

# NEW QUEEN CREEK DEVELOPMENT

## Anchors, Pads & Shops Available

NWC ELLSWORTH RD & RIGGS RD | QUEEN CREEK, AZ



### 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 \$80,000 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

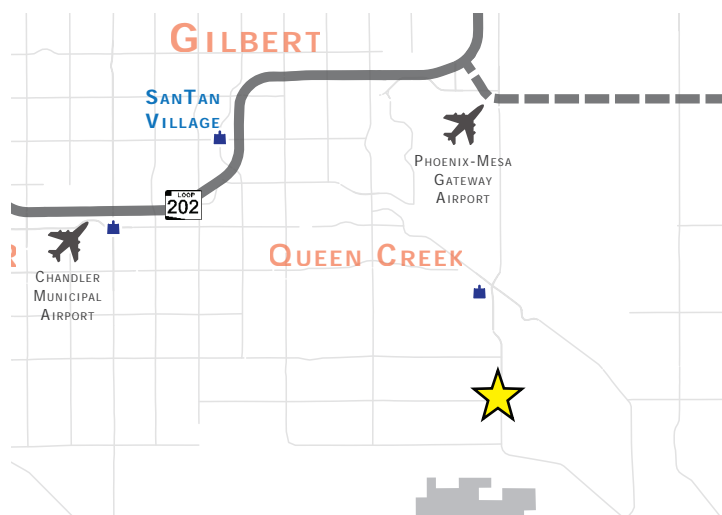
N: ±33,800 VPD (NB/SB)      E: N/A (EB/WB)  
S: ±32,000 VPD (NB/SB)      W: ±7,994 VPD (EB/WB)

Queen Creek 2015 / MCDOT 2015

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2019 Population</b>	3,719	45,453	128,692
<b>2024 Population</b>	4,306	53,928	147,247
<b>2019 Med HH Income</b>	\$100,448	\$86,264	\$80,176

ESRI 2019 Estimates



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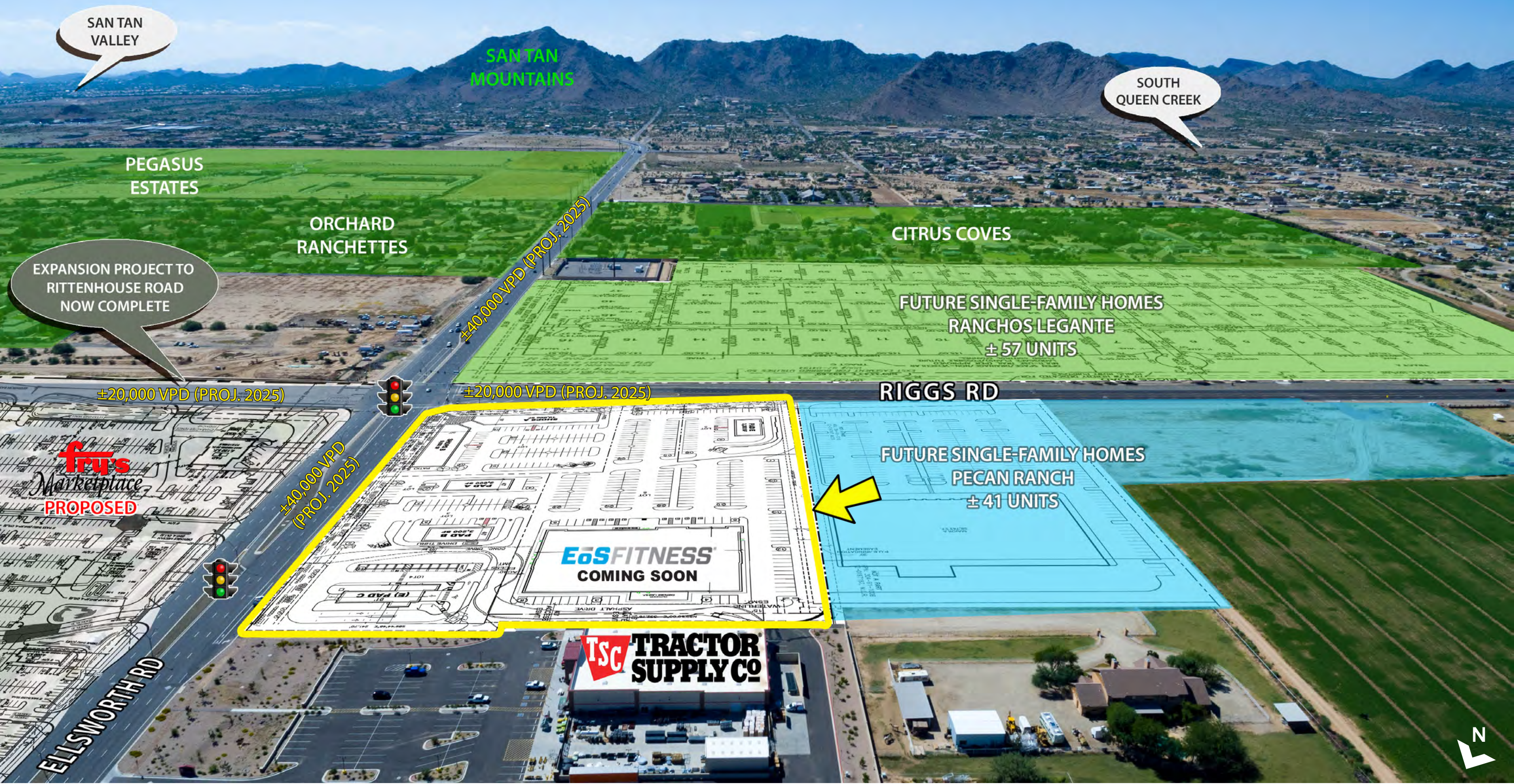


