

# HERITAGE TOWN SQUARE

NEC Ellsworth Road & Heritage Loop | Queen Creek, AZ



**± 11,510 SF Retail Space  
remaining for Lease**

**A New DesignBuild Project**  
*Conceptual Rendering*

**D** **DIVERSIFIED  
PARTNERS**

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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 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 & 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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304-67-964



304

**Sodālicious**



304-72-957

**AVAILABLE**

PALETTE  
COLLECTIVE

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**AVAILABLE**

**AVAILABLE**

**AVAILABLE**



304-66-836

**E Heritage Loop Rd**

NEW PARKING

NEW PARKING SPACES

20' PRIVATE WATER AND SEWER EASEMENT

— NEW 3' SITE  
SCREEN WALL

HERITAGE TOWN SQUARE RETAIL/REST.  
ELLSWORTH RD & HERITAGE LOOP RD.

DATE: 03/19/2024  
MCG JOB #: 24.135.01

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# renderings



**South View**



**West View**



**Southeast View**

## **PROPERTY HIGHLIGHTS**

- Join Vitamin Shoppe!
- Shadow-anchored by Walmart, Petco, Staples and more!
- Prime Queen Creek trade area, home to dozens of National and Regional Tenants
- Huge Average Household Incomes of over \$160,000

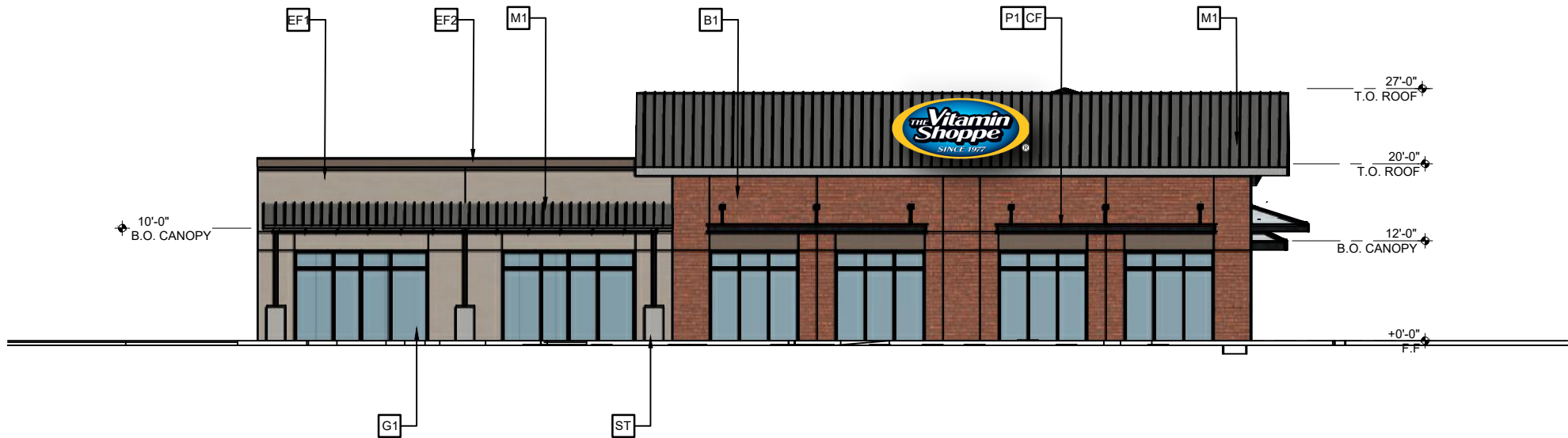


# elevations



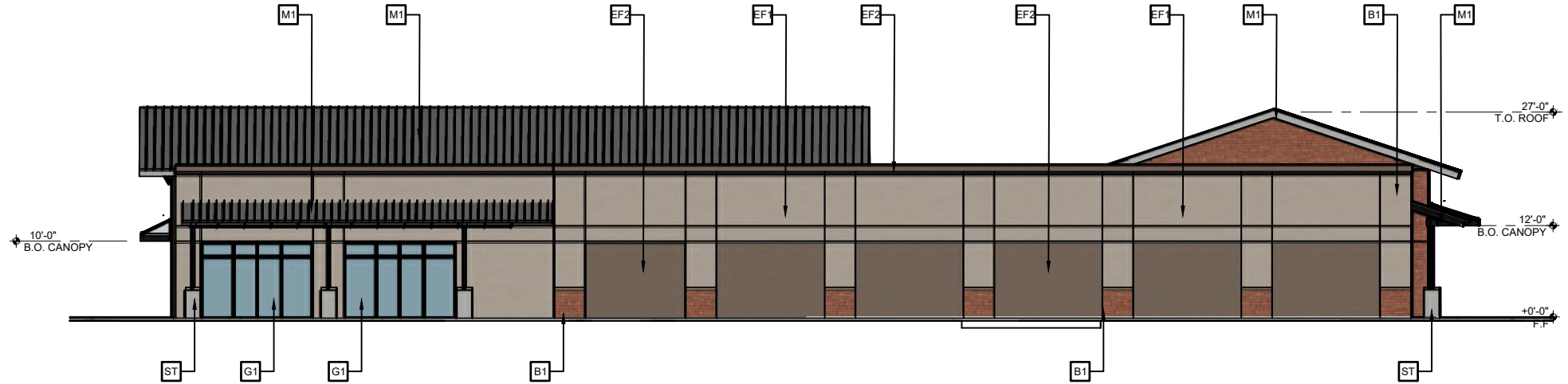
**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



