

CREATION REPE

# *The* SWITCHYARD

QC • AZ

**PCA**  
PHOENIX COMMERCIAL ADVISORS



NEC | Ellsworth Loop Rd & Ocotillo Rd | Queen Creek, AZ



**The Switchyard is a fully integrated 10 Acre Mixed-Use Development to include 206 Luxury Class A Multi-Family Units, Retail, Restaurants & Office.**

**The project will highlight best in class** restaurants and retail, providing a unique shopping and dining experience unlike any other in Queen Creek.

The project is located along Ellsworth Rd in the heart of the Queen Creek sub-market.

**Ellsworth Loop Rd currently carries 55,033 cars per day.**







## SITE PLAN

BUILDING A (GROSS)  
5,750 SF

BUILDING B (GROSS)  
20,050 SF

BUILDING C (GROSS)  
7,850 SF

BUILDING D (GROSS)  
2,650 SF

BUILDING E (GROSS)  
11,750 SF

RETAIL/RESTAURANT/OFFICE

**TOTAL**  
**47,950 SF**





## QUEEN CREEK RETAIL & RESTAURANTS



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## DEMOGRAPHICS

### 1 Mile Radius (2023)

Population - 12,550  
Daytime Demo - 12,279  
Households - 3,934  
Avg. HH Income - \$137,986  
Median Age - 31.3  
Education (Bach+) - 27.0%

### 3 Mile Radius (2023)

Population - 58,949  
Daytime Demo - 48,099  
Households - 17,505  
Avg. HH Income - \$164,150  
Median Age - 32.5  
Education (Bach+) - 28.0%

### 5 Mile Radius (2023)

Population - 162,576  
Daytime Demo - 122,929  
Households - 50,980  
Avg. HH Income - \$140,522  
Median Age - 32.1  
Education (Bach+) - 25.9%

RESOURCE : ESRI 2023







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