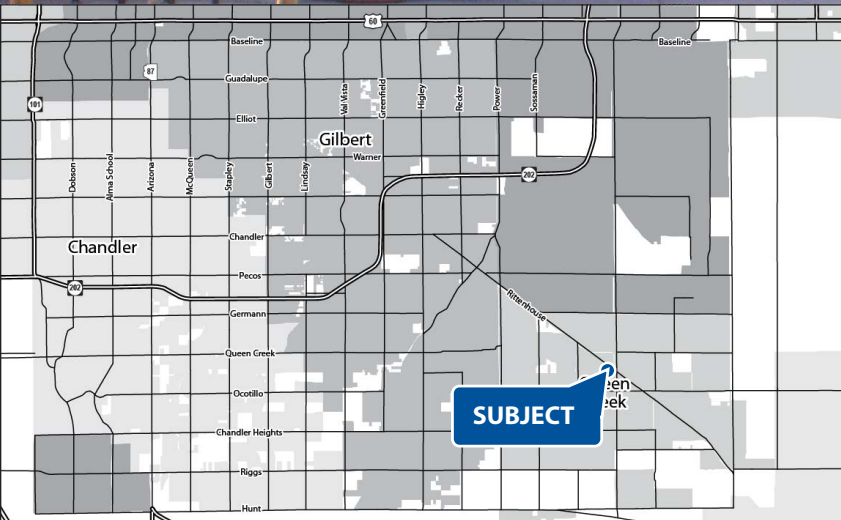


Queen Creek Marketplace

**NEW TENANT
TRADER
JOE'S®**



SHOP SPACE & PADS AVAILABLE

AVAILABILITY

- 6,000 sf of new shop space adjacent to Trader Joe's
- 3,980 sf - end cap with potential patio
- 2,800 sf
- 1,500 sf
- 1,230 sf (coming available - do not disturb)

FEATURES

The project features a tenant mix of over 35 national retailers including Super-Target, Kohl's, TJ Maxx, Ross and Harkins.

TRAFFIC COUNTS

- S Rittenhouse Rd/S Ellsworth Loop Rd: 32,000 CPD
- S Ellsworth Loop Rd/E Ocotillo Rd: 44,000 CPD

NOTABLE TENANTS

- Super Target
- Ross
- PetsMart
- Kohl's
- Bed Bath & Beyond
- Pita Jungle
- Old Navy
- T.J. Maxx

2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	8,133	46,566	127,019
Avg Household Income	\$117,782	\$130,578	\$119,342
Daytime Employment	4,915	9,345	20,095

