

# QUEEN CREEK MARKETPLACE

SWC ELLSWORTH LOOP RD. & RITTENHOUSE RD.

QUEEN CREEK, AZ



## SHOP SPACE & PAD AVAILABLE

### AVAILABILITY

- SHOP SPACE & END CAPS AVAILABLE
- 1 PAD REMAINING

### FEATURES

- The project features a tenant mix of over 35 national retailers, including Super-Target, Kohl's, TJ Maxx, Ross and Harkins.
- Traffic Counts (ADOT 2014 & 2009)
  - N:  $\pm 37,000$  CPD (N & S)
  - E:  $\pm 23,000$  CPD (E & W)
  - W:  $\pm 22,000$  CPD (E & W)



JOIN



2017 Demographics	3 MILE	5 MILE	7 MILE
Estimated Population	41,117	108,035	226,801
Avg Household Income	\$105,566	\$100,674	\$95,895
Daytime Population	11,222	19,149	30,324



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#	TENANT	SIZE
<b>Shops A</b>		
1	Alliance Urgent Care	3,905 sf
4	Great Clips	1,000 sf
6	Massage Envy	3,000 sf
8	Sprint	2,175 sf
10	Tips and Toes	1,425 sf
11	The Joint	1,495 sf
13	Pacific Dental	3,950 sf
<b>Shops B</b>		
B101	Torrid	3,000 sf
B102	Pressed for Time Dry Cleaner	1,230 sf
B103	V's Barber Shop	1,000 sf
B104	Available	1,500 sf
B105	360 PT	3,583 sf
B106	Available	2,809 sf

#	TENANT	SIZE
<b>Shops C</b>		
1-2	Maurice's	4,000 sf
3-4	Americas Best Eyewear	3,500 sf
5	Downeast Basics	2,826 sf
6	GNC	1,350 sf
7	Sally Beauty	1,350 sf
8	Coming Available	4,354 sf
9	Justice	4,500 sf
<b>Shops D (Future Phase)</b>		
1	Available	8,000 sf
5	Available	2,000 sf
7	Available	1,875 sf
8	Available	2,120 sf
11	Available	5,000 sf
<b>Shops E</b>		
1	Matress Firm	3,980 sf
3	Bikes Direct	1,840 sf
4-6	Frazee Paints	4,555 sf

#	TENANT	SIZE
<b>Shops F</b>		
1	Subway	1,845 sf
2	Available	1,240 sf
3	Data Doctors	1,283 sf
5	Verizon	3,803 sf
7	Geno's Giant Slice	1,768 sf
8	Chipotle	2,400 sf
<b>Shops G</b>		
1	Paradise Bakery	4,500 sf
4	2 B Wireless	1,400 sf
5	Yogurt Jungle	1,200 sf
6	Thai Chili	1,600 sf
7	Ahipoke Bowl	1,493 sf
8	Smashburger	2,200 sf

#	TENANT	SIZE
<b>Shops H</b>		
1	Pita Jungle	4,150 sf
3-5	Sauce	3,747 sf
<b>Pads</b>		
A	Olive Garden	7,582 sf
B	Chase Bank	5,608 sf
C	Buffalo Wild Wings	8,000 sf
D	Village Inn	8,000 sf
G	Available	6,000 sf
H	Macayo's	8,000 sf
I	In-N-Out	4,000 sf
J	Del Taco	7,000 sf
K	Chick-Fil-A	4,225 sf
L	Barro's	4,000 sf
M	Applebee's	7,000 sf



