

# CORNERSTONE *at Queen Creek*

NWC Rittenhouse Rd & Ocotillo Rd  
Queen Creek, AZ



For more information, please contact:

**Lance Umble**  
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**Nick DeDonna**  
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ndedonna@pcaemail.com



PHOENIX COMMERCIAL ADVISORS



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[12/4/19]

# CORNERSTONE at Queen Creek

NWC Rittenhouse Rd & Ocotillo Rd  
Queen Creek, AZ



## PROPERTY DETAILS

Property Type: Mixed-Use Power Center

Property Size: ±68 AC; ±380,000 SF

Available: Pads

Zoning: C-2, Pad

Comments: Cornerstone at Queen Creek is part of a ±200 acre retail core located in the Town Center of Queen Creek, Arizona. This project is going to be ±380,000 SF of retail with a Class A, multi family housing parcel containing 264 units. The Trade Area, which is depicted on the following aerial, includes the Town of Queen Creek which is in the explosive growth corridor of Pinal County. There are several master planned communities platted for this trade area, some of the largest being Bella Vista Farms (12,818 D/U's), Johnson Ranch (11,400 D/U's), San Tan Heights (5,288 D/U's) and Circle Cross Ranch (5,070 D/U's). The Trade Area has ±79,669 people residing there presently. According to the US Census this trade area will grow by ±23,000 individuals a year for the next 20 years. Queen Creek is one of the fastest growing cities in all of Arizona.

## JOIN



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 are 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 and 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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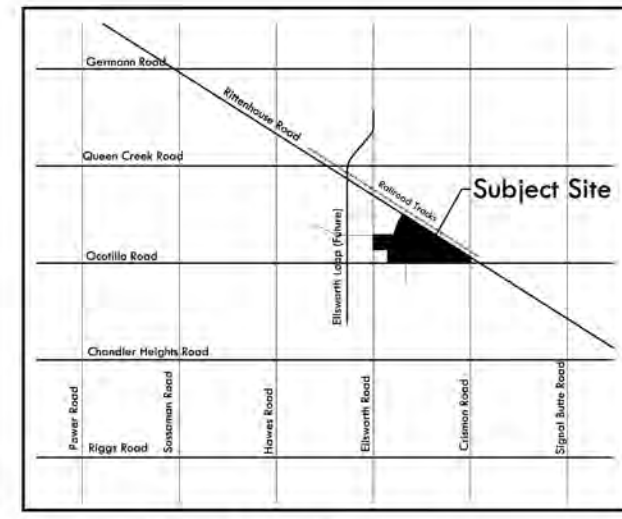
[12/4/19]

# CORNERSTONE at Queen Creek

Developed By **WDP**

Architect **SUEX**

Date **January 26, 2010**



### Project Data - Phase 1A

Item	Data	Pkg. Min.	Pkg. Max.	Bicycle Req'd
Site Area (Retail Parcel)	+/- 39.84 ac			
	+/- 1,735,400 sf			
<b>Building Areas</b>				
Major A	203,800 sf	679 sp	1019 sp	68
Majors B/C	35,400 sf	118 sp	177 sp	12
Shops A-C	20,600 sf	69 sp	103 sp	7
Retail Pads	19,387 sf	65 sp	97 sp	6
Food Pads	39,923 sf	532 sp	799 sp	27
<b>Subtotal</b>	<b>319,120 sf</b>	<b>1463 sp</b>	<b>2195 sp</b>	<b>120</b>
Gasden Center	20,000 sf	53 sp	80 sp	0
<b>Grand Total</b>	<b>339,120 sf</b>	<b>1516 sp</b>	<b>2275 sp</b>	<b>120</b>
<b>Parking Provided</b>				
Accessible		62 sp		130
Standard		1,770 sp		
<b>Total</b>		<b>1,832 sp</b>		<b>5.77 per 1000</b>
Lot Coverage	+/- 19.5%	FAR	0.2	

### Project Data - Phase 1B

Item	Data	Pkg. Min.	Pkg. Max.	Bicycle Req'd
Site Area (Retail Parcel)	+/- 9.60 ac			
	+/- 418,026 sf			
<b>Building Areas</b>				
Shops	11,265 sf	38 sp	56 sp	4
Retail Pads	25,550 sf	85 sp	128 sp	9
Food Pads	6,630 sf	89 sp	133 sp	4
<b>Grand Total</b>	<b>43,445 sf</b>	<b>211 sp</b>	<b>317 sp</b>	<b>17</b>
<b>Parking Provided</b>				
Accessible		12 sp		18
Standard		351 sp		
<b>Total</b>		<b>363 sp</b>		<b>8.35 per 1000</b>
Lot Coverage	+/- 10.4%	FAR	0.13	