**PCA**  
PHOENIX COMMERCIAL ADVISORS  
**CHAINLINKS**  
RETAIL ADVISORS





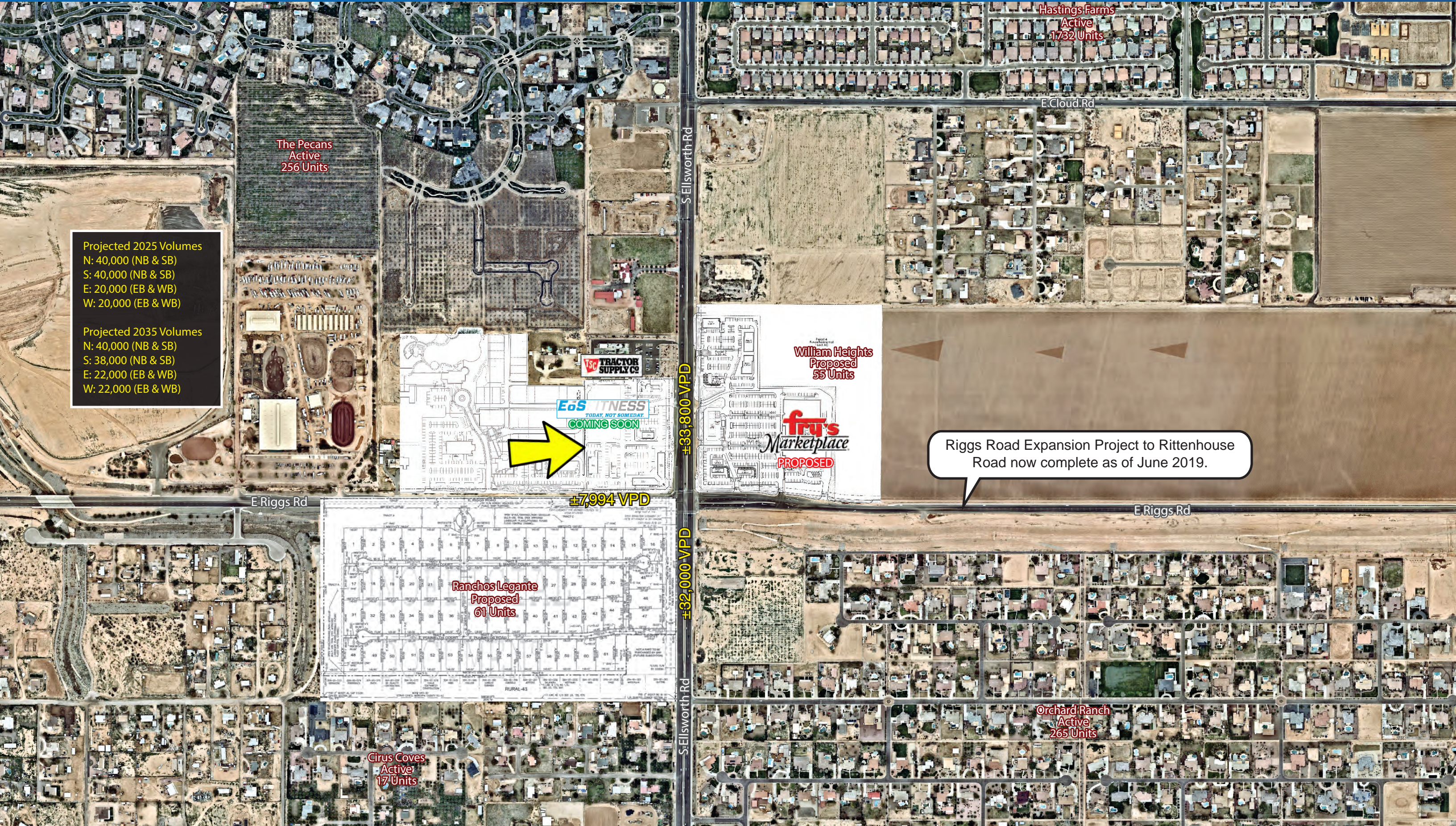