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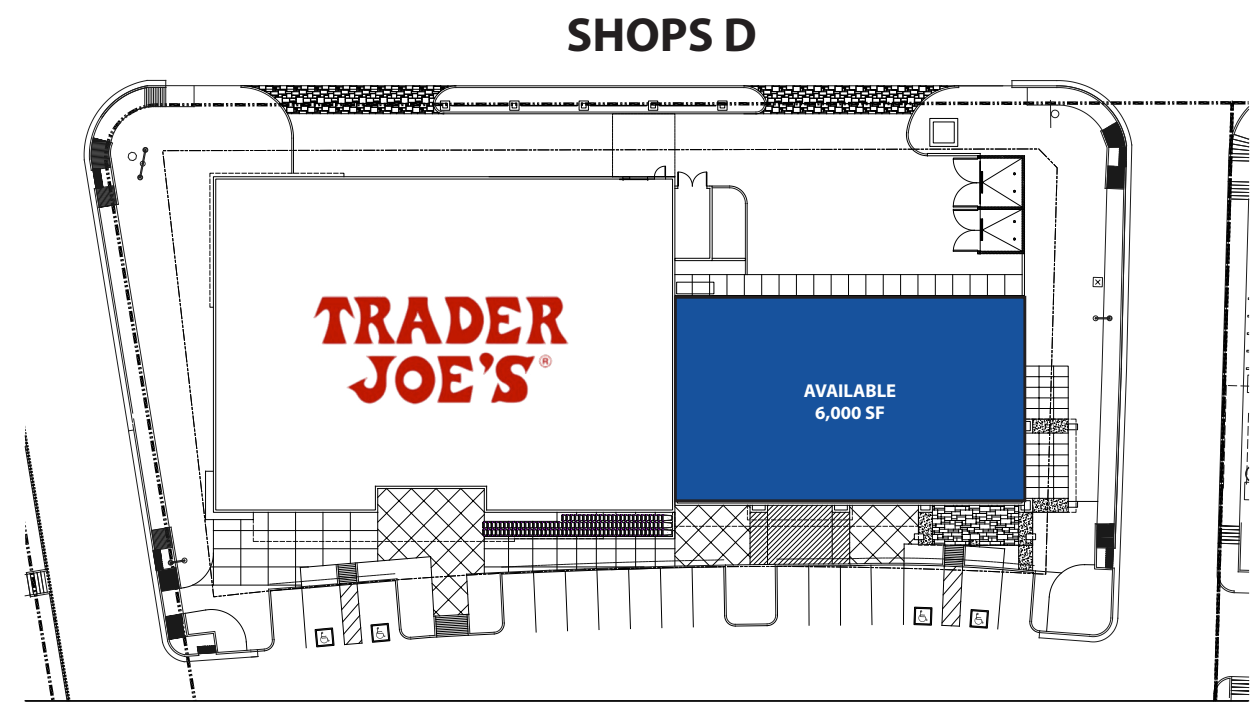