Phase 1B

Developed By

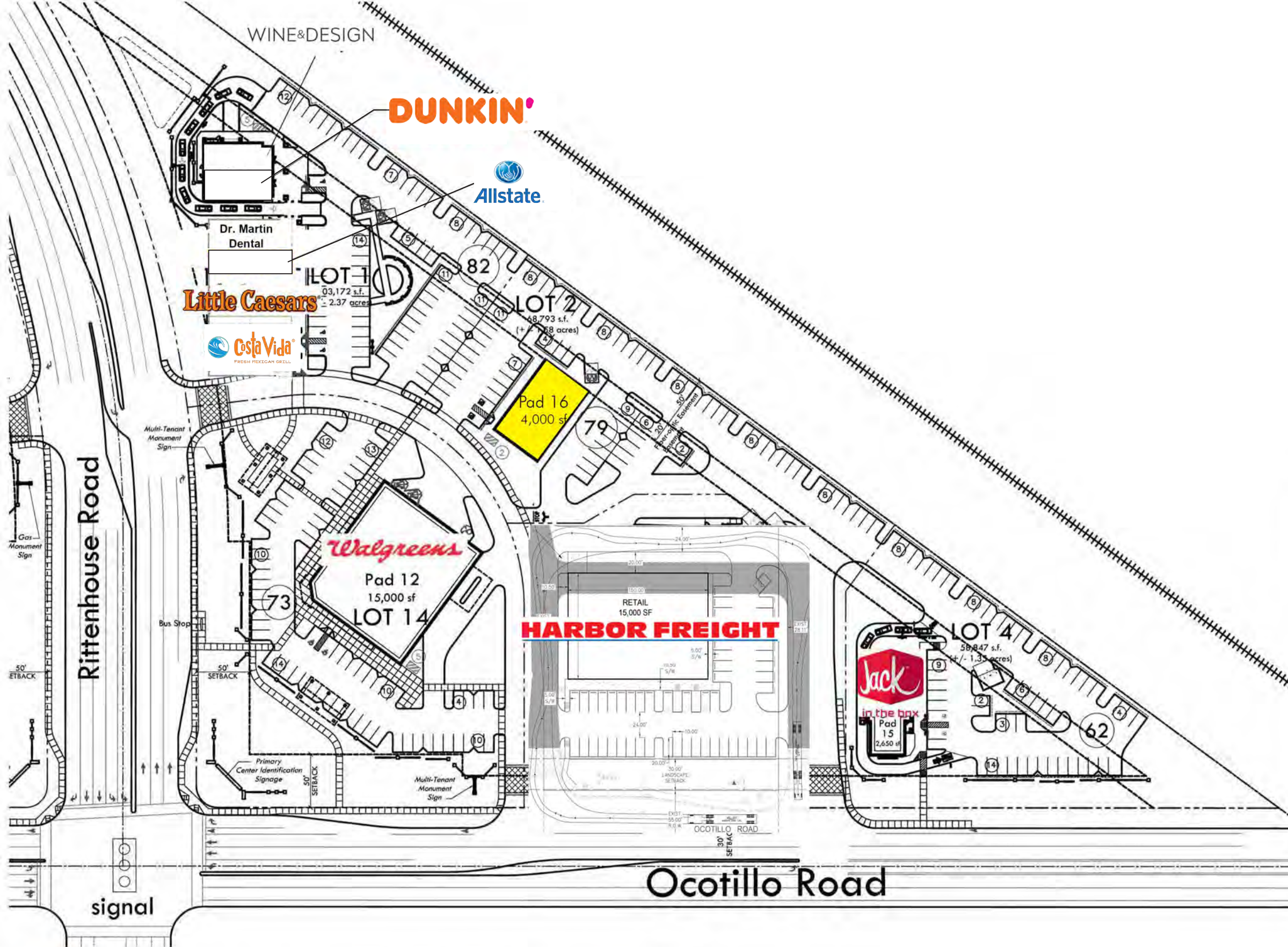


Architect



Date

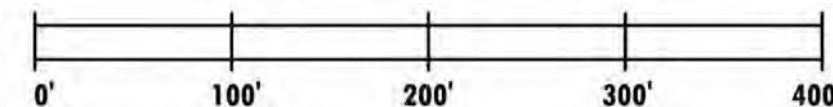
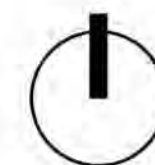
January 26, 2010



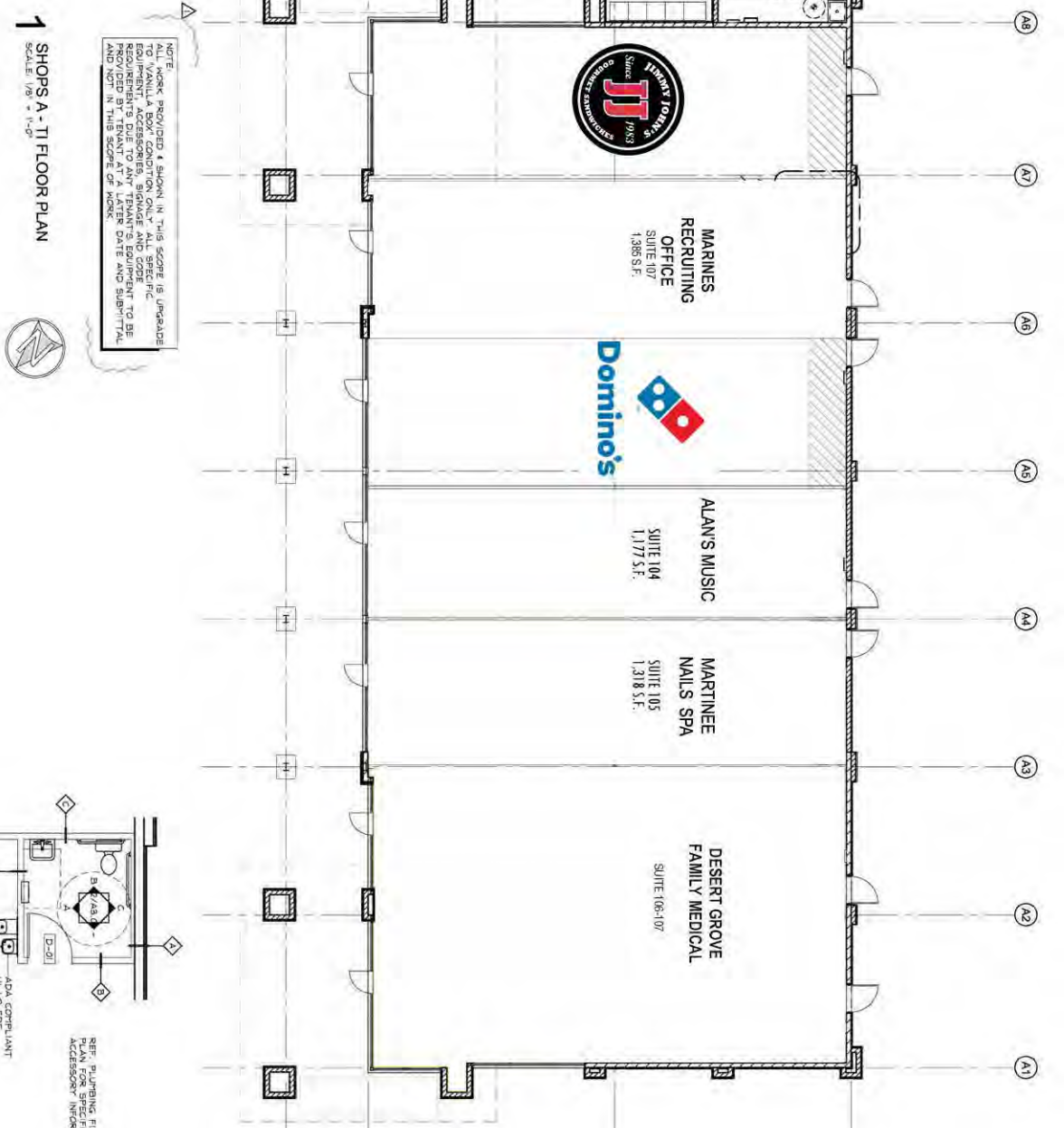
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<b>Grand Total</b>	<b>43,465 sf</b>	<b>211 sp</b>	<b>317 sp</b>	<b>17</b>
<b>Parking Provided</b>				
	Accessible	12 sp	Bicycle	18
	Standard	351 sp		
	<b>Total</b>	<b>363 sp</b>	<b>8.35 per 1000</b>	
<b>Lot Coverage</b>	+/- 10.4%	FAR	0.13	

