

MAGMA PLAZA AT QUEEN CREEK

SWC OF OCOTILLO RD & HERITAGE LOOP RD | QUEEN CREEK, AZ

AVAILABLE FOR LEASE: 1,000 - 8,500 SQUARE FEET + PATIO



FOR LEASING INQUIRIES:

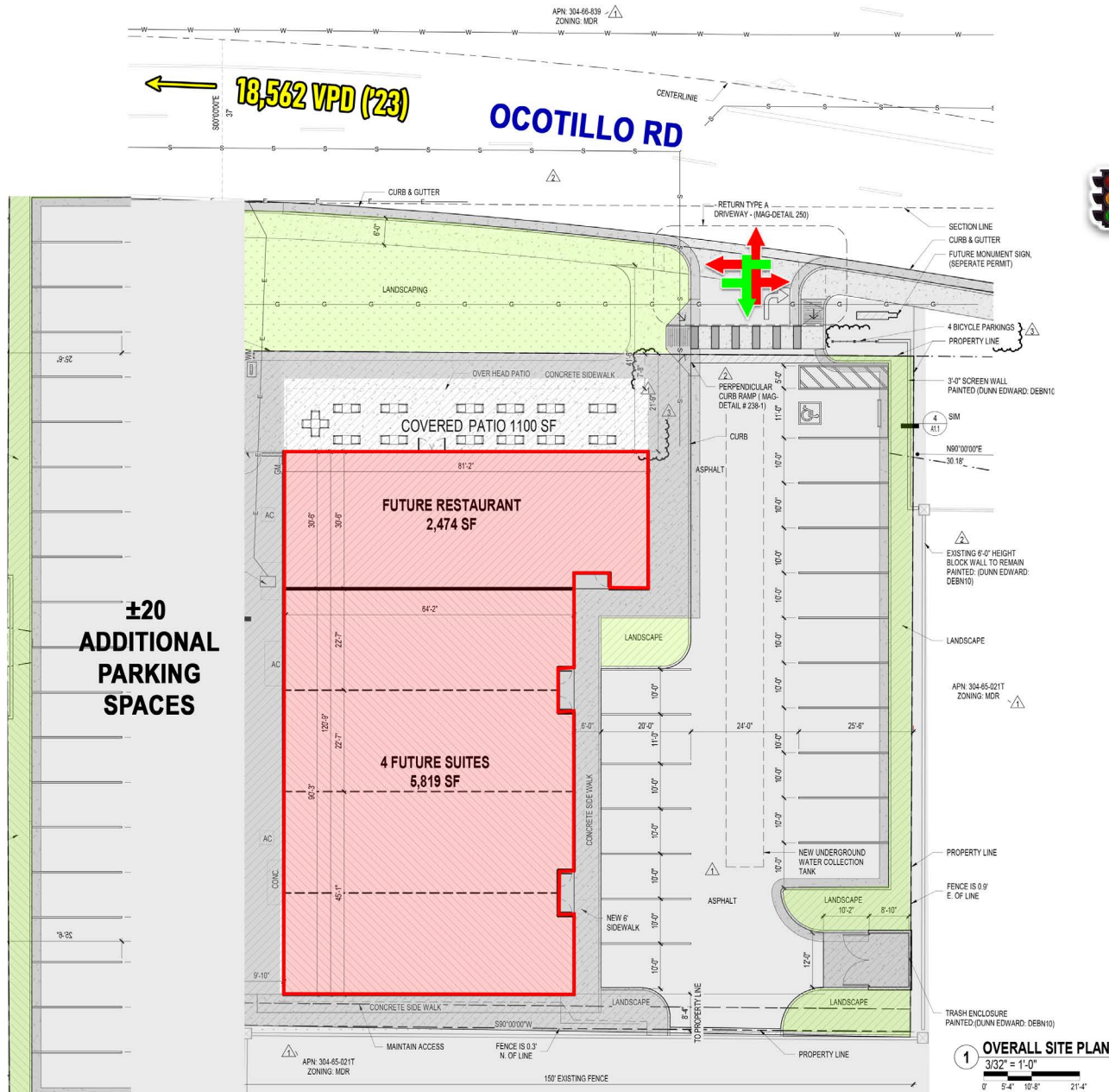


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PROPERTY HIGHLIGHTS

- 1,000 - 8,500 Square Feet + Patio Available For Lease
- Located at the southwest corner of Ocotillo Rd and Heritage Loop Rd in Queen Creek, Arizona
- Signalized Intersection
- Easy access to Rittenhouse Rd and Ellsworth Rd
- Close proximity to Phoenix-Mesa Gateway Airport



NEARBY RETAILERS



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	12,039	62,715	174,635
2029 Proj. Population	13,112	72,503	190,399
2024 Daytime Pop	12,720	50,019	131,424
2024 Households	3,798	18,535	54,812
Avg HH Income	\$147,272	\$171,886	\$150,459
Median Age	33.0	35.5	35.4



	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	476	4,951	10,836
2010 Total Population	7,439	23,614	91,514
2024 Total Population	12,039	62,715	174,635
2029 Total Population	13,112	72,503	190,399
2019-2024 Annual Rate	1.72%	2.94%	1.74%
2024 Total Daytime Population	12,720	50,019	131,424
Workers	6,450	16,460	37,736
Residents	6,270	33,559	93,688
HOUSEHOLD SUMMARY			
2000 Households	139	1,374	3,345
2010 Households	2,428	6,983	28,551
2024 Households	3,798	18,535	54,812
2029 Households	4,173	21,756	60,459
2024 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	71.5%	81.8%	80.5%
Renter Occupied Housing Units	22.6%	10.9%	12.4%
2024 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$147,272	\$171,886	\$150,459
Average Home Value	\$530,189	\$627,322	\$565,475
2024 POPULATION BY RACE/ETHNICITY			
Total	12,038	62,715	174,635
White Alone	71.5%	74.7%	72.4%
Black Alone	4.9%	3.5%	4.0%
American Indian Alone	1.4%	1.1%	1.1%
Asian Alone	2.5%	2.5%	3.1%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	6.2%	4.9%	6.0%
Two or More Races	13.3%	13.1%	13.1%
Hispanic Origin	20.8%	18.6%	20.1%
Diversity Index	64.1	59.6	62.8
2024 POPULATION BY AGE			
Total	12,040	62,715	174,635
0 - 4	6.6%	6.5%	6.9%
5 - 9	8.3%	8.2%	8.1%
10 - 14	9.2%	9.4%	9.0%
15 - 24	16.2%	15.3%	14.6%
25 - 34	12.2%	9.9%	10.8%
35 - 44	14.5%	15.2%	14.9%
45 - 54	13.8%	14.8%	13.4%
55 - 64	8.7%	9.9%	9.5%
65 - 74	6.4%	6.8%	7.9%
75 - 84	3.3%	3.2%	4.2%
85 +	0.7%	0.8%	0.8%
18 +	70.2%	70.3%	70.8%
2024 Median Age	33.0	35.5	35.4
2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	7,183	38,016	107,328
Some College, No Degree	23.2%	19.1%	20.3%
Associate Degree	9.3%	11.1%	12.2%
Bachelor's Degree	26.9%	31.8%	28.8%
Graduate/Professional Degree	14.6%	14.3%	12.8%



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