

THE SHOPPES AT INDIGO TRAILS

21258 E RITTENHOUSE RD | QUEEN CREEK, AZ

±12,600 MULTI-TENANT RETAIL NEIGHBORHOOD CENTER

**FOR
LEASE**



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CFRPA International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

**EXCLUSIVE
CONTACTS:**

Langdon Bridges

D 480.966.7322

M 480.233.9689

lbridges@cpiaz.com

Tyson Breinholt

D 480.966.7513

M 602.315.7131

tbreinholt@cpiaz.com



THE SHOPPES AT INDIGO TRAILS

21258 E RITTENHOUSE RD
QUEEN CREEK, AZ 85142

- ±12,600 SF Multi-Tenant Center
- ±94,216 SF Lot (2.16 Acres)
- APN: 304-65-989
- Zoning: C-2
- Built in 2007
- 4.33/1,000 SF Parking Ratio
- Within Queen Creek High Growth Area
- National Tenant: Pizza Hut
- High Traffic Visibility

For Lease: Ste 109/110

Size: Divisible (±1,200 - ±3,600 SF)

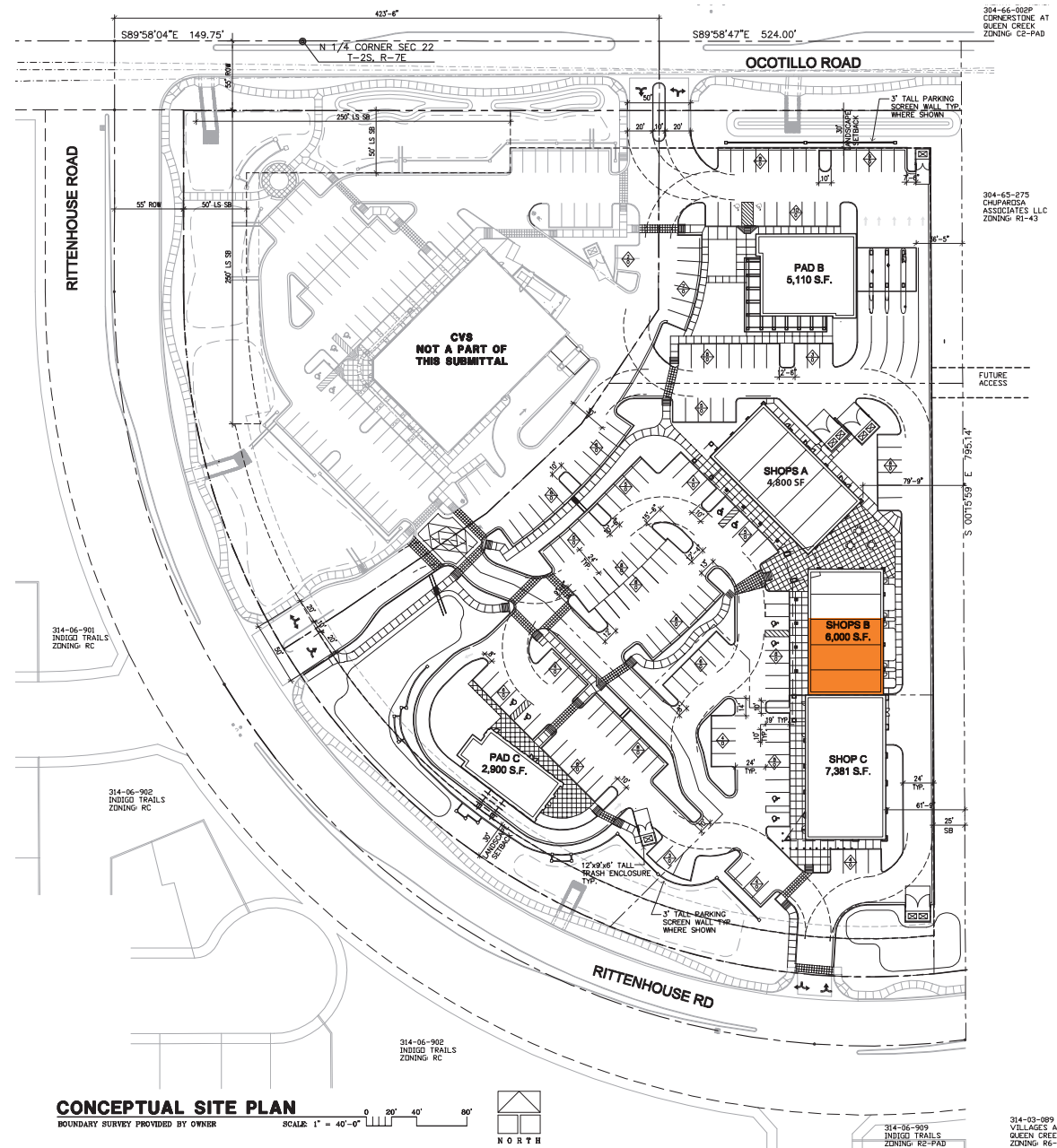
Rate: \$20.00 NNN

EXCLUSIVE CONTACTS:

Langdon Bridges
D 480.966.7322
M 480.233.9689
lbridges@cpiaz.com

Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
Effective 06 23 20



CONCEPTUAL SITE PLAN

BOUNDARY SURVEY PROVIDED BY OWNER

SCALE: 1" = 40'-0"





THE SHOPPES AT INDIGO TRAILS



THE SHOPPES AT INDIGO TRAILS



POPULATION

1 Mi: 10,732
 3 Mi: 32,259
 5 Mi: 107,537



HOUSEHOLDS

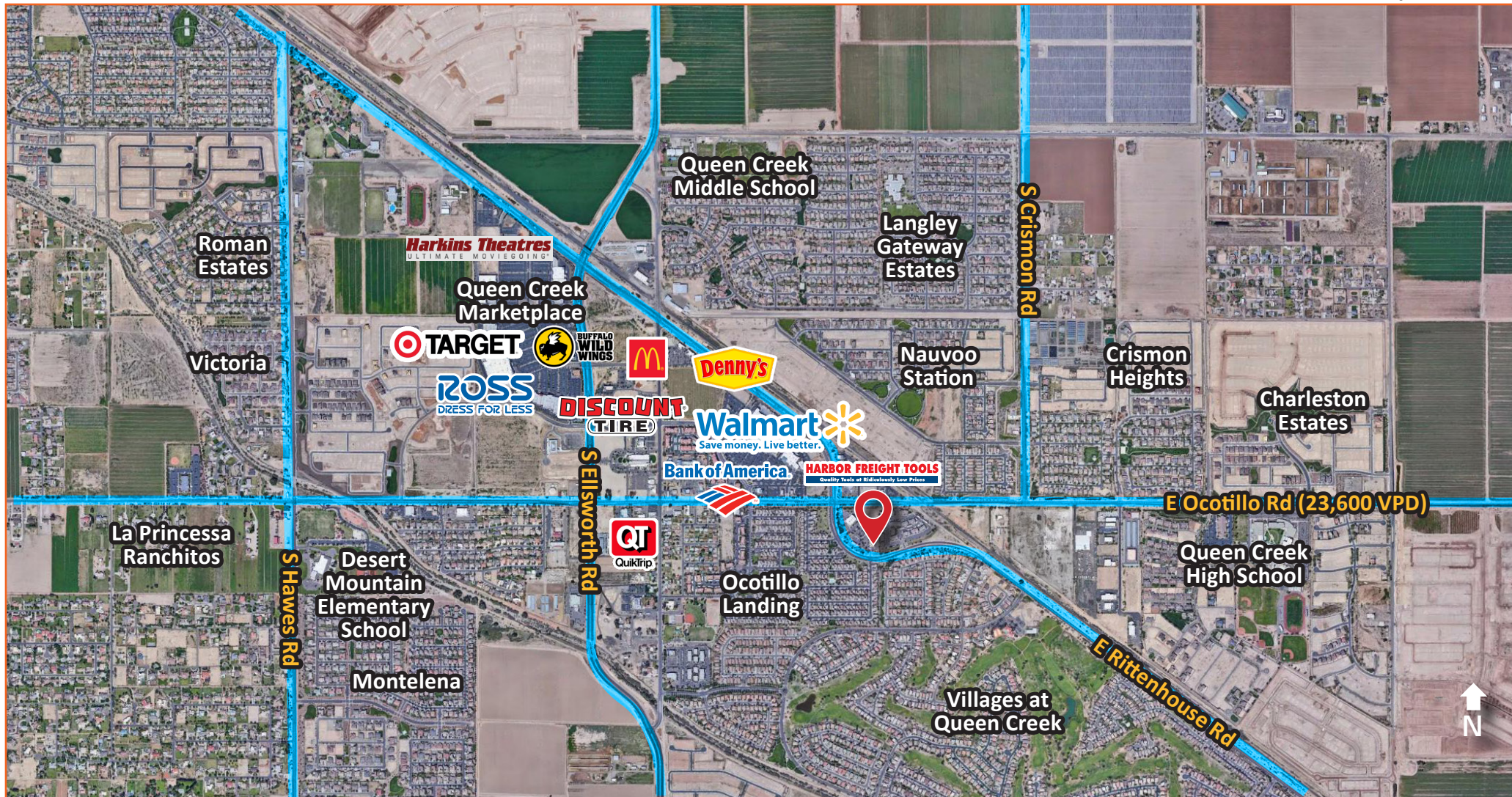
1 Mi: 3,366
 3 Mi: 10,037
 5 Mi: 33,534



HHI

1 Mi: \$77,636
 3 Mi: \$88,831
 5 Mi: \$73,555

Demographic Source: CoStar





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



POWER MARKETPLACE