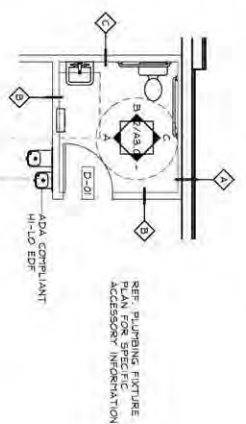
## Phase 1B Site Plan



# CORNERSTONE at Queen Creek



1 SHOPS A - TI FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 ENLARGED RESTROOM PLAN  
SCALE: 1/8" = 1'-0"

NOTE: ALL WORK PROVIDED & SHOWN IN THIS SCOPE IS UPGRADE TO 'VANILLA BOX' CONDITION ONLY. ALL SPECIFIC REQUIREMENTS DUE TO ANY TENANT'S EQUIPMENT TO BE PROVIDED BY TENANT AT A LATER DATE AND SUBMITTAL AND NOT IN THIS SCOPE OF WORK.

MARK	SYMBOL	DESCRIPTION
◆		5/8" GYP. BD. ON 1 5/8" X 20 GA. MET. PLUMBING ASSEMBLY TO 6' ABOVE FINISHED FLOOR HEIGHT. W/ R-4 (MIN.) RIGID INSULATION FROM FLOOR FIN. FLR. TO ROOF DECK ABOVE.
◆		5/8" GYP. BD. EACH SIDE OF 3 5/8" X 20 GA. STUDS AT 16" O.C. EXTEND METAL STUDS AND SHEATHING REMAINING GYP. BD. FACE TO 6' ABOVE ADJACENT FINISH CEILING HEIGHT. PROVIDE R-13 BATT INSULATION FULL HEIGHT.
<b>DOOR SCHEDULE</b>		
<b>DOOR NOTES</b>		
<p>1. HANGERS FULL HEIGHT FOR INTERIOR DOORS SHALL BE INTERIOR DOORS.</p> <p>2. 3'-0" X 7'-0" X 1 3/4" SOLID CORE WOOD WITH FLUSH FACE EACH SIDE IN WOODEN FRAME. PAINT, INSTALL 1/2" RAIN BURR HINGERS, LEVER PRIVACY LATCHSET, DOOR STOP AND SILENCERS.</p> <p>3. REAR ORIENTATION SIGNS SHALL BE INSTALLED ON THE WALL OR 80" A.F. PROVIDE CLEAR FLOOR SPACE AT SIGN.</p> <p>4. FITTER, SIGN OF DIRECTION AND INFORMATION SIGNS SHALL COMPLY WITH CURRENT A.D.A. 4.303 REQUIREMENTS. (TYP) OF ALL DIRECTION AND INFORMATION SIGNS.)</p>		

**REVISIONS**

DATE: 10/15/07

**REIGLE & ASSOCIATES**  
ARCHITECTURE, PLANNING, LTD.

12424 N. 23rd Street, Suite 200 Phoenix, AZ 85021 (602) 493-3000 FAX (602) 493-1100

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PROJECT NO: 081019

DRAWN BY: [Name]

