

CORNERSTONE *at Queen Creek*

PADS FOR SALE

NWC Rittenhouse Rd & Ocotillo Rd | Queen Creek, AZ



For more information, please contact:

Lance Umble
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PHOENIX COMMERCIAL ADVISORS



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3131 E Camelback Rd, #340 | Phoenix, AZ 85016 | 602.957.9800

[12/4/19]

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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.

PROPERTY DETAILS

Property Type: Mixed-Use Power Center

Property Size: ± 68 AC; $\pm 380,000$ SF

Available: $\pm 7,000$ SF, $\pm 4,000$ SF

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 $\pm 380,000$ 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 $\pm 79,669$ people residing there presently. According to the US Census this trade area will grow by $\pm 23,000$ individuals a year for the next 20 years. Queen Creek is one of the fastest growing cities in all of Arizona.

JOIN



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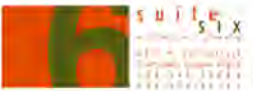
[12/4/19]

CORNERSTONE at Queen Creek

Developed By

WDP

Architect



Date

January 26, 2010

Project Data - Phase 1A

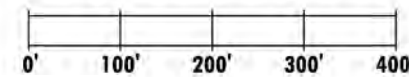
Project Data - Phase 1A

Item	Data	Pkg. Min.	Pkg. Max.	Bicycle Req.
Site Area (Retail Parcel)	+/- 39.84 ac			
	+/- 1,735,400 sf			
Building Areas				
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 Pods	19,387 sf	65 sp	97 sp	6
Food Pods	39,933 sf	532 sp	799 sp	27
Subtotal	319,120 sf	1463 sp	2195 sp	120
Garden Center	20,000 sf	53 sp	80 sp	0
Grand Total	339,120 sf	1516 sp	2275 sp	120
Parking Provided	Accessible	62 sp	Bicycle	130
	Standard	1,770 sp		
	Total	1,840 sp	5.77 per 1000	
Lot Coverage	+/- 19.5%	FAR	0.2	

Project Data - Phase 1B

Item	Data	Pkg. Min.	Pkg. Max.	Bicycle Req.
Site Area (Retail Parcel)	+/- 9.60 ac			
	+/- 418,026 sf			
Building Areas				
Shops	11,265 sf	38 sp	56 sp	4
Retail Pods	25,550 sf	85 sp	128 sp	9
Food Pods	6,650 sf	89 sp	133 sp	4
Grand Total	43,465 sf	211 sp	317 sp	17
Parking Provided	Accessible	12 sp	Bicycle	18
	Standard	351 sp		
	Total	363 sp	8.35 per 1000	
Lot Coverage	+/- 10.4%	FAR	0.13	

