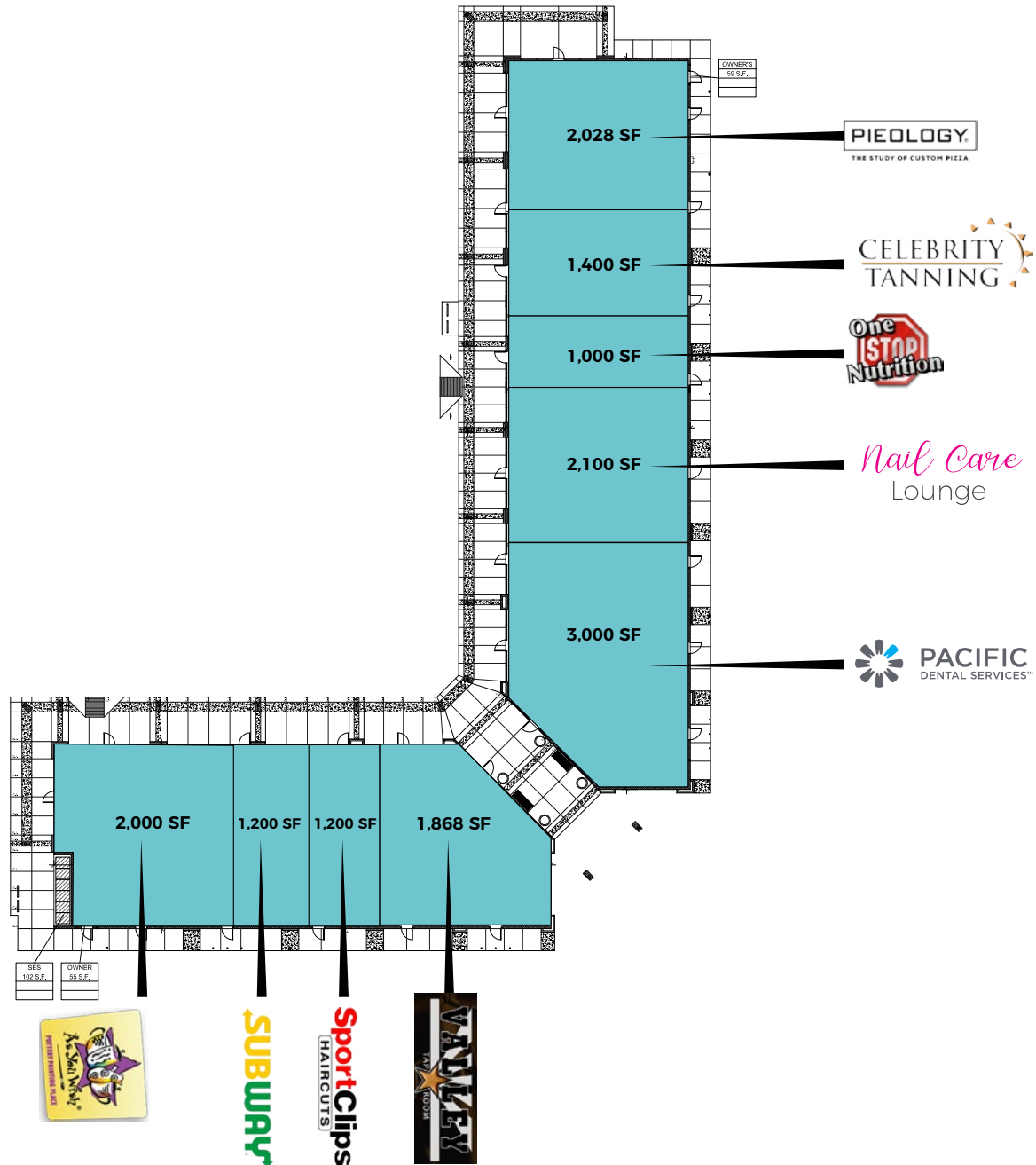




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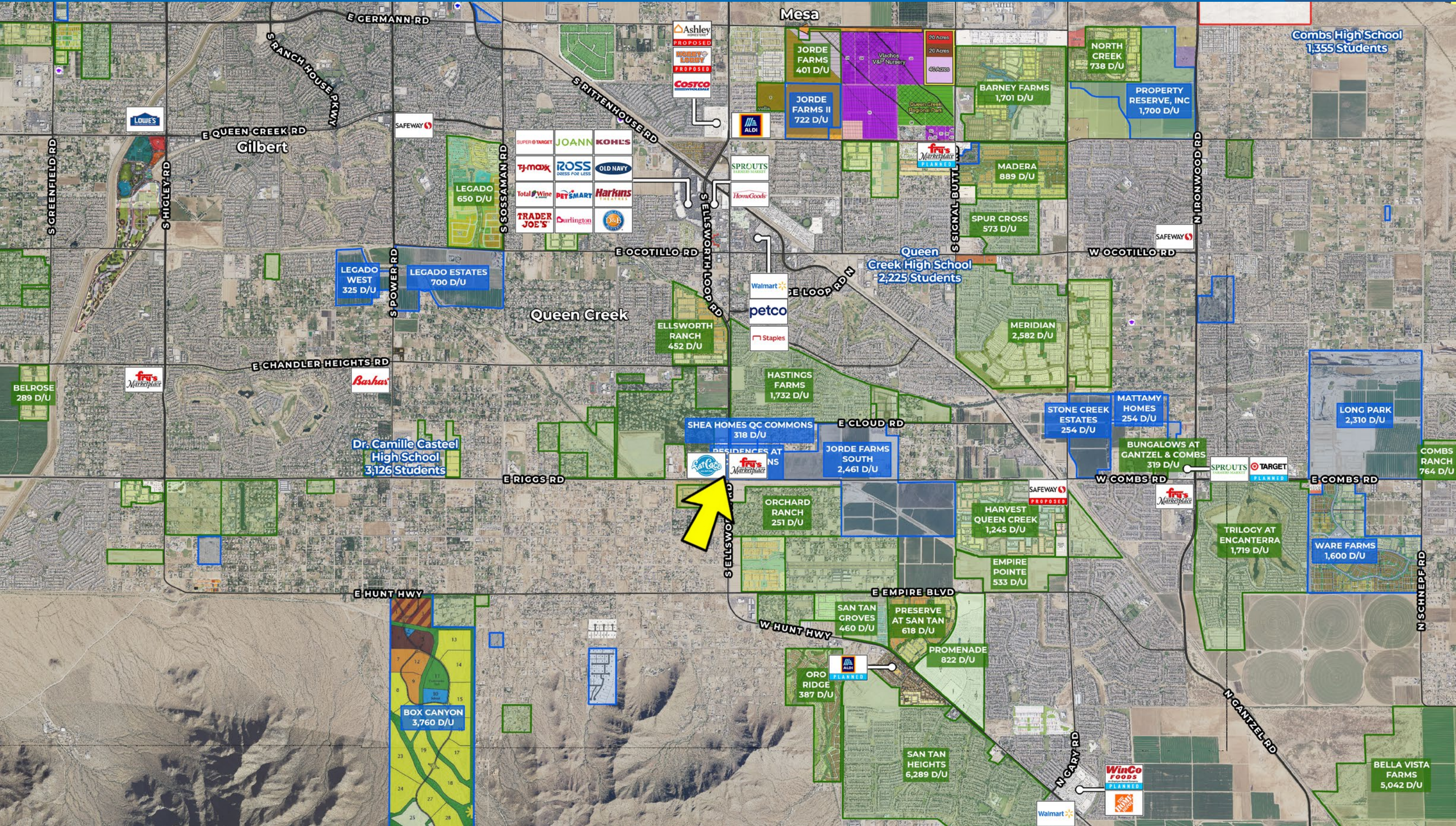














# One Page Summary 2023

Ellsworth Rd & Riggs Rd, Queen Creek  
0  
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
Latitude: 33.219604  
Longitude: -111.634506

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2023 Total Population	4,316	53,520	149,630
2028 Total Population	4,711	58,604	163,680
2023-2028 Annual Rate	1.77%	1.83%	1.81%
2023 Total Daytime Population	2,719	41,791	114,287
Workers	491	12,822	29,693
Residents	2,228	28,969	84,594
<b>Household Summary</b>			
2023 Households	1,218	16,133	46,970
2023 Average Household Size	3.54	3.29	3.18
2028 Households	1,339	17,750	51,455
2028 Average Household Size	3.52	3.28	3.17
2023-2028 Annual Rate	1.91%	1.93%	1.84%
<b>Housing Unit Summary</b>			
2023 Housing Units	1,275	17,219	50,814
Owner Occupied Housing Units	94.0%	83.9%	82.6%
Renter Occupied Housing Units	1.6%	9.8%	9.9%
Vacant Housing Units	4.5%	6.3%	7.6%
<b>Home Value</b>			
2023 Median Home Value	\$483,457	\$448,670	\$414,951
<b>Household Income</b>			
2023 Median Household Income	\$132,657	\$117,679	\$109,771
2023 Average Household Income	\$159,586	\$148,165	\$138,163
2023 Per Capita Income	\$47,939	\$44,811	\$43,181
<b>Median Age</b>			