SCALE: AS NOTED

CAD SAVED NAME: CD10610A2.1

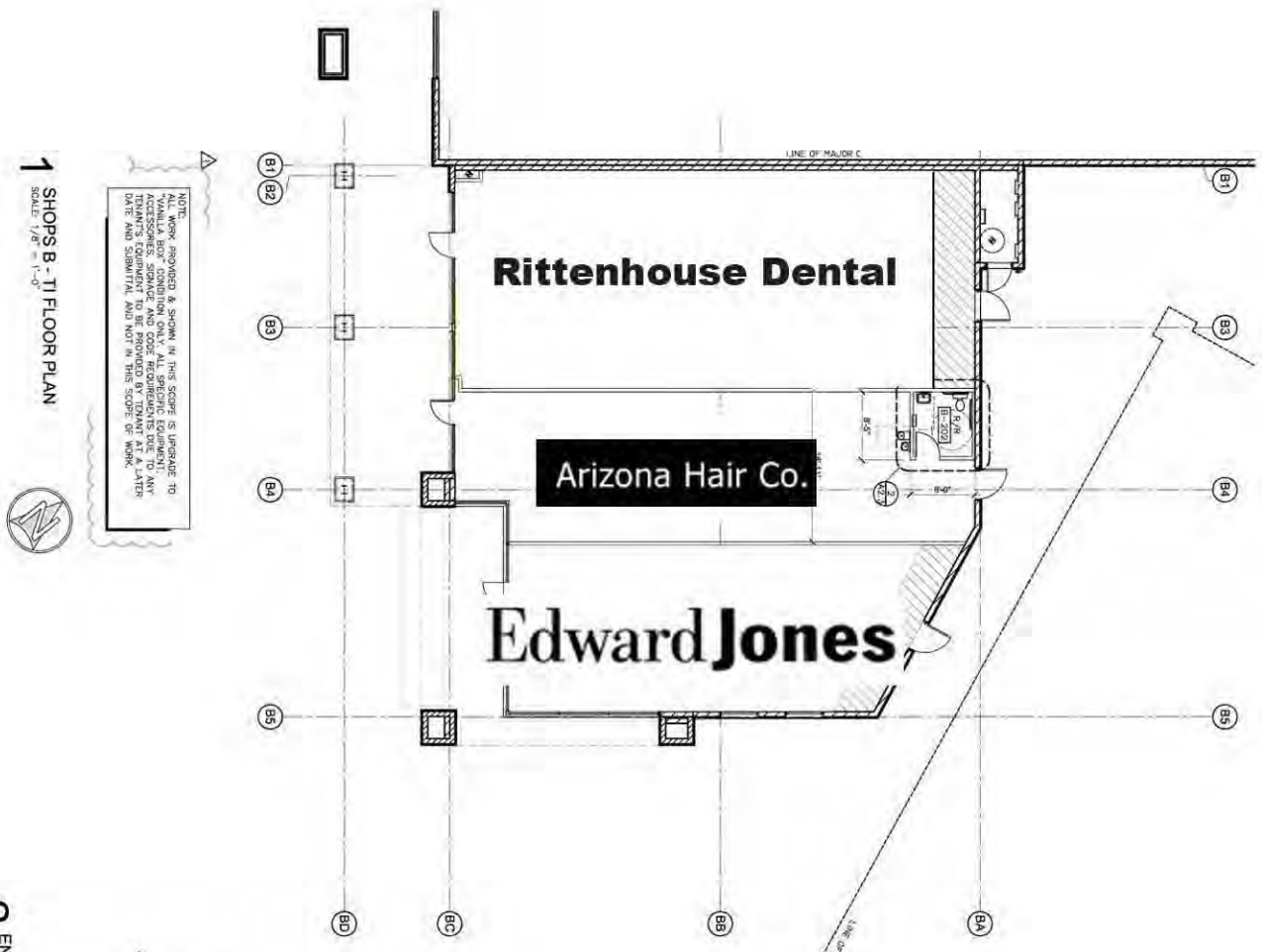
DATE: 10/15/07

TENANT IMPROVEMENTS FOR:  
**CORNERSTONE @ QUEEN CREEK**  
RITTENHOUSE ROAD & OCOTILLO, QUEEN CREEK, ARIZONA

WDP PARTNERS LLC  
11411 N. Tatum Blvd., Phoenix, AZ 85028

SHEET TITLE:  
**FLOOR PLAN SHOPS A**

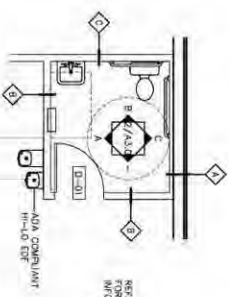
SHEET NO.  
**A2.1**



1 SHOPS B - TI FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NOTE: ALL WORK PROVIDED & SHOWN IN THIS SCOPE IS UPGRADE TO MINIMUM AS-BUILT CONDITION ONLY. ALL SPECIFIC EQUIPMENT, MATERIALS, FINISHES, AND ACCESSORIES ARE TO BE PROVIDED BY TENANT AT A LATER DATE AND SUBMITTAL AND NOT IN THIS SCOPE OF WORK.

2 ENLARGED RESTROOM PLAN  
SCALE: 1/4" = 1'-0"



SEE PLUMBING FUTURE PLAN FOR SPECIFIC ACCESSORY INFORMATION

MARK	SYMBOL	DESCRIPTION
1		3/4" GYP. BD. ON 1 5/8" X 20 GA. METAL STUDS AT 16" O.C. EXTEND METAL STUDS AND GYP. BD. ONE FACE TO UNDERSIDE OF CEILING AND ONE FACE TO CEILING. PROVIDE R-15 BATT INSULATION FULL HEIGHT ABOVE ADJACENT FINISH CEILING HEIGHT.
2		5/8" GYP. BD. EACH SIDE OF 3 5/8" X 20 GA. METAL STUDS AT 16" O.C. EXTEND METAL STUDS AND GYP. BD. ONE FACE TO UNDERSIDE OF CEILING AND ONE FACE TO CEILING. PROVIDE R-15 BATT INSULATION FULL HEIGHT ABOVE ADJACENT FINISH CEILING HEIGHT.
3		1/2" GYP. BD. EACH SIDE OF 3 5/8" X 20 GA. METAL STUDS AT 16" O.C. EXTEND METAL STUDS AND GYP. BD. ONE FACE TO UNDERSIDE OF CEILING AND ONE FACE TO CEILING. PROVIDE R-15 BATT INSULATION FULL HEIGHT ABOVE ADJACENT FINISH CEILING HEIGHT.