Site Plan



SimonMed
See Tomorrow Today



WINE&DESIGN



±4,000 SF
AVAILABLE



Walmart
Major A
203,800 sf

STAPLES
Major B
20,400 sf

PETCO
Major C
15,000 sf

Bank of America



Broadstone at
Queen Creek

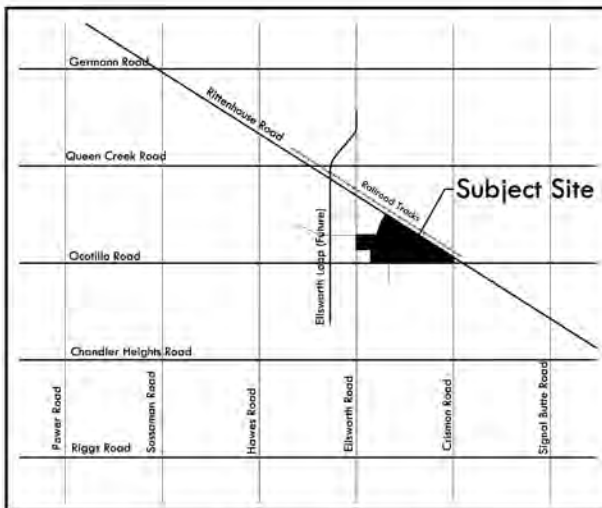
Not
a Part

Ocotillo Road

Rittenhouse Road

Ocotillo Road

Vicinity Map



±7,000 SF
AVAILABLE

Pad 1
7,000 sf



signal

Rittenhouse
Road

Not
a Part

MARINES
RECRUITING
OFFICE

DESERT GROVE
FAMILY MEDICAL



Garden
Center
20,000 sf



Major A
203,800 sf

signal

Heritage Loop Road

signal

signal

signal

signal

signal

signal

signal

signal

signal

signal

signal

signal

signal

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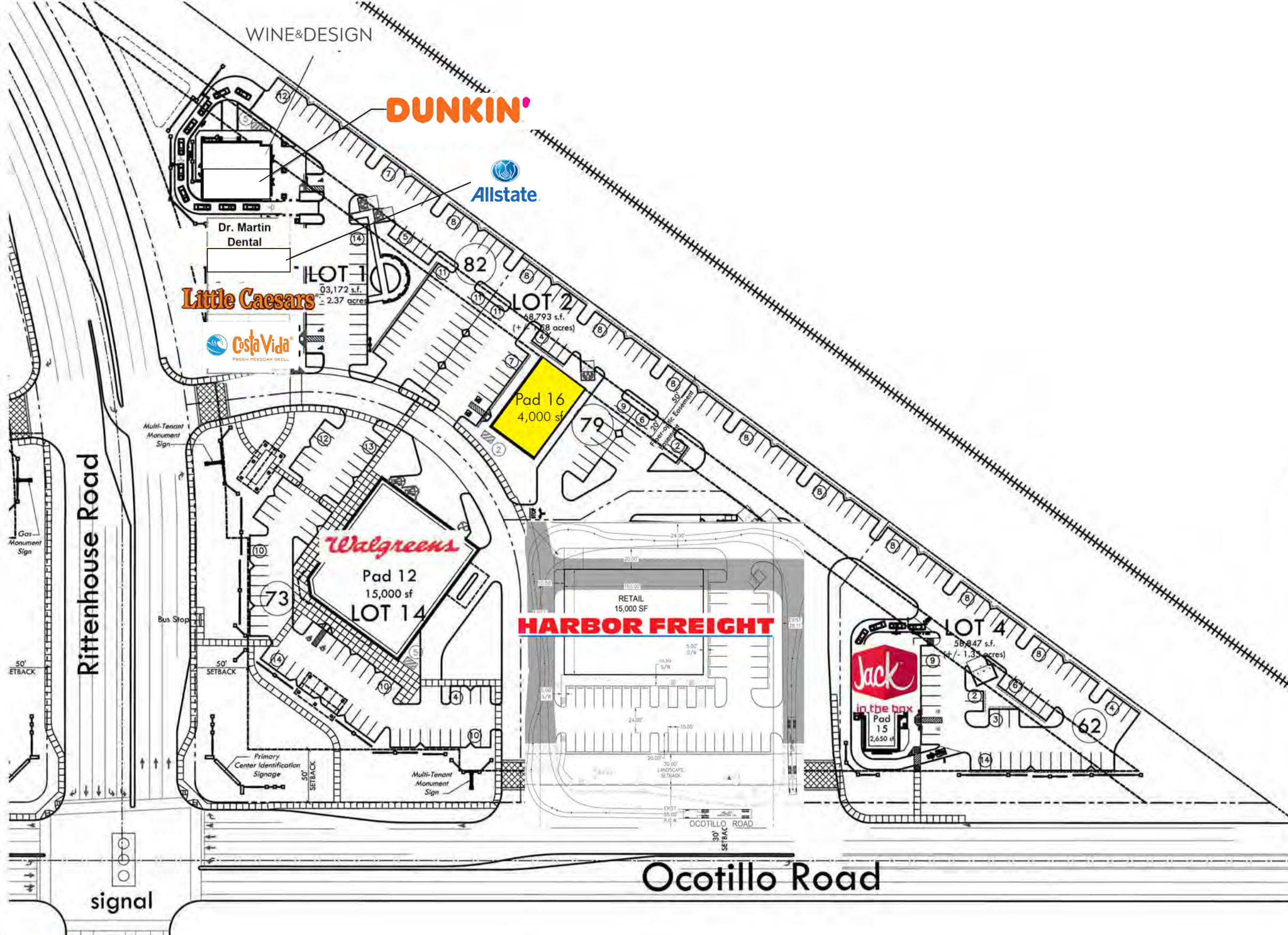
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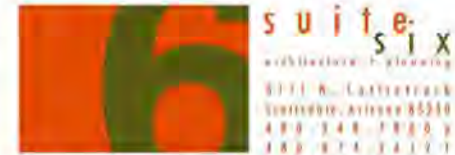
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Developed By

WDP

Architect



Date

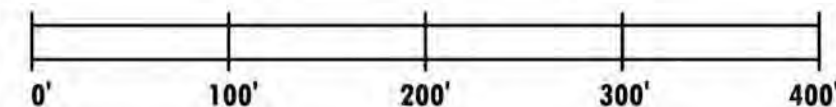
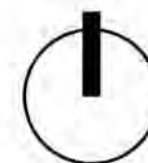
January 26, 2010

Project Data - Phase 1B

Item	Data	Pkg. Min.	Pkg. Max.	Bicycle Req'd
Site Area (Retail Parcel)	+/- 9.60 ac			
	+/- 418,026 sf			
Building Areas				
Shops	11,265 sf	38 sp	56 sp	4
Retail Pads	25,550 sf	85 sp	128 sp	9
Food Pads	6,650 sf	89 sp	133 sp	4
Grand Total	43,465 sf	211 sp	317 sp	17
Parking Provided	Accessible	12 sp	Bicycle	18
	Standard	351 sp		
	Total	363 sp	8.35 per 1000	
Lot Coverage	+/- 10.4%	FAR	0.13	

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Phase 1B
Site Plan



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Building Area 'B'



Building Area 'B'



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[12/4/19]