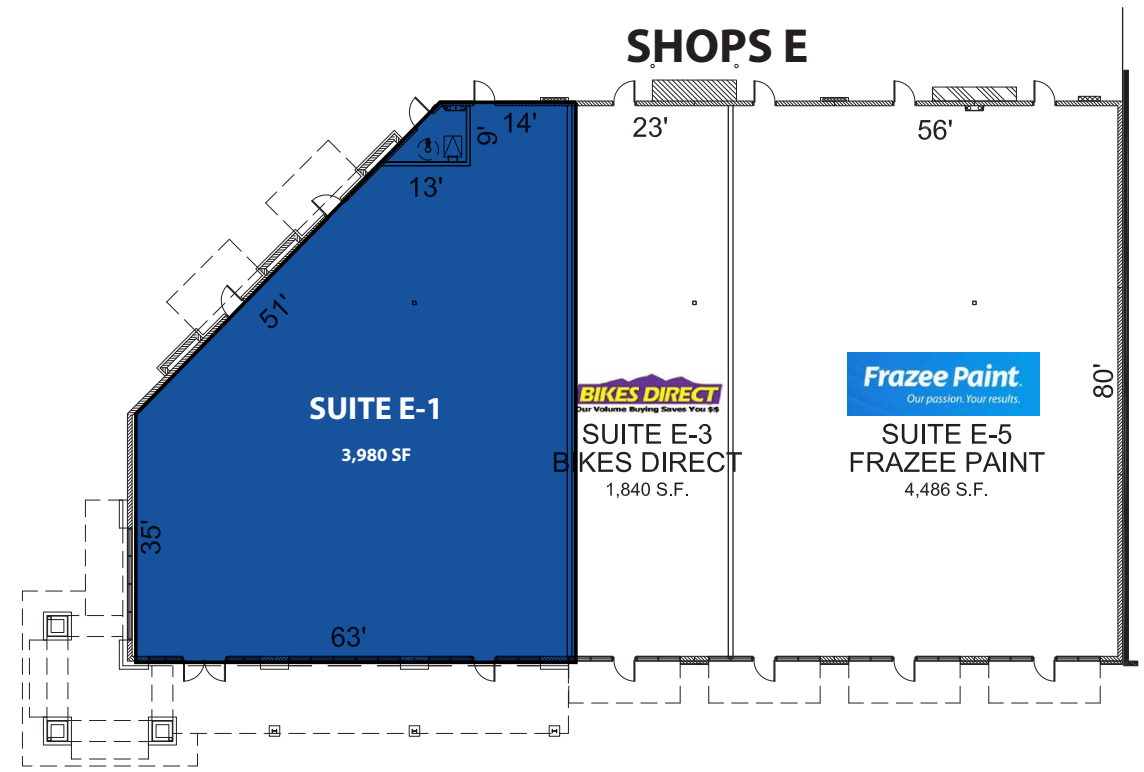
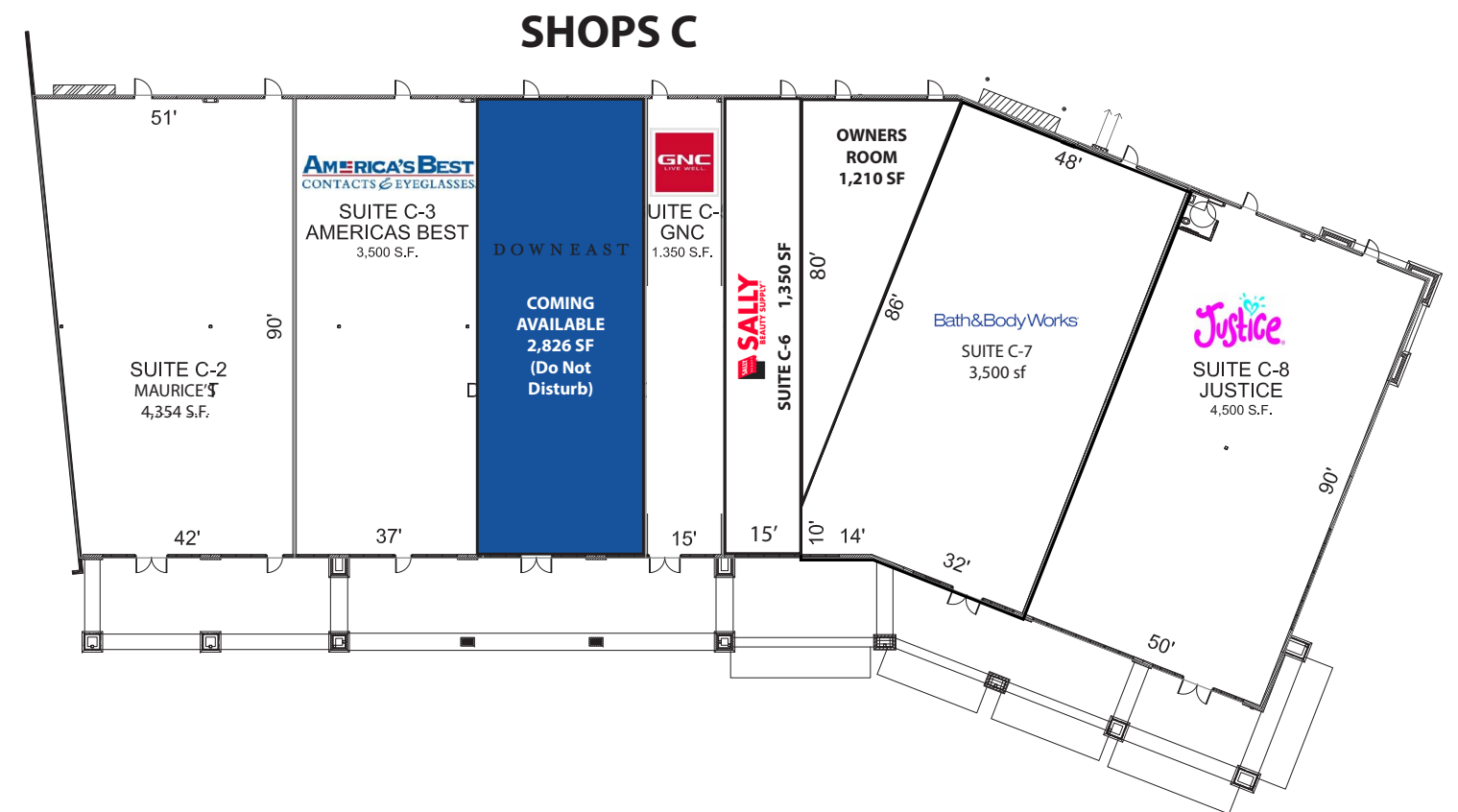
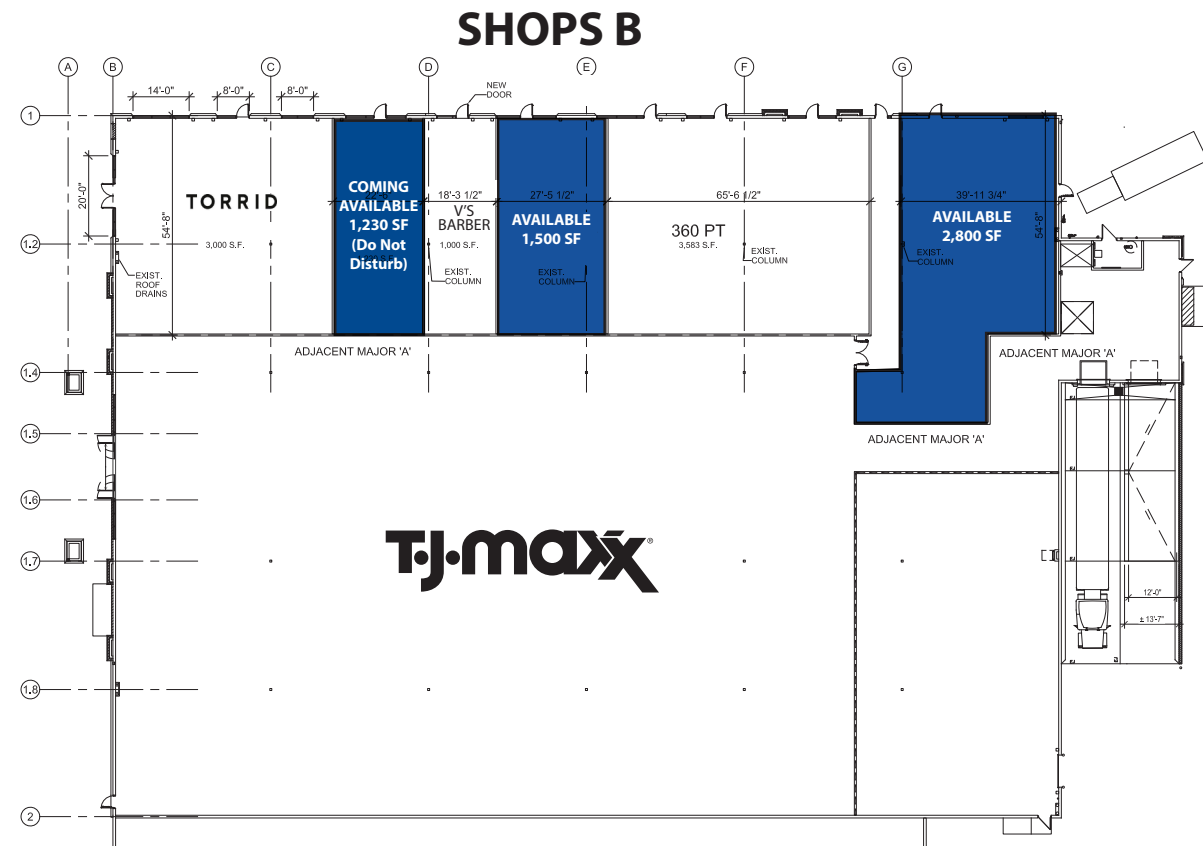