DOOR SCHEDULE	
DESCRIPTION	MARK
3'-0" X 7'-0" X 1 3/4" SOLID CORE WOOD WITH FLUSH FACE EACH SIDE IN HOLLOW METAL FRAME, PAINT, INSTALL 1/2" AND SILENCERS, LEVER FINISH LATCHES, DOOR STOP	E-01

DOOR NOTES	
1	MAXIMUM BALL FORCE FOR INTERIOR DOORS SHALL BE INTERIOR DOORS = 50 LBS. FORCE
2	ROOM IDENTIFICATION SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE ROOM DOOR AT A HEIGHT OF 50" AFF. PROVIDE CLEAR FLOOR SPACE AT SIGN
3	F.I.T.E.R. SIZING OF DOOR AND INFORMATION SIGNS SHALL COMPLY WITH CURRENT A.D.A. 4.03.0. REQUIREMENTS (TYPE OF ALL DIRECTION AND INFORMATION SIGNS)

**A2.3**

SHEET NO.

FLOOR PLAN  
SHOPS B

TENANT IMPROVEMENTS FOR:  
**CORNERSTONE @ QUEEN CREEK**  
RITTENHOUSE ROAD & OCOTILLO, QUEEN CREEK, ARIZONA

WDP PARTNERS LLC  
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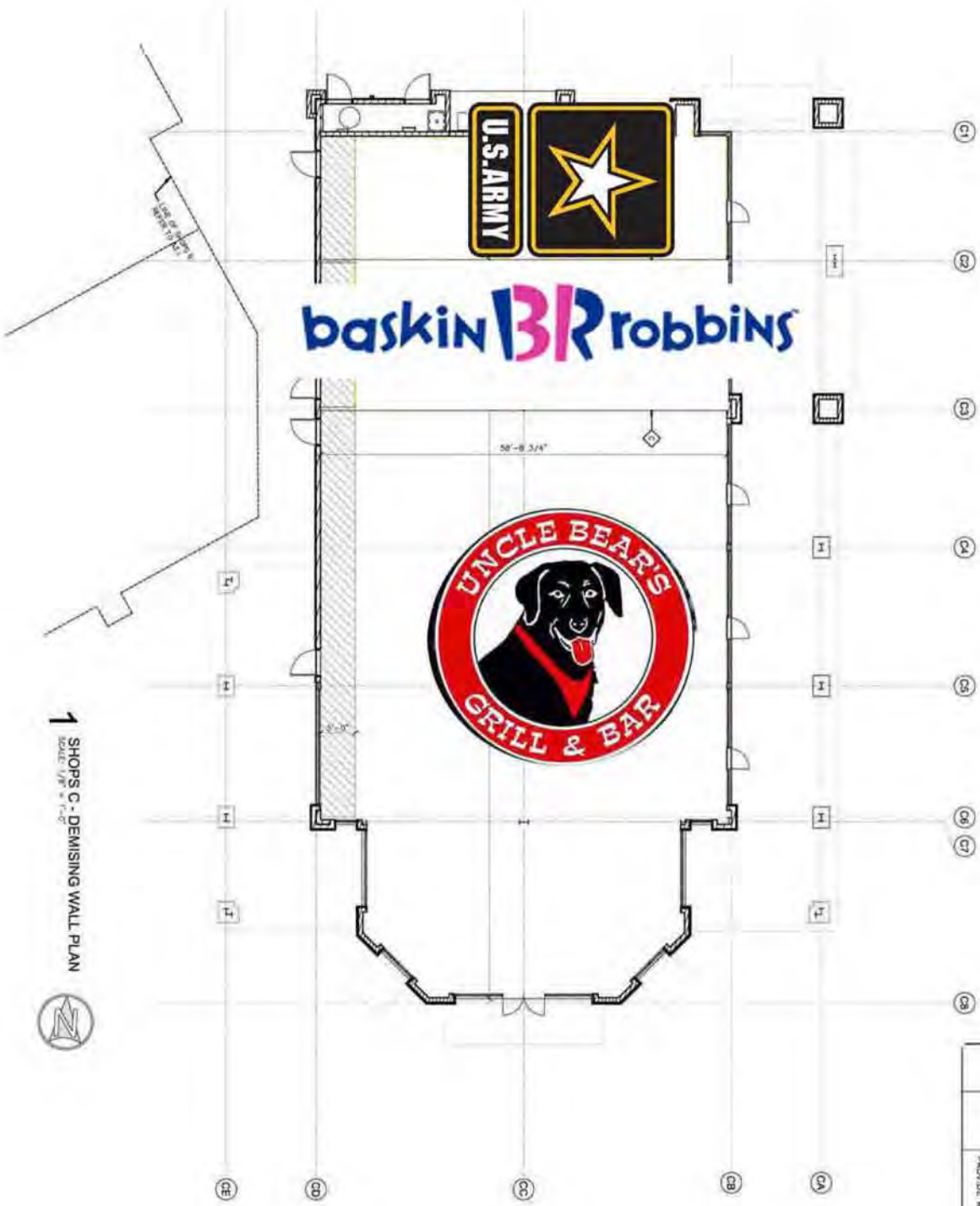
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PROJECT NO. DR109  
DRAWN BY:  
SCALE:  
AS NOTED  
CAD SAVED VALUE: 00/06/10A2.2  
DATE: 01/15/07