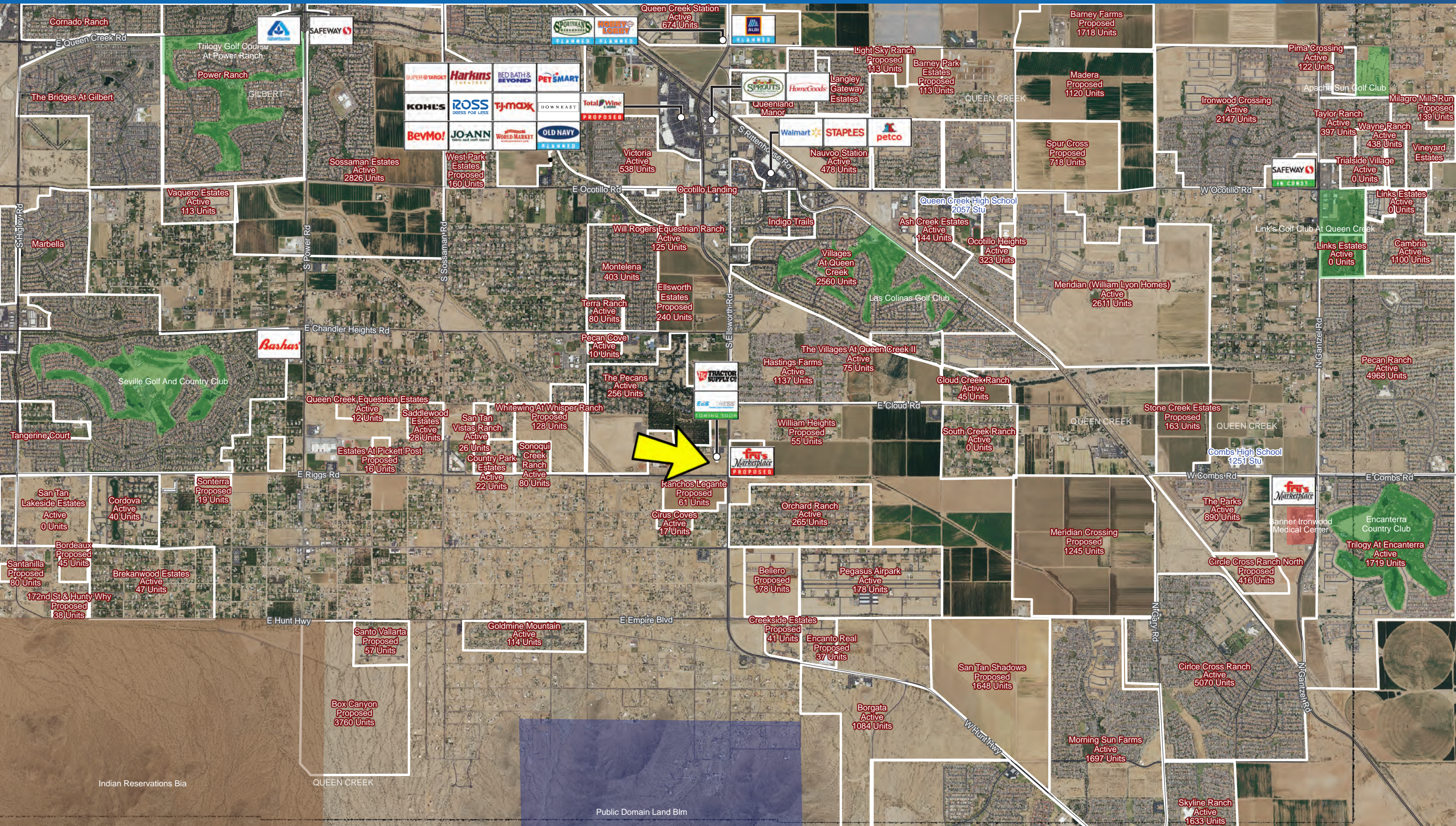








## NWC Ellsworth Rd & Riggs Rd | Queen Creek, AZ



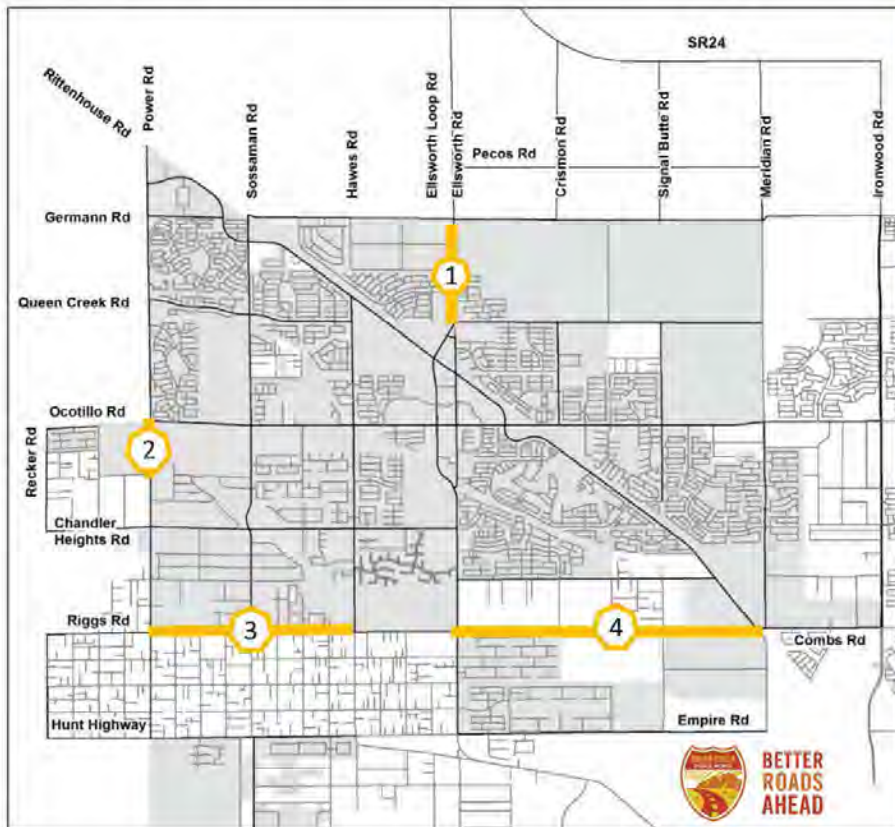


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### QUEEN CREEK TRANSPORTATION PROJECTS - COMPLETED (\$36M)