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QUEEN CREEK, AZ



**STRATEGIC**

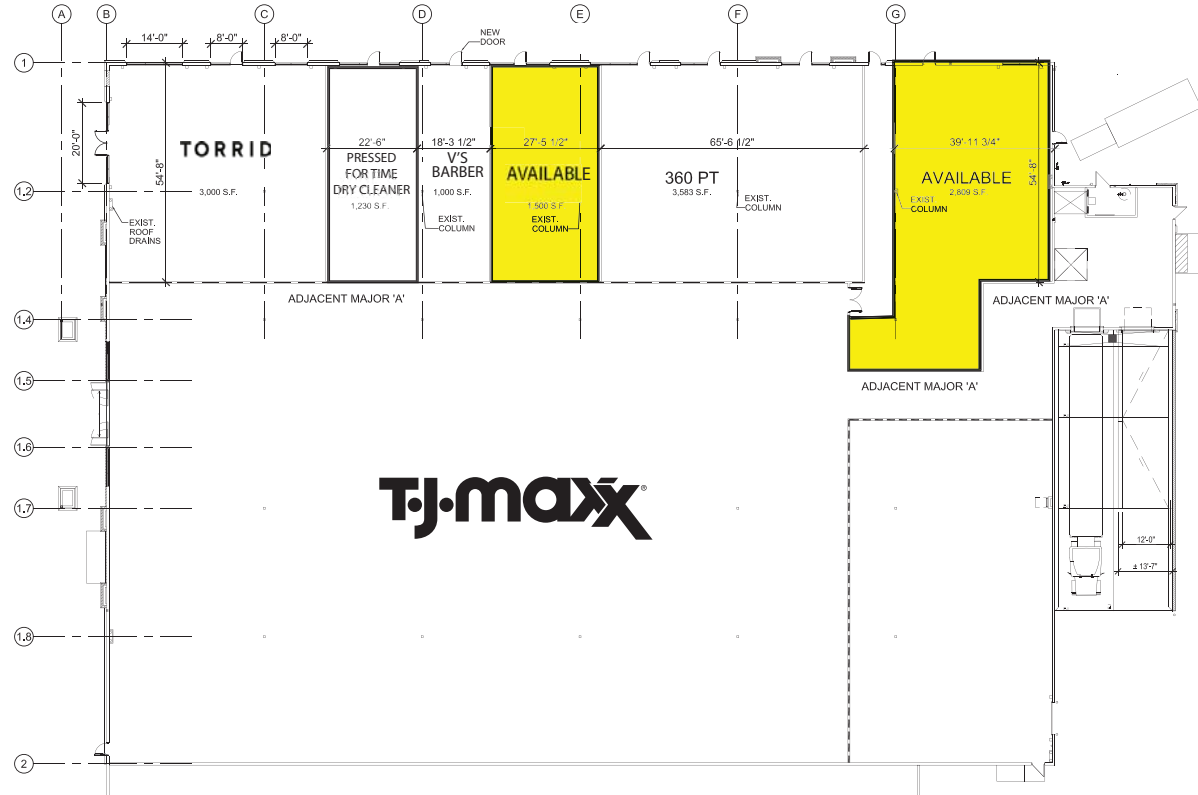
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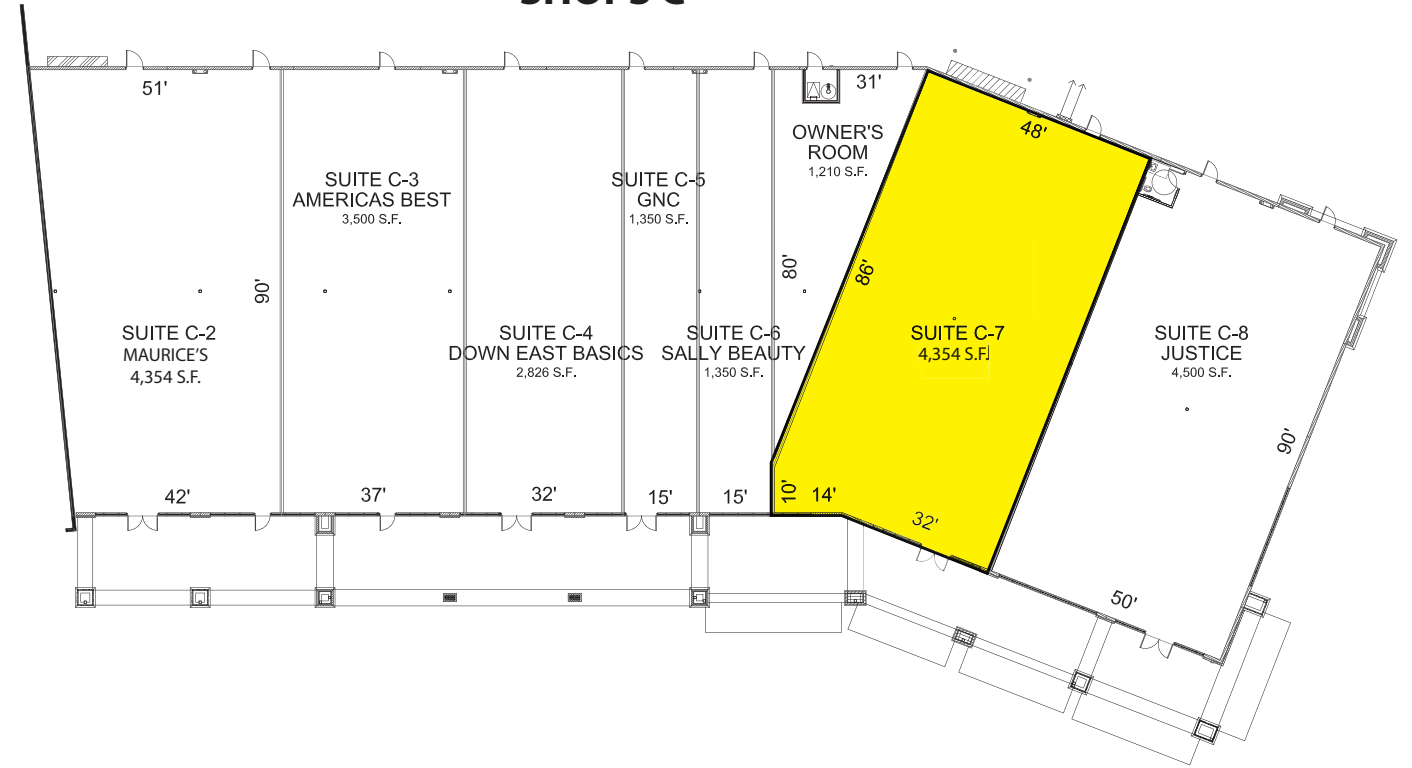


