

# POWER MARKETPLACE

18625 S 187TH PLACE | QUEEN CREEK, AZ 85142  
17,087 SF SMALL BAY COMMERCIAL INVESTMENT

INVESTMENT  
OPPORTUNITY



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## Property Summary

Address	18625 S 187th Place Queen Creek, AZ 85142
Square Feet	±17,087 SF
Land Size	±1.16 Acres (±50,721 sf)
Zoning	EMP A
Units	16 Bays
Type	Commercial small bay
Year built	2019
APN	304-62-205
<b>CAP RATE:</b>	<b>6.75%</b>
<b>SALES PRICE:</b>	<b>\$3,630,924.59</b>



## Unit Mix

Suite	SF
A101	1,032
A102	1,078
A103	985
A104x	1,001
A105x	1,003
A106	1,070
A107	970
A108x	1,009
B108	1,255
B107	1,091
B106	1,067
B105	1,067
B104x	997
B103	1,071
B102	1,064
B101	1,243
<b>Total</b>	<b>17,003</b>



## ABOUT QUEEN CREEK

### QUEEN CREEK

Queen Creek is one of the best-kept secrets in Arizona. Exceptional climate (with 330 days of sunshine annually), natural recreational riches and a relaxed, rural lifestyle combine to fulfill the dreams and visions of those who relocate to one of America's best small towns.

Queen Creek's approximately 42,000 residents enjoy the benefits of small-town living close to a metropolitan area: low crime rates, easy commuting to and from metro Phoenix, excellent air quality and a variety of recreational activities, all elements of a low-stress lifestyle.

Queen Creek is a family place, where the residents take pride in independence. It's a "first name" community, where a person behind the counter isn't an uncaring stranger, but someone who will know you by name.

### SHOP THE QC

Queen Creek offers a variety of shopping options including retail and dining options at Queen Creek Marketplace, the Cornerstone at Queen Creek, Power Marketplace and Queen Creek Village. One of Arizona's newest shopping malls, San Tan Village, is just 15 minutes to the north.

### HIGH TECH INDUSTRY

Access to both rail and Phoenix-Mesa Gateway Airport, as well as large tracts of affordable land, have brought the Queen Creek area to the attention of industry. Both TRW and Arch Chemicals are located nearby.

### UNBEATABLE LOCATION

Queen Creek, in the southeast corner of Maricopa County, Arizona is within 10 minutes of Phoenix-Mesa Gateway Airport and 45 minutes of Sky Harbor International Airport. This small town is an oasis in the East Valley of the Phoenix metropolitan area.