- 1 **Ellsworth Road – Queen Creek to Germann**
  - In partnership with private development
  - New 7-lane roadway
  - Removal of Compound Curve
  - **Completed**
- 2 **Power Road – Ocotillo to Brooks Farm**
  - New 7-lane roadway
  - Bridge over the wash
  - Phase II to Chandler Heights in design
  - **Completed**
- 3 **Riggs Road – Power to Hawes**
  - In partnership with Maricopa County
  - New 5-lane roadway
  - **Completed**
- 4 **Riggs Road – Ellsworth to Meridian**
  - In partnership with Maricopa County
  - New 5-lane roadway
  - **Completed**

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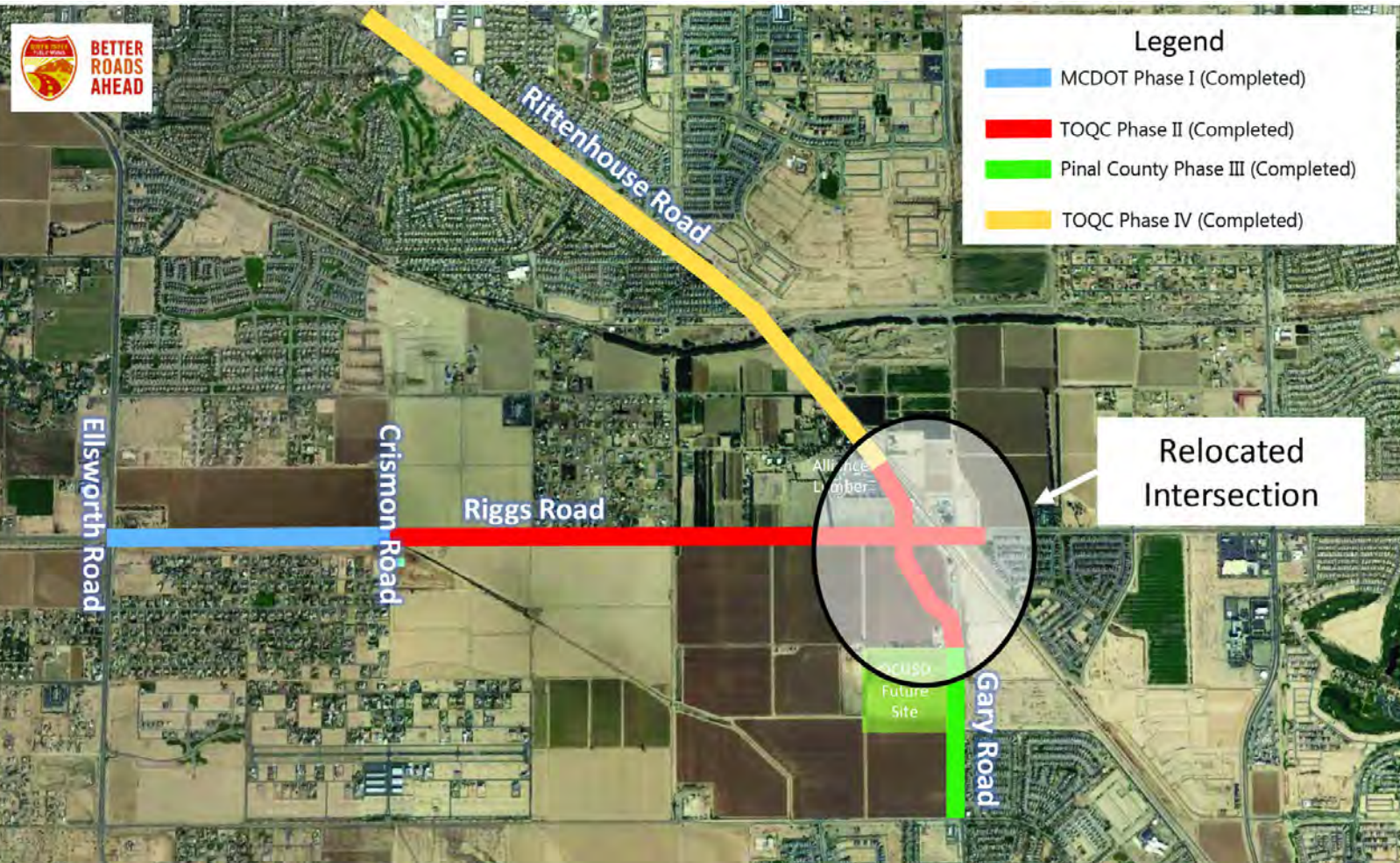