**Vestar**

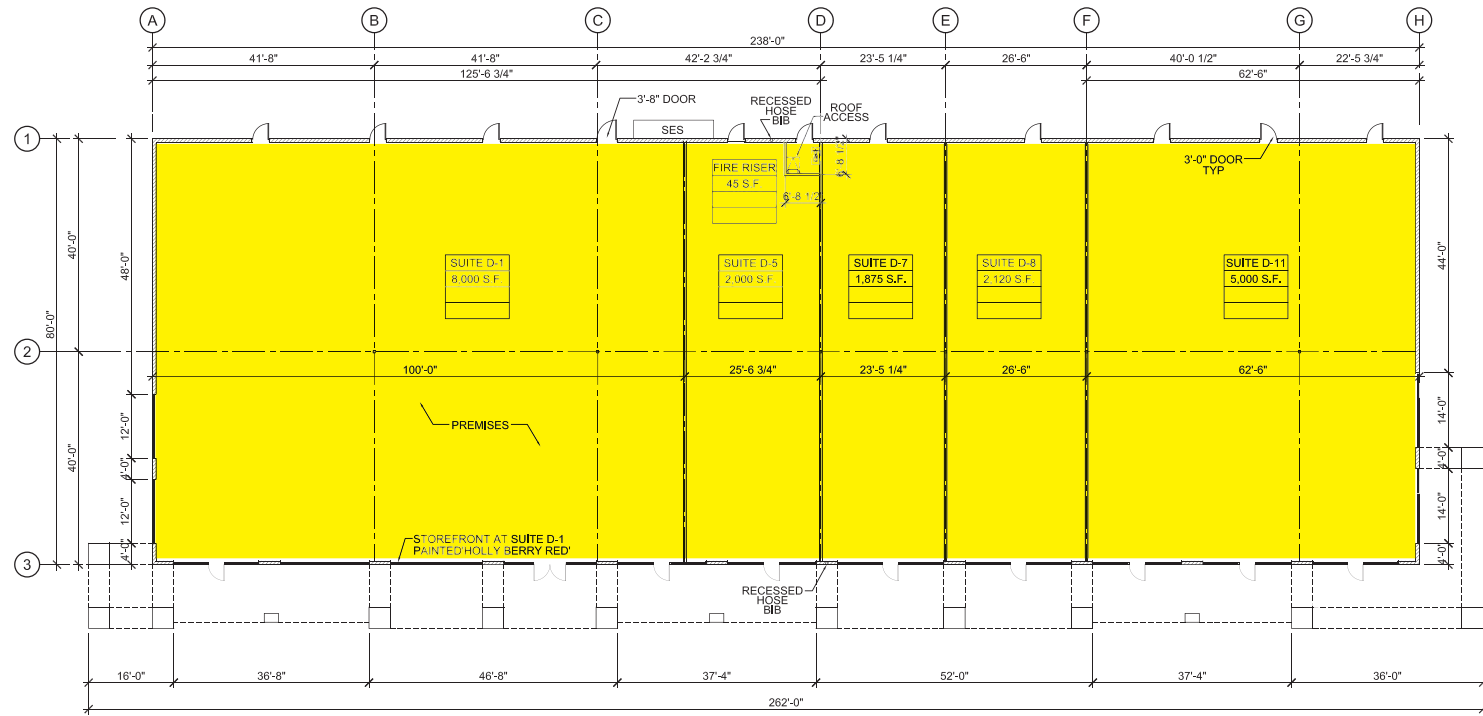
## SHOPS B



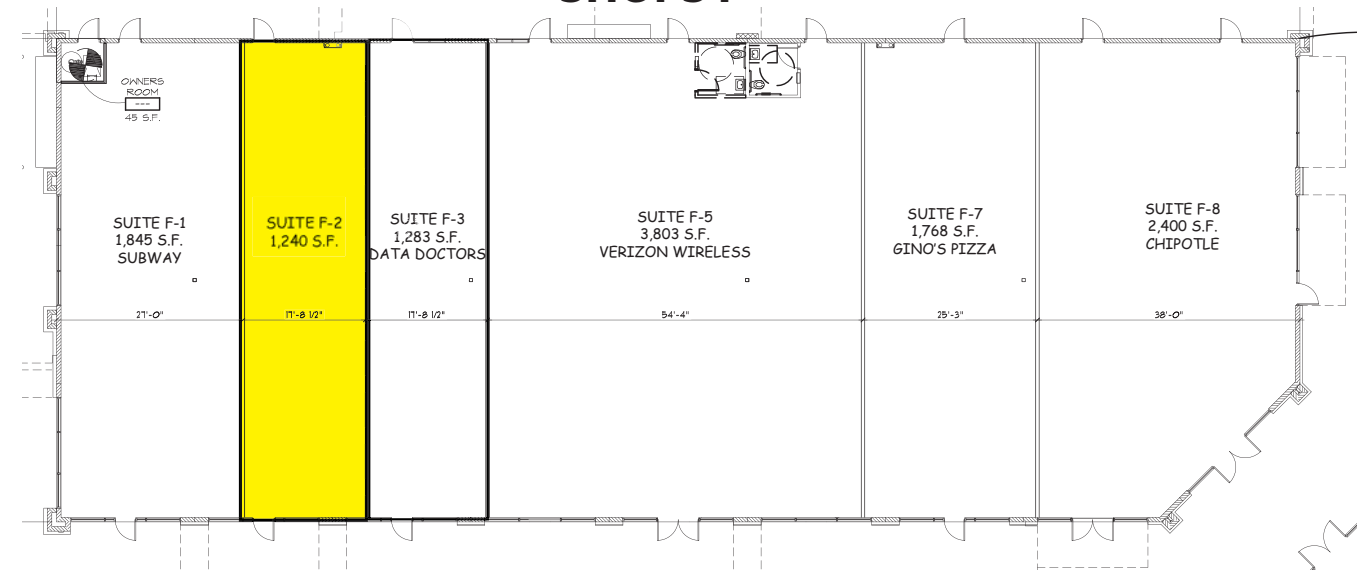