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REVISIONS

DATE: 01/15/07



1 SHOPS C - DEMISING WALL PLAN  
SCALE: 1/8" = 1'-0"



WALL LEGEND	
SYMBOL	DESCRIPTION
	4x8 GYP. 80 CM. 1 S&B. 1/2" 20 GA. METAL STUDS AND 2x4 S&B. 1/2" 20 GA. METAL TRACKS ASSEMBLED TO FACE FINISHED CEILING. HEIGHT 10' 0" (MIN.) TO ROOF DECK ABOVE. PROVIDE FIN. FILL TO ROOF DECK ABOVE.
	4x8 GYP. 80 EACH SIDE OF 4" X 20 GA. METAL STUDS AT 16" O.C. EXTEND METAL STUDS AND SHOOTING, REPAIRING GYP. NO FACE TO FACE ABOVE JOINTS FINISH CEILING HEIGHT. PROVIDE R-15 BATT INSULATION FULL HEIGHT.
	4x8 GYP. 80 EACH SIDE OF 4" X 20 GA. METAL STUDS AT 16" O.C. EXTEND METAL STUDS AND SHOOTING, REPAIRING GYP. NO FACE TO FACE ABOVE JOINTS FINISH CEILING HEIGHT. PROVIDE R-15 BATT INSULATION FULL HEIGHT.

**A2.3**  
SHEET NO.

FLOOR PLAN  
SHOPS C

DEMISING WALLS FOR SHOPS A,B & C:  
**CORNERSTONE @ QUEEN CREEK**  
RITTENHOUSE ROAD & OCOTILLO, QUEEN CREEK, ARIZONA  
WDP PARTNERS LLC  
11411 N. Tatum Blvd., Phoenix, AZ 85028

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PROJECT NO. 08103  
DRAWN BY: [Name]  
SCALE: AS NOTED  
CAD SAVED NAME: 080810A2.3  
DATE: 09/15/07

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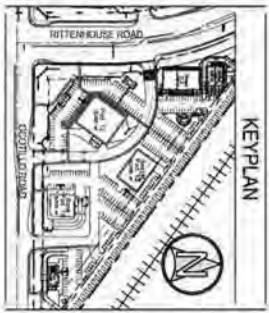
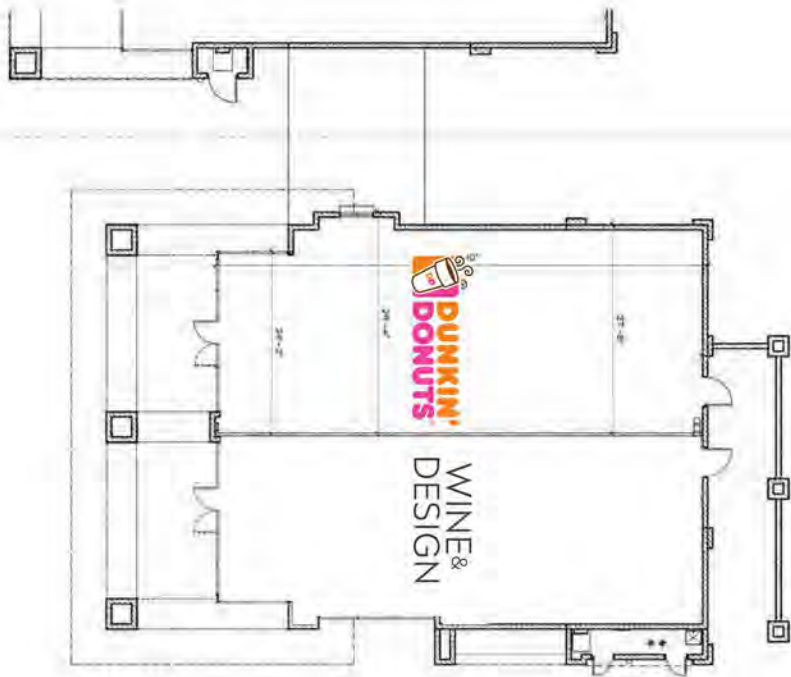
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A2.2	SHEET NO.	SHEET TITLE FLOOR PLAN	NEW SHOP BUILDINGS PHASE 1B CORNERSTONE AT QUEEN CREEK RITTENHOUSE ROAD & Ocotillo - QUEEN CREEK, AZ		 REIGLE & ASSOCIATES ARCHITECTURE, PLANNING, LTD <small>13264 N. Scott Street, Suite 100, Phoenix, AZ 85021, 602-953-8001 FAX 602-953-1196</small>	REVISIONS _____ _____ _____	NOT FOR CONSTRUCTION 	
			WDP Partners LLC 11411 N Tatum Blvd - Phoenix, AZ 85028 PHONE: 602 953 6277	<small>THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF REIGLE &amp; ASSOCIATES, ARCHITECTURE, PLANNING, LTD. AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF REIGLE &amp; ASSOCIATES, ARCHITECTURE, PLANNING, LTD.</small>				
			PROJECT NO. 0910.7	DRAWN BY: CMA				
			SCALE: AS NOTED	AS NOTED				
			CAO SAVED NAME: 0910.7.A2.1	DATE: 10/31/07				

**1** FLOOR PLAN - SHOP D.1  
SCALE: 1/4" = 1'-0"



**A2.1**  
SHEET NO.

FLOOR PLAN  
SHEET TITLE

NEW SHOP BUILDINGS PHASE 1B  
**CORNERSTONE AT QUEEN CREEK**  
RITTENHOUSE ROAD & Ocotillo - QUEEN CREEK, AZ  
WDP Partners LLC  
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DRAWN BY: JRM  
SCALE: AS SHOWN  
CAD SAVER NAME: 0810\_7.dwg.1  
DATE: 07/23/08

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Queen Creek, AZ



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[12/4/19]

# CORNERSTONE

*at Queen Creek*

NWC Rittenhouse Rd & Ocotillo Rd  
Queen Creek, AZ



Building Area 'B'