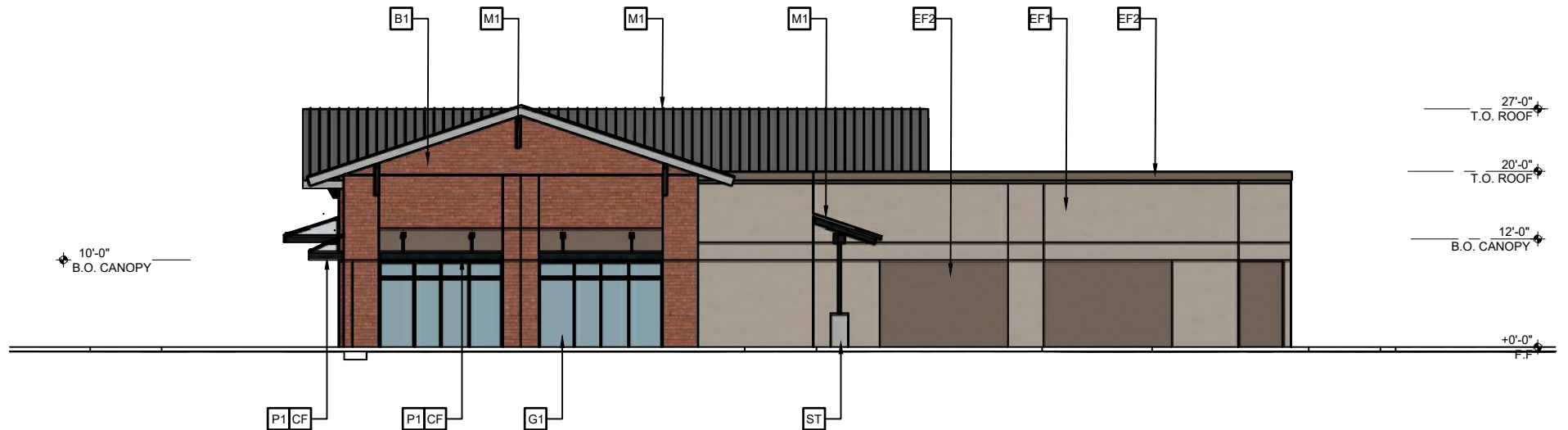
**WEST ELEVATION**

# elevations



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

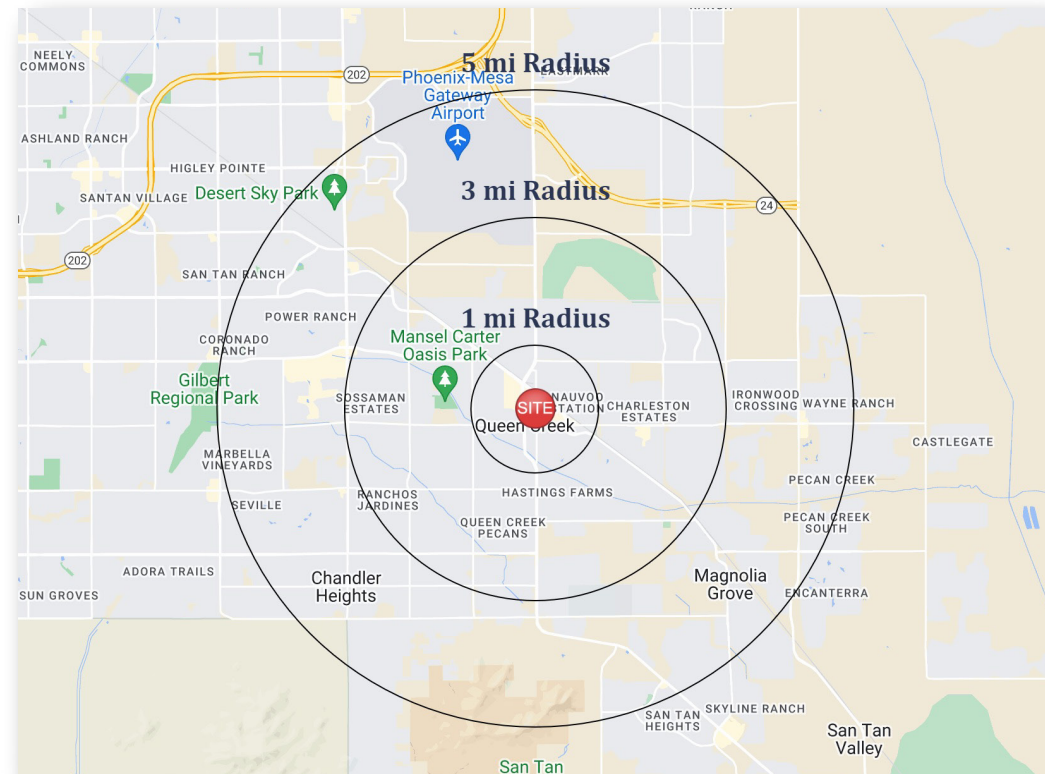
# demographics

POPULATION	1 Mile	3 Mile	5 Mile
2020 Population	8,893	49,938	140,805
2023 Population	10,396	59,303	157,808
2028 Population	12,293	76,862	192,222
2023-2028 Projected Growth	3.6%	5.9%	4.4 %
2023 Daytime Population	7,248	24,487	62,536

INCOME	1 Mile	3 Mile	5 Mile
2023 Average HH Income	\$161,269	\$156,054	\$142,945
2028 Average HH Income	\$147,886	\$131,036	\$126,829
2023 Per Capita Income	\$54,286	\$44,575	\$44,509
2028 Per Capita Income	\$49,425	\$37,159	\$39,474
2023 Median HH Income	\$123,999	\$132,355	\$119,081
2028 Median HH Income	\$123,366	\$133,218	\$119,885

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Total Households	9,066	79,249	206,412
2023 Total Households	8,992	77,148	202,089
2028 Total Households	8,468	71,939	189,895

HOUSING	1 Mile	3 Mile	5 Mile
2023 Total Housing Units	3,720	18,036	52,361
2020 Total Housing Units	3,183	15,279	46,281
Annual Growth (2020-2023)	537	2,757	6,080
Housing Units Occupied (2023)	3,462	16,893	49,044
Units Owner-Occupied	2,211	11,174	34,252
Units - Renter Occupied	1,251	5,719	14,791
Housing Units Vacant (2023)	258	1,143	3,318