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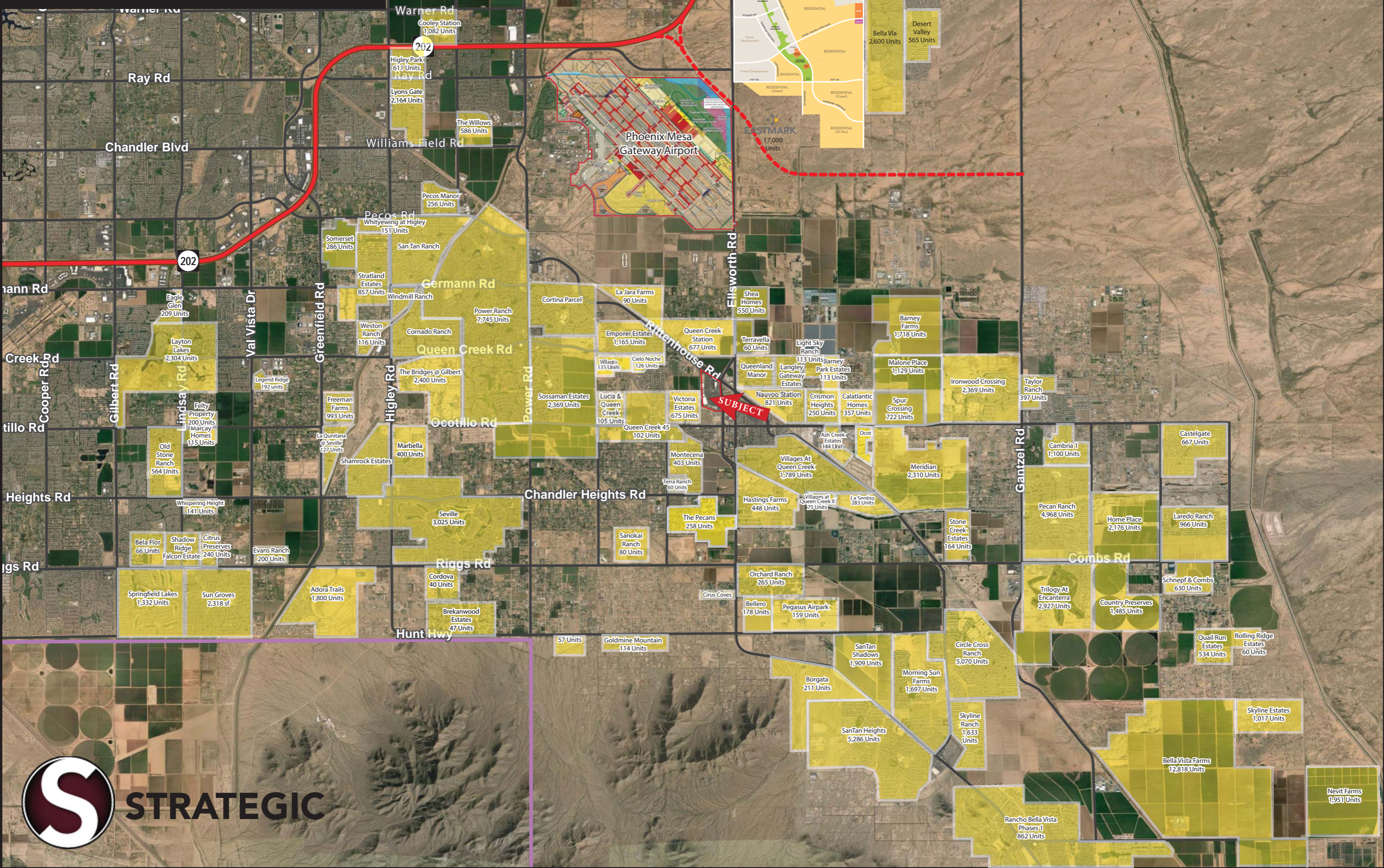
## SHOPS D