Building Area 'B'



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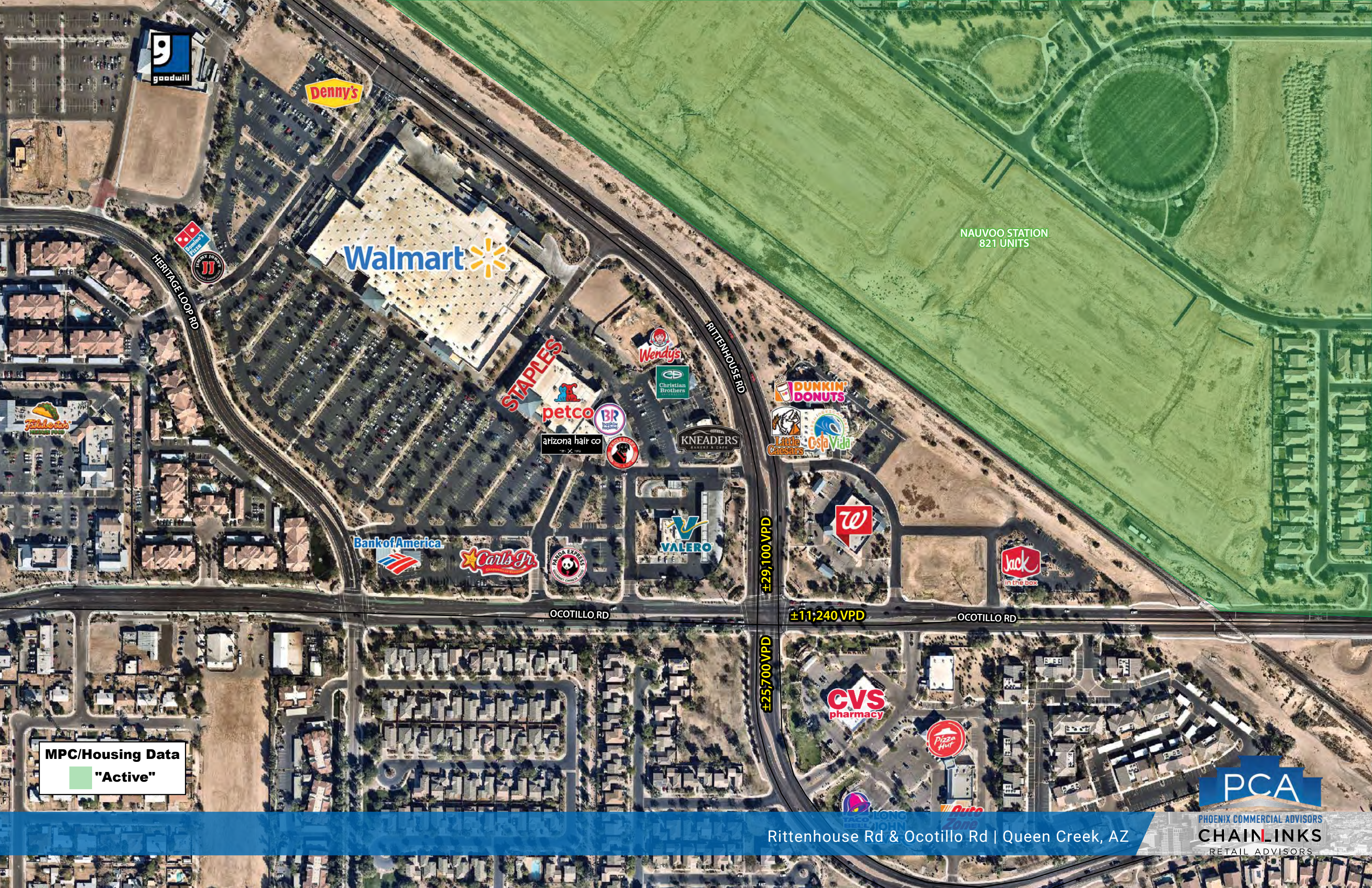
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[12/4/19]