**Map Labels and Callouts:**

- Top Callout (Northwest):** KOHL'S TJ-MAXX, ROSS, PET SMART, TARGET, OLD NAVY, JOANN, ULTA, GNC, IN-N-OUT, SALLY BEAUTY, Harkins, Total Wine, SUBWAY, BURLINGTON, DAVE & BUSTERS.
- Top Callout (Northeast):** Denny's, DQ, STAPLES, Carls Jr., KNEADERS, Walmart, Wendy's, SA, AD, GO, Firestone, PETCO, FIREHOUSE SUBS, J, J.
- Bottom Left Callout:** HomeGoods, Cafe Rio, PEI WEI, TRADER JOE'S, MATTRESS FIRM, AAMCO, SPROUTS, RED ROBIN, DICKY'S BARBECUE PIT, DISCOUNT TIRE, FIVE GUYS, Panera, IHOP, Cane's, BRAKE MASTERS, planet fitness.
- Bottom Right Callout:** HARBOR FREIGHT, CVS pharmacy, Auto Zone, Walgreens, LONG JOHN SILVERS, TACO BELL, Jack in the box, Aaron's, Little Caesars.
- Traffic Volume Data:**
  - Rittenhouse Rd: 19,900 VPD
  - S Elsworth Rd: 15,000 VPD
  - Heritage Loop Rd: 34,100 VPD
  - E Ocotillo Rd: 17,513 VPD
- Businesses and Landmarks:** COSTCO WHOLESALE, DUTCH BROS, Queen Creek School, Bridges Preschool, Jack Barnes Elementary School, Ocotillo Landing Park, ACE Hardware, POPEYES, K, QT.
- Other Labels:** NORTH, E Mayberry Rd, E Thornton Rd, E Saddle Way, E Stirrup St, E North Loop, E Alyssa Rd, E Nightingale Rd, E Camacho Rd, E Russet Rd, E Maya Rd, E Quintero Rd, E Escalante Rd, E Rosa Rd, E Domingo Rd, E Estrella Rd, E Ocotillo Rd, E Appaloosa Dr, E Bronco Dr, E Colt Dr.



# FOR MORE INFORMATION, PLEASE CONTACT:



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