## SHOPS F



# Queen Creek Marketplace Housing Aerial



# Queen Creek Marketplace Trade Area



# EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2539/-111.6421

RF5

21135 S Ellsworth Loop Queen Creek, AZ 85142	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
Estimated Population (2017)	41,117	108,035	226,801
Projected Population (2022)	44,501	117,725	248,903
Census Population (2010)	29,840	81,958	166,787
Census Population (2000)	5,367	10,956	18,105
Projected Annual Growth (2017 to 2022)	3,384 1.6%	9,689 1.8%	22,101 1.9%
Historical Annual Growth (2010 to 2017)	11,277 5.4%	26,077 4.5%	60,014 5.1%
Historical Annual Growth (2000 to 2010)	24,473 45.6%	71,002 64.8%	148,682 82.1%
Estimated Population Density (2017)	1,455 <i>psm</i>	1,376 <i>psm</i>	1,474 <i>psm</i>
Trade Area Size	28.26 <i>sq mi</i>	78.50 <i>sq mi</i>	153.88 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2017)	12,643	34,500	72,838
Projected Households (2022)	13,261	36,246	76,687
Census Households (2010)	9,112	25,332	51,990
Census Households (2000)	1,516	3,217	5,451
Estimated Households with Children (2017)	6,153 48.7%	16,258 47.1%	34,084 46.8%
Estimated Average Household Size (2017)	3.25	3.12	3.11
<b>Average Household Income</b>			
Estimated Average Household Income (2017)	\$105,566	\$100,674	\$95,895
Projected Average Household Income (2022)	\$129,046	\$123,973	\$118,483
Estimated Average Family Income (2017)	\$113,663	\$109,606	\$103,839
<b>Median Household Income</b>			
Estimated Median Household Income (2017)	\$87,384	\$84,813	\$83,264
Projected Median Household Income (2022)	\$103,027	\$100,153	\$98,013
Estimated Median Family Income (2017)	\$94,834	\$93,557	\$91,283
<b>Per Capita Income</b>			
Estimated Per Capita Income (2017)	\$32,465	\$32,167	\$30,806
Projected Per Capita Income (2022)	\$38,460	\$38,186	\$36,513
Estimated Per Capita Income 5 Year Growth	\$5,994 18.5%	\$6,019 18.7%	\$5,707 18.5%
Estimated Average Household Net Worth (2017)	\$1,162,406	\$1,106,092	\$1,017,914
<b>Daytime Demos (2017)</b>			
Total Businesses	884	1,904	3,228
Total Employees	11,222	19,149	30,324
Company Headquarter Businesses	1 0.1%	3 0.2%	5 0.2%
Company Headquarter Employees	1 -	199 1.0%	323 1.1%
Employee Population per Business	12.7	10.1	9.4
Residential Population per Business	46.5	56.7	70.3

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Lat/Lon: 33.2539/-111.6421

RF5

## 21135 S Ellsworth Loop

## Queen Creek, AZ 85142

### Race & Ethnicity

	3 mi radius		5 mi radius		7 mi radius	
White (2017)	32,563	79.2%	85,831	79.4%	178,104	78.5%
Black or African American (2017)	1,842	4.5%	4,862	4.5%	10,544	4.6%
American Indian or Alaska Native (2017)	317	0.8%	941	0.9%	2,102	0.9%
Asian (2017)	1,622	3.9%	4,680	4.3%	10,733	4.7%
Hawaiian or Pacific Islander (2017)	76	0.2%	205	0.2%	452	0.2%
Other Race (2017)	3,112	7.6%	7,194	6.7%	15,320	6.8%
Two or More Races (2017)	1,585	3.9%	4,322	4.0%	9,545	4.2%
Not Hispanic or Latino Population (2017)	32,900	80.0%	87,028	80.6%	180,930	79.8%
Hispanic or Latino Population (2017)	8,217	20.0%	21,008	19.4%	45,871	20.2%
Not Hispanic or Latino Population (2022)	34,764	78.1%	92,619	78.7%	193,925	77.9%
Hispanic or Latino Population (2022)	9,737	21.9%	25,106	21.3%	54,978	22.1%
Not Hispanic or Latino Population (2010)	24,716	82.8%	67,811	82.7%	135,997	81.5%
Hispanic or Latino Population (2010)	5,124	17.2%	14,147	17.3%	30,790	18.5%
Not Hispanic or Latino Population (2000)	3,842	71.6%	8,258	75.4%	13,931	76.9%
Hispanic or Latino Population (2000)	1,525	28.4%	2,698	24.6%	4,174	23.1%
Projected Hispanic Annual Growth (2017 to 2022)	1,520	3.7%	4,099	3.9%	9,107	4.0%
Historic Hispanic Annual Growth (2000 to 2017)	6,692	25.8%	18,309	39.9%	41,697	58.8%