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[1/2/20]







## One Page Summary

Ellsworth Rd & Riggs Rd, Queen Creek  
-111.634506205 33.2196043970001  
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>			
2000 Total Population	672	6,370	9,357
2010 Total Population	1,811	25,213	84,851
2019 Total Population	3,719	45,453	128,692
2019 Group Quarters	3	6	25
2024 Total Population	4,306	53,928	147,247
2019-2024 Annual Rate	2.97%	3.48%	2.73%
2019 Total Daytime Population	2,036	33,928	94,982
Workers	135	9,248	21,816
Residents	1,901	24,680	73,166
<b>Household Summary</b>			
2000 Households	173	1,839	2,793
2000 Average Household Size	3.88	3.46	3.35
2010 Households	487	7,674	26,470
2010 Average Household Size	3.72	3.28	3.20
2019 Households	1,048	13,304	39,967
2019 Average Household Size	3.55	3.42	3.22
2024 Households	1,214	15,618	45,529
2024 Average Household Size	3.54	3.45	3.23
2019-2024 Annual Rate	2.98%	3.26%	2.64%
2010 Families	419	6,282	21,771
2010 Average Family Size	3.98	3.61	3.51
2019 Families	881	10,914	32,517
2019 Average Family Size	3.84	3.75	3.54
2024 Families	1,015	12,797	36,943
2023 Average Family Size	3.85	3.79	3.56
2019-2024 Annual Rate	2.87%	3.23%	2.59%
<b>Housing Unit Summary</b>			
2019 Housing Units	1,125	14,502	44,548
Owner Occupied Housing Units	85.8%	76.0%	74.4%
Renter Occupied Housing Units	7.4%	15.8%	15.3%
Vacant Housing Units	6.8%	8.3%	10.3%
<b>Median Household Income</b>			
2019	\$100,448	\$86,264	\$80,176
2024	\$107,097	\$97,156	\$88,638
<b>Median Home Value</b>			
2019	\$410,345	\$331,997	\$292,747
2024	\$431,831	\$368,411	\$330,803
<b>Average Income Value</b>			
Average Household Income	\$120,523	\$107,325	\$100,629
<b>Per Capita Income</b>			
2019	\$35,567	\$31,208	\$30,889
2024	\$40,015	\$35,172	\$35,127
<b>Median Age</b>			
2019	33.2	31.9	31.8
<b>2019 Population 25+ by Educational Attainment</b>			
Total	2,261	27,145	76,603
Less than 9th Grade	3.0%	3.3%	2.4%
9th - 12th Grade, No Diploma	7.1%	5.1%	4.5%
High School Graduate	14.5%	20.5%	20.0%
GED/Alternative Credential	2.9%	3.1%	3.2%
Some College, No Degree	22.8%	25.3%	26.7%
Associate Degree	12.8%	11.1%	11.0%
Bachelor's Degree	21.8%	19.8%	21.1%
Graduate/Professional Degree	15.3%	11.8%	11.1%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

August 27, 2019