

CREATION REPE

The SWITCHYARD

QC • AZ

PCA
PHOENIX COMMERCIAL ADVISORS



NEC | Ellsworth Loop Rd & Ocotillo Rd | QUEEN CREEK, AZ

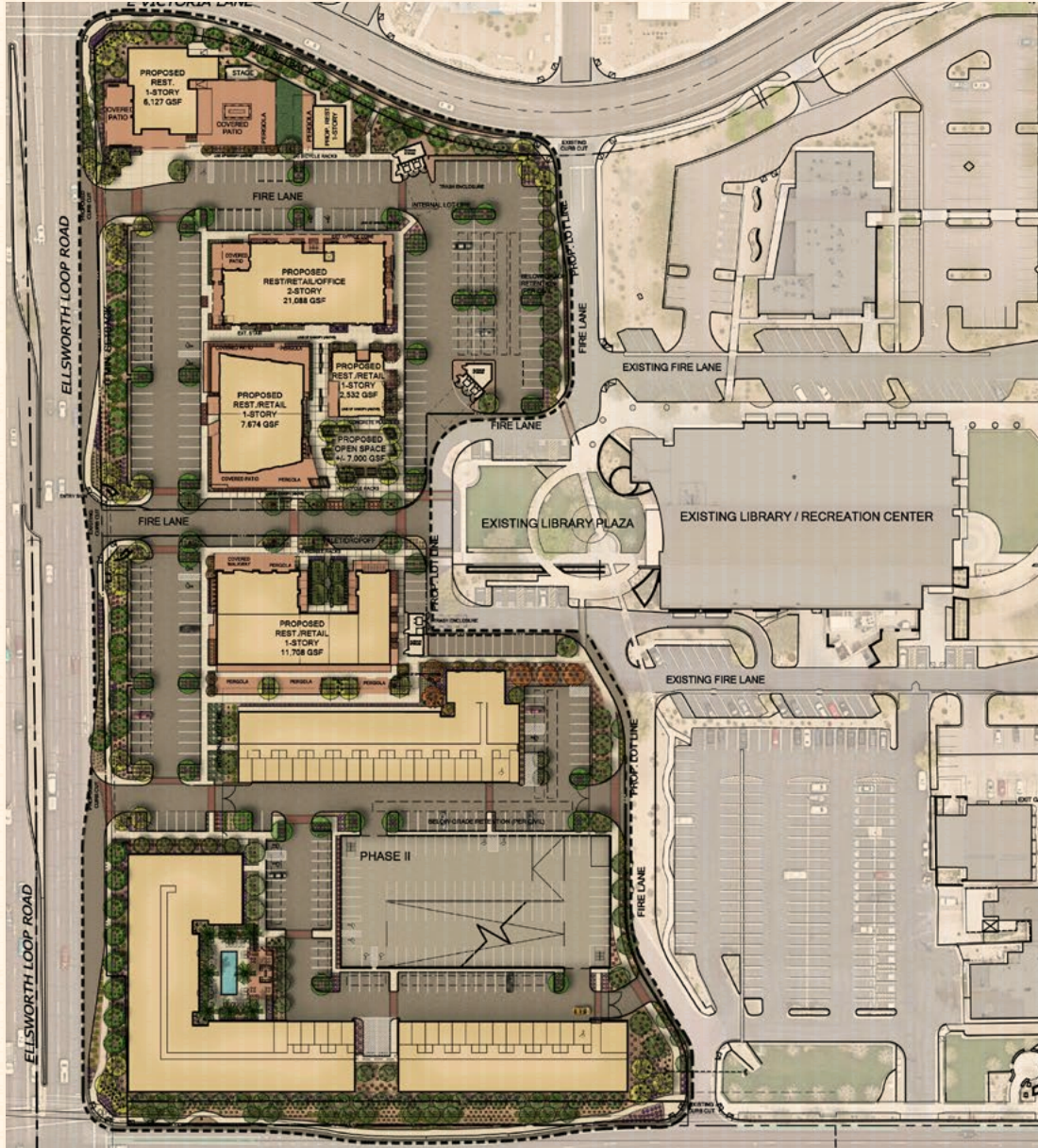
The Switchyard is a fully integrated 10 Acre Mixed-Use Development to include 206 Luxury Class A Multi-Family Units, Retail, Restaurants & Office.

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)
6,127 SF

BUILDING B (GROSS)
21,088 SF

BUILDING C (GROSS)
7,674 SF

BUILDING D (GROSS)
2,532 SF

BUILDING E (GROSS)
11,708 SF

RETAIL/RESTAURANT/OFFICE

TOTAL
49,129 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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