### Age Distribution (2017)

Age Under 5	3,333	8.1%	8,816	8.2%	18,654	8.2%
Age 5 to 9 Years	3,775	9.2%	9,718	9.0%	20,177	8.9%
Age 10 to 14 Years	3,638	8.8%	9,314	8.6%	19,284	8.5%
Age 15 to 19 Years	2,869	7.0%	7,586	7.0%	15,622	6.9%
Age 20 to 24 Years	1,950	4.7%	5,405	5.0%	12,008	5.3%
Age 25 to 29 Years	2,554	6.2%	6,765	6.3%	15,493	6.8%
Age 30 to 34 Years	3,366	8.2%	8,652	8.0%	19,042	8.4%
Age 35 to 39 Years	3,366	8.2%	8,962	8.3%	18,593	8.2%
Age 40 to 44 Years	2,955	7.2%	7,827	7.2%	16,373	7.2%
Age 45 to 49 Years	2,485	6.0%	6,361	5.9%	13,373	5.9%
Age 50 to 54 Years	2,241	5.5%	5,710	5.3%	11,946	5.3%
Age 55 to 59 Years	2,117	5.1%	5,447	5.0%	11,203	4.9%
Age 60 to 64 Years	2,007	4.9%	5,182	4.8%	10,324	4.6%
Age 65 to 74 Years	2,973	7.2%	8,024	7.4%	15,801	7.0%
Age 75 to 84 Years	1,120	2.7%	3,230	3.0%	6,814	3.0%
Age 85 Years or Over	369	0.9%	1,038	1.0%	2,096	0.9%
Median Age	33.2		33.5		32.7	

### Gender Age Distribution (2017)

Female Population	20,635	50.2%	54,430	50.4%	114,528	50.5%
Age 0 to 19 Years	6,535	31.7%	17,147	31.5%	35,724	31.2%
Age 20 to 64 Years	11,788	57.1%	30,843	56.7%	65,823	57.5%
Age 65 Years or Over	2,312	11.2%	6,441	11.8%	12,981	11.3%
Female Median Age	33.6		33.8		33.1	
Male Population	20,482	49.8%	53,605	49.6%	112,273	49.5%
Age 0 to 19 Years	7,080	34.6%	18,287	34.1%	38,012	33.9%
Age 20 to 64 Years	11,254	54.9%	29,467	55.0%	62,531	55.7%
Age 65 Years or Over	2,149	10.5%	5,851	10.9%	11,730	10.4%
Male Median Age	32.9		33.0		32.3	

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RF5

## 21135 S Ellsworth Loop

### Queen Creek, AZ 85142

#### Household Income Distribution (2017)

	3 mi radius		5 mi radius		7 mi radius	
HH Income \$200,000 or More	1,223	9.7%	3,058	8.9%	5,346	7.3%
HH Income \$150,000 to \$199,999	1,271	10.1%	3,257	9.4%	6,312	8.7%
HH Income \$100,000 to \$149,999	2,699	21.4%	7,464	21.6%	15,832	21.7%
HH Income \$75,000 to \$99,999	1,971	15.6%	5,140	14.9%	11,243	15.4%
HH Income \$50,000 to \$74,999	2,093	16.6%	6,268	18.2%	14,268	19.6%
HH Income \$35,000 to \$49,999	1,386	11.0%	3,848	11.2%	8,452	11.6%
HH Income \$25,000 to \$34,999	731	5.8%	1,918	5.6%	4,162	5.7%
HH Income \$15,000 to \$24,999	651	5.1%	1,770	5.1%	3,586	4.9%
HH Income Under \$15,000	618	4.9%	1,777	5.2%	3,637	5.0%
HH Income \$35,000 or More	10,644	84.2%	29,035	84.2%	61,453	84.4%
HH Income \$75,000 or More	7,165	56.7%	18,919	54.8%	38,732	53.2%

#### Housing (2017)

Total Housing Units	13,257		36,297		76,401	
Housing Units Occupied	12,643	95.4%	34,500	95.0%	72,838	95.3%
Housing Units Owner-Occupied	10,829	85.7%	28,233	81.8%	59,661	81.9%
Housing Units, Renter-Occupied	1,814	14.3%	6,267	18.2%	13,177	18.1%
Housing Units, Vacant	614	4.6%	1,797	5.0%	3,564	4.7%

#### Marital Status (2017)

Never Married	6,691	22.0%	20,263	25.3%	47,133	27.9%
Currently Married	18,786	61.9%	46,521	58.0%	93,204	55.3%
Separated	1,067	3.5%	2,840	3.5%	5,415	3.2%
Widowed	852	2.8%	2,315	2.9%	5,122	3.0%
Divorced	2,973	9.8%	8,250	10.3%	17,813	10.6%

#### Household Type (2017)

Population Family	38,078	92.6%	98,626	91.3%	206,165	90.9%
Population Non-Family	3,023	7.4%	9,068	8.4%	20,270	8.9%
Population Group Quarters	16	-	341	0.3%	366	0.2%
Family Households	10,424	82.4%	27,812	80.6%	58,088	79.7%
Non-Family Households	2,219	17.6%	6,688	19.4%	14,750	20.3%
Married Couple with Children	4,947	26.3%	12,648	27.2%	26,172	28.1%
Average Family Household Size	3.7		3.5		3.5	