NAUVOO STATION  
821 UNITS

HERITAGE LOOP RD

RITTENHOUSE RD

OCOTILLO RD

OCOTILLO RD

±29,100 VPD

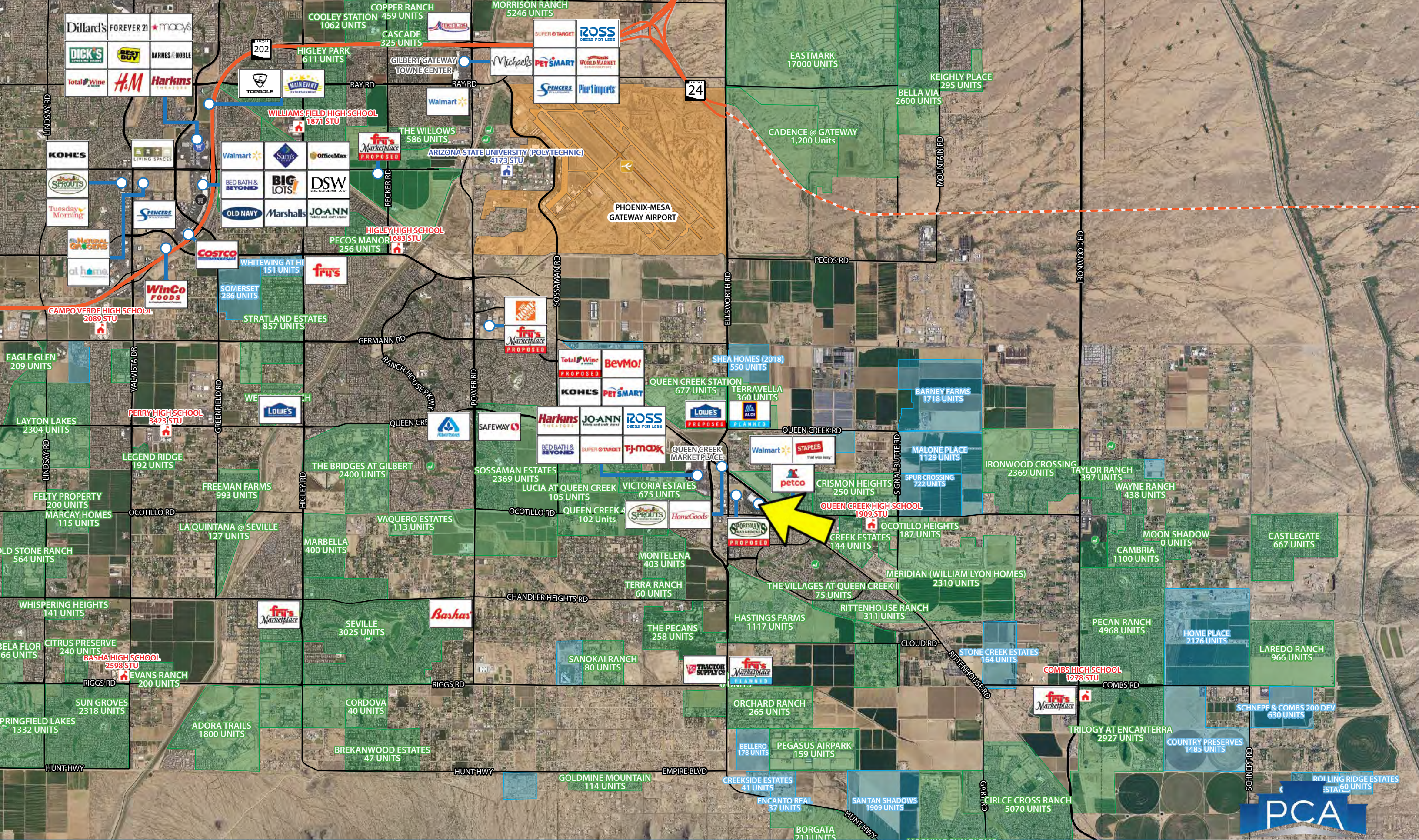
±11,240 VPD

±25,700 VPD

MPC/Housing Data  
"Active"

PCA  
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CHAINLINKS  
RETAIL ADVISORS

Rittenhouse Rd & Ocotillo Rd | Queen Creek, AZ



Rittenhouse Rd & Ocotillo Rd | Queen Creek, AZ



PHOENIX COMMERCIAL ADVISORS  
**CHAINLINKS**  
 RETAIL ADVISORS



# One Page Summary

Rittenhouse Rd & Ocotillo Rd, Queen Creek  
 -111.626431506 33.24869863  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
 Latitude: 33.248699  
 Longitude: -111.626432

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	813	4,761	10,785
2010 Total Population	8,832	22,048	90,271
2019 Total Population	11,736	44,068	138,712
2019 Group Quarters	0	8	219
2024 Total Population	13,771	53,082	159,451
2019-2024 Annual Rate	3.25%	3.79%	2.83%
2019 Total Daytime Population	10,497	34,904	102,202
Workers	4,235	10,710	23,844
Residents	6,262	24,194	78,358
<b>Household Summary</b>			
2000 Households	230	1,314	3,330
2000 Average Household Size	3.53	3.62	3.23
2010 Households	2,855	6,585	28,112
2010 Average Household Size	3.09	3.35	3.20
2019 Households	3,818	12,571	42,862
2019 Average Household Size	3.07	3.50	3.23
2024 Households	4,430	14,984	49,050
2024 Average Household Size	3.11	3.54	3.25
2019-2024 Annual Rate	3.02%	3.57%	2.73%
2010 Families	2,213	5,491	22,948
2010 Average Family Size	3.49	3.65	3.52
2019 Families	2,860	10,451	34,588
2019 Average Family Size	3.53	3.82	3.57
2024 Families	3,304	12,433	39,467
2023 Average Family Size	3.57	3.86	3.59
2019-2024 Annual Rate	2.93%	3.53%	2.67%
<b>Housing Unit Summary</b>			
2019 Housing Units	4,174	13,423	47,614
Owner Occupied Housing Units	65.9%	79.3%	74.2%
Renter Occupied Housing Units	25.6%	14.4%	15.9%
Vacant Housing Units	8.5%	6.3%	10.0%
<b>Median Household Income</b>			
2019	\$77,443	\$94,041	\$79,517
2024	\$91,692	\$104,253	\$88,776
<b>Median Home Value</b>			
2019	\$268,079	\$343,809	\$292,250
2024	\$294,915	\$375,466	\$331,961
<b>Average Income Value</b>			
Average Household Income	\$95,211	\$113,965	\$99,428
<b>Per Capita Income</b>			
2019	\$29,971	\$32,431	\$30,626
2024	\$34,782	\$36,661	\$35,076
<b>Median Age</b>			
2019	30.5	31.5	31.7
<b>2019 Population 25+ by Educational Attainment</b>			
Total	6,861	25,821	82,613
Less than 9th Grade	3.0%	3.0%	2.5%
9th - 12th Grade, No Diploma	3.8%	4.5%	4.4%
High School Graduate	21.9%	18.6%	19.5%
GED/Alternative Credential	3.3%	3.0%	3.2%
Some College, No Degree	24.0%	25.4%	26.3%
Associate Degree	12.3%	10.8%	11.1%
Bachelor's Degree	19.2%	21.5%	21.5%
Graduate/Professional Degree	12.5%	13.3%	11.6%

**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 28, 2019