2023 Median Age	32.7	32.8	32.6
<b>2023 Population by Race/Ethnicity</b>			
Total	4,316	53,519	149,629
White Alone	77.9%	74.0%	72.7%
Black Alone	2.7%	3.7%	3.9%
American Indian Alone	0.7%	1.0%	1.1%
Asian Alone	1.5%	2.2%	2.8%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	6.1%	6.0%	6.3%
Two or More Races	11.0%	12.9%	12.9%
Hispanic Origin	18.0%	20.0%	20.3%
Diversity Index	56.0	61.3	62.7
<b>2023 Population 25+ by Educational Attainment</b>			
Total	2,663	32,529	89,681
Less than 9th Grade	0.9%	1.4%	1.3%
9th - 12th Grade, No Diploma	2.6%	2.7%	2.5%
High School Graduate	19.5%	21.6%	20.2%
GED/Alternative Credential	0.6%	3.2%	3.6%
Some College, No Degree	20.5%	21.6%	22.5%
Associate Degree	13.6%	11.4%	12.6%
Bachelor's Degree	25.3%	23.5%	25.1%
Graduate/Professional Degree	17.0%	14.7%	12.2%
<b>Business Summary</b>			
Total Businesses:	33	748	1,687
Total Employees:	401	9,125	18,625
<b>2023 Labor Force</b>			
Civilian Population 16+	2,175	25,810	68,350
Population 16+ Employed	97.4%	96.5%	96.6%
Population 16+ Unemployment rate	2.5%	3.5%	3.4%
<b>Top 3 Tapestry Segments</b>			
1.	Boomburbs (1C)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Up and Coming Families (7A)	Boomburbs (1C)	Boomburbs (1C)
3.	Middleburg (4C)	Middleburg (4C)	Silver & Gold (9A)

Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2023 and 2028

October 02, 2023