#### Household Size (2017)

1 Person Households	1,615	12.8%	4,912	14.2%	10,595	14.5%
2 Person Households	3,602	28.5%	10,494	30.4%	21,919	30.1%
3 Person Households	2,115	16.7%	5,757	16.7%	12,576	17.3%
4 Person Households	2,586	20.5%	6,707	19.4%	14,046	19.3%
5 Person Households	1,477	11.7%	3,741	10.8%	7,806	10.7%
6 or More Person Households	1,247	9.9%	2,889	8.4%	5,896	8.1%

#### Household Vehicles (2017)

Households with 0 Vehicles Available	171	1.4%	631	1.8%	1,427	2.0%
Households with 1 Vehicles Available	2,742	21.7%	7,872	22.8%	17,263	23.7%
Households with 2 or More Vehicles Available	9,731	77.0%	25,997	75.4%	54,147	74.3%
Total Vehicles Available	26,493		70,184		147,121	
Average Vehicles Per Household	2.1		2.0		2.0	

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Lat/Lon: 33.2539/-111.6421

RF5

## 21135 S Ellsworth Loop

## Queen Creek, AZ 85142

### Labor Force (2017)

	3 mi radius		5 mi radius		7 mi radius	
Estimated Labor Population Age 16 Years or Over	29,730		78,540		165,201	
Estimated Civilian Employed	18,993	63.9%	49,960	63.6%	108,229	65.5%
Estimated Civilian Unemployed	431	1.4%	1,436	1.8%	3,585	2.2%
Estimated in Armed Forces	1	-	164	0.2%	308	0.2%
Estimated Not in Labor Force	10,305	34.7%	26,979	34.4%	53,078	32.1%
Unemployment Rate	1.4%		1.8%		2.2%	

### Occupation (2010)

	3 mi radius		5 mi radius		7 mi radius	
Occupation: Population Age 16 Years or Over	19,191		49,921		108,643	
Management, Business, Financial Operations	3,489	18.2%	9,231	18.5%	18,550	17.1%
Professional, Related	4,909	25.6%	12,391	24.8%	25,892	23.8%
Service	2,760	14.4%	7,907	15.8%	18,721	17.2%
Sales, Office	5,302	27.6%	13,507	27.1%	29,302	27.0%
Farming, Fishing, Forestry	91	0.5%	179	0.4%	419	0.4%
Construct, Extraction, Maintenance	1,247	6.5%	2,853	5.7%	6,685	6.2%
Production, Transport Material Moving	1,393	7.3%	3,854	7.7%	9,074	8.4%
White Collar Workers	13,701	71.4%	35,128	70.4%	73,744	67.9%
Blue Collar Workers	5,491	28.6%	14,793	29.6%	34,899	32.1%

### Consumer Expenditure (2017)

	3 mi radius		5 mi radius		7 mi radius	
Total Household Expenditure	\$928 M		\$2.45 B		\$4.99 B	
Total Non-Retail Expenditure	\$509 M	54.9%	\$1.34 B	54.8%	\$2.73 B	54.8%
Total Retail Expenditure	\$419 M	45.1%	\$1.11 B	45.2%	\$2.26 B	45.2%
Apparel	\$32.9 M	3.5%	\$86.6 M	3.5%	\$176 M	3.5%
Contributions	\$44.1 M	4.8%	\$115 M	4.7%	\$229 M	4.6%
Education	\$37.6 M	4.1%	\$98.2 M	4.0%	\$196 M	3.9%
Entertainment	\$52.8 M	5.7%	\$139 M	5.7%	\$283 M	5.7%
Food and Beverages	\$133 M	14.4%	\$353 M	14.4%	\$722 M	14.5%
Furnishings and Equipment	\$33.0 M	3.6%	\$86.8 M	3.5%	\$176 M	3.5%
Gifts	\$24.4 M	2.6%	\$64.1 M	2.6%	\$129 M	2.6%
Health Care	\$69.9 M	7.5%	\$186 M	7.6%	\$381 M	7.6%
Household Operations	\$28.5 M	3.1%	\$74.5 M	3.0%	\$150 M	3.0%
Miscellaneous Expenses	\$13.2 M	1.4%	\$35.1 M	1.4%	\$71.8 M	1.4%
Personal Care	\$12.0 M	1.3%	\$31.6 M	1.3%	\$64.5 M	1.3%
Personal Insurance	\$7.42 M	0.8%	\$19.4 M	0.8%	\$38.9 M	0.8%
Reading	\$2.04 M	0.2%	\$5.41 M	0.2%	\$11.0 M	0.2%
Shelter	\$192 M	20.7%	\$506 M	20.6%	\$1.03 B	20.6%
Tobacco	\$5.03 M	0.5%	\$13.5 M	0.5%	\$27.8 M	0.6%
Transportation	\$174 M	18.7%	\$461 M	18.8%	\$944 M	18.9%
Utilities	\$66.3 M	7.1%	\$176 M	7.2%	\$361 M	7.2%