HERITAGE LOOP RD

RITTENHOUSE RD

OCOTILLO RD

OCOTILLO RD

NAUVOO STATION
821 UNITS

±29,100 VPD

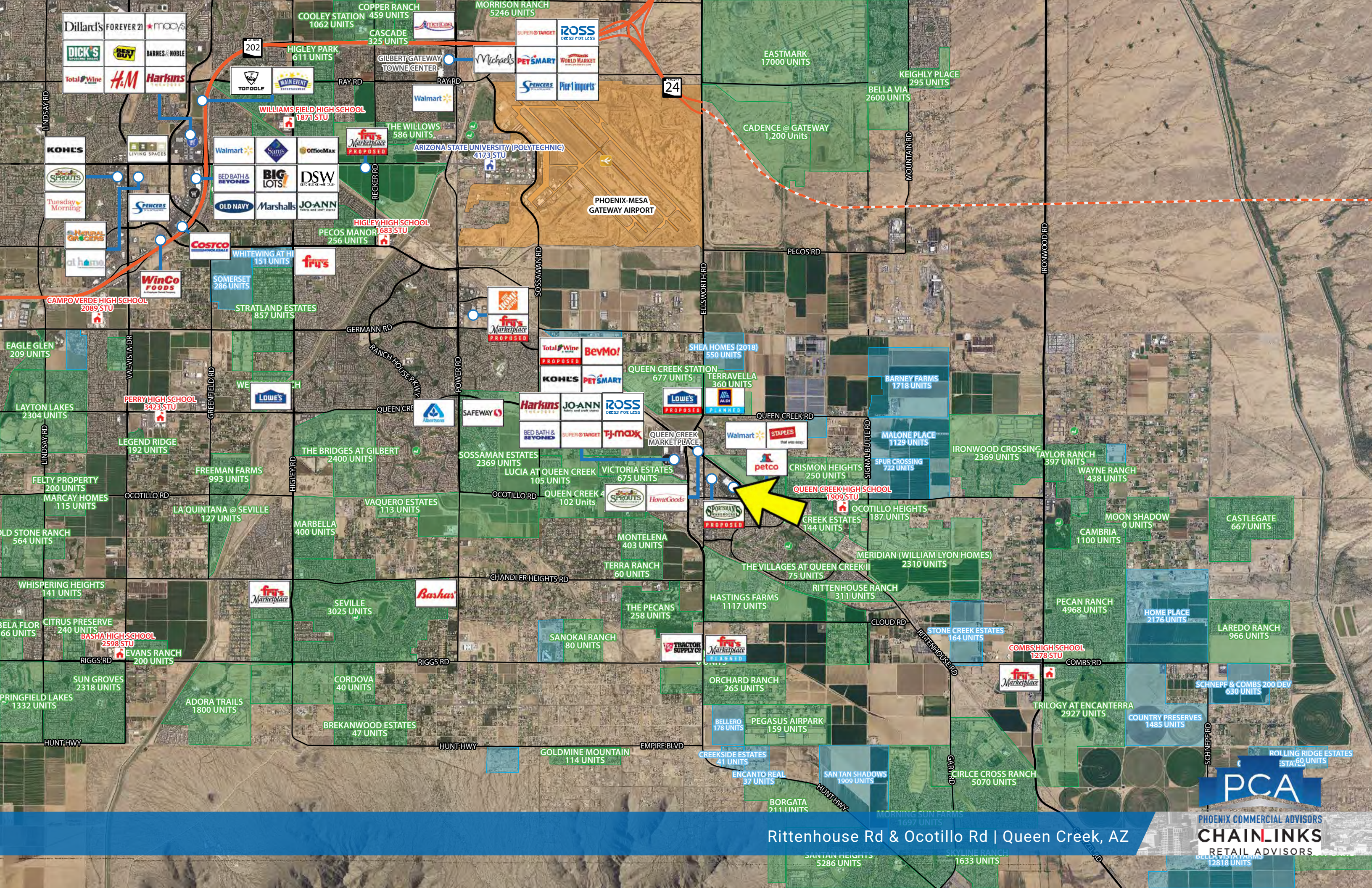
±25,700 VPD

±11,240 VPD

MPC/Housing Data
"Active"

Rittenhouse Rd & Ocotillo Rd | Queen Creek, AZ

PCA
PHOENIX COMMERCIAL ADVISORS
CHAINLINKS
RETAIL ADVISORS



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
Population Summary			
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
Household Summary			
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%
Housing Unit Summary			
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%
Median Household Income			
2019	\$77,443	\$94,041	\$79,517
2024	\$91,692	\$104,253	\$88,776
Median Home Value			
2019	\$268,079	\$343,809	\$292,250
2024	\$294,915	\$375,466	\$331,961
Average Income Value			
Average Household Income	\$95,211	\$113,965	\$99,428
Per Capita Income			
2019	\$29,971	\$32,431	\$30,626
2024	\$34,782	\$36,661	\$35,076
Median Age			
2019	30.5	31.5	31.7
2019 Population 25+ by Educational Attainment			
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