PHOENIX-MESA GATEWAY AIRPORT



QUEEN CREEK MARKETPLACE

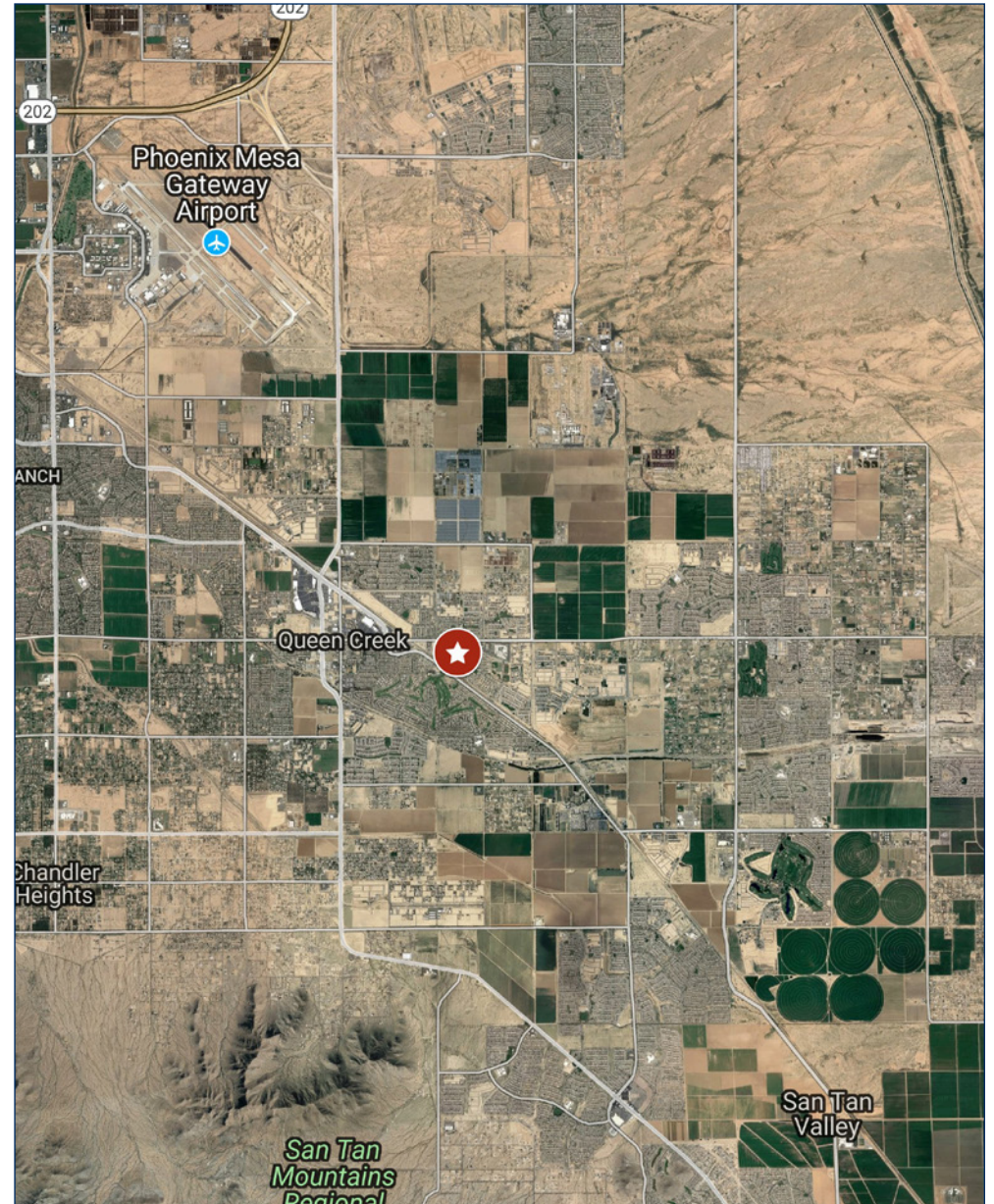
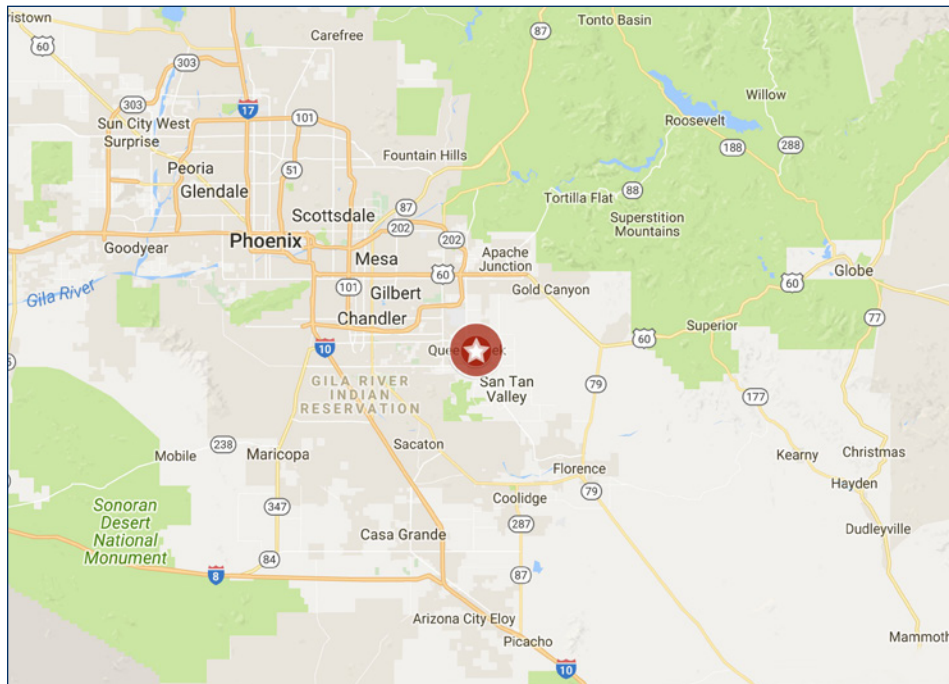
## DEMOGRAPHICS

### QUEEN CREEK

Estimated population: Approximately 39,184  
 Median age: 33.3 years  
 Median income: \$92,917

### 18625 S 187TH PL, QUEEN CREEK

	1 Mile	3 Mile	5 Mile
2019 Population:	9,598	63,421	158,965
Median HHI:	\$102,128	\$101,648	\$100,230



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