### Educational Attainment (2017)

	3 mi radius		5 mi radius		7 mi radius	
Adult Population Age 25 Years or Over	25,552		67,197		141,056	
Elementary (Grade Level 0 to 8)	500	2.0%	1,518	2.3%	3,337	2.4%
Some High School (Grade Level 9 to 11)	904	3.5%	2,499	3.7%	5,783	4.1%
High School Graduate	4,808	18.8%	12,137	18.1%	28,313	20.1%
Some College	6,832	26.7%	18,563	27.6%	39,110	27.7%
Associate Degree Only	3,098	12.1%	7,826	11.6%	15,959	11.3%
Bachelor Degree Only	6,262	24.5%	16,628	24.7%	32,900	23.3%
Graduate Degree	3,148	12.3%	8,026	11.9%	15,656	11.1%

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RF5

## 21135 S Ellsworth Loop

### Queen Creek, AZ 85142

#### Units In Structure (2010)

	3 mi radius		5 mi radius		7 mi radius	
1 Detached Unit	11,787	129.4	30,690	121.2	64,284	123.6
1 Attached Unit	125	1.4%	544	2.1%	1,752	3.4%
2 to 4 Units	238	2.6%	511	2.0%	845	1.6%
5 to 9 Units	227	2.5%	374	1.5%	609	1.2%
10 to 19 Units	210	2.3%	612	2.4%	1,030	2.0%
20 to 49 Units	70	0.8%	202	0.8%	461	0.9%
50 or More Units	74	0.8%	239	0.9%	645	1.2%
Mobile Home or Trailer	266	2.9%	1,197	4.7%	3,295	6.3%
Other Structure	8	0.1%	36	0.1%	119	0.2%

#### Homes Built By Year (2010)

Homes Built 2005 or later	396	4.3%	1,039	4.1%	1,638	3.2%
Homes Built 2000 to 2004	8,599	94.4%	22,678	89.5%	47,232	90.8%
Homes Built 1990 to 1999	1,224	13.4%	3,337	13.2%	7,085	13.6%
Homes Built 1980 to 1989	717	7.9%	1,614	6.4%	3,171	6.1%
Homes Built 1970 to 1979	488	5.4%	1,408	5.6%	2,660	5.1%
Homes Built 1960 to 1969	201	2.2%	614	2.4%	1,258	2.4%
Homes Built 1950 to 1959	183	2.0%	613	2.4%	933	1.8%
Homes Built Before 1949	76	0.8%	247	1.0%	501	1.0%

#### Home Values (2010)

Home Values \$1,000,000 or More	72	1.0%	168	0.9%	326	0.8%
Home Values \$500,000 to \$999,999	890	12.1%	2,188	11.1%	3,982	9.8%
Home Values \$400,000 to \$499,999	961	13.0%	2,022	10.2%	3,683	9.1%
Home Values \$300,000 to \$399,999	2,470	33.5%	5,549	28.1%	10,249	25.3%
Home Values \$200,000 to \$299,999	3,637	49.3%	9,052	45.8%	17,788	43.9%
Home Values \$150,000 to \$199,999	1,860	25.2%	5,076	25.7%	12,678	31.3%
Home Values \$100,000 to \$149,999	895	12.1%	2,783	14.1%	7,180	17.7%
Home Values \$70,000 to \$99,999	83	1.1%	480	2.4%	1,475	3.6%
Home Values \$50,000 to \$69,999	39	0.5%	163	0.8%	906	2.2%
Home Values \$25,000 to \$49,999	42	0.6%	169	0.9%	514	1.3%
Home Values Under \$25,000	189	2.6%	429	2.2%	1,069	2.6%
Owner-Occupied Median Home Value	\$278,509		\$259,205		\$236,661	
Renter-Occupied Median Rent	\$1,083		\$1,007		\$987	

#### Transportation To Work (2010)

Drive to Work Alone	15,432	79.0%	38,406	78.2%	78,104	78.2%
Drive to Work in Carpool	1,716	8.8%	4,570	9.3%	10,630	10.6%
Travel to Work by Public Transportation	133	0.7%	315	0.6%	773	0.8%
Drive to Work on Motorcycle	144	0.7%	437	0.9%	767	0.8%
Walk or Bicycle to Work	296	1.5%	853	1.7%	1,549	1.6%
Other Means	120	0.6%	309	0.6%	723	0.7%
Work at Home	1,699	8.7%	4,211	8.6%	7,332	7.3%

#### Travel Time (2010)

Travel to Work in 14 Minutes or Less	2,567	14.4%	6,733	15.0%	14,976	16.2%
Travel to Work in 15 to 29 Minutes	5,254	29.5%	13,635	30.4%	28,967	31.3%
Travel to Work in 30 to 59 Minutes	7,564	42.4%	19,635	43.7%	44,878	48.5%
Travel to Work in 60 Minutes or More	2,115	11.9%	5,605	12.5%	11,867	12.8%
Average Minutes Travel to Work	30.6		30.6		31.3	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.