#	TENANT	SIZE
Shops A		
1	Alliance Urgent Care	3,905 sf
4	Great Clips	1,000 sf
6	Massage Envy	3,000 sf
8	Sprint	2,175 sf
10	Tips and Toes	1,425 sf
11	The Joint	1,495 sf
13	Pacific Dental	3,950 sf
Shops B		
B101	Torrid	3,000 sf
B102	Pressed for Time Coming Available (Do Not Disturb)	1,230 sf
B103	V's Barber Shop	1,000 sf
B104	Available	1,500 sf
B105	360 PT	3,500 sf
B106	Available	2,800 sf

#	TENANT	SIZE
Shops C		
1-2	Maurice's	4,000 sf
3	Americas Best Eyewear	3,500 sf
4	Downeast Basics Coming Available (Do Not Disturb)	2,826 sf
5	GNC	1,350 sf
6	Sally Beauty	1,350 sf
7	Bath & Body Works	3,500 sf
8	Justice	4,500 sf
Shops D		
1	Available	6,000 sf
Shops E		
1	Available	3,980 sf
3	Bikes Direct	1,840 sf
4-6	Frazer Paints	4,555 sf
Shops F		
1	Subway	1,845 sf
2	Crumbl Cookies	1,240 sf
3	Data Doctors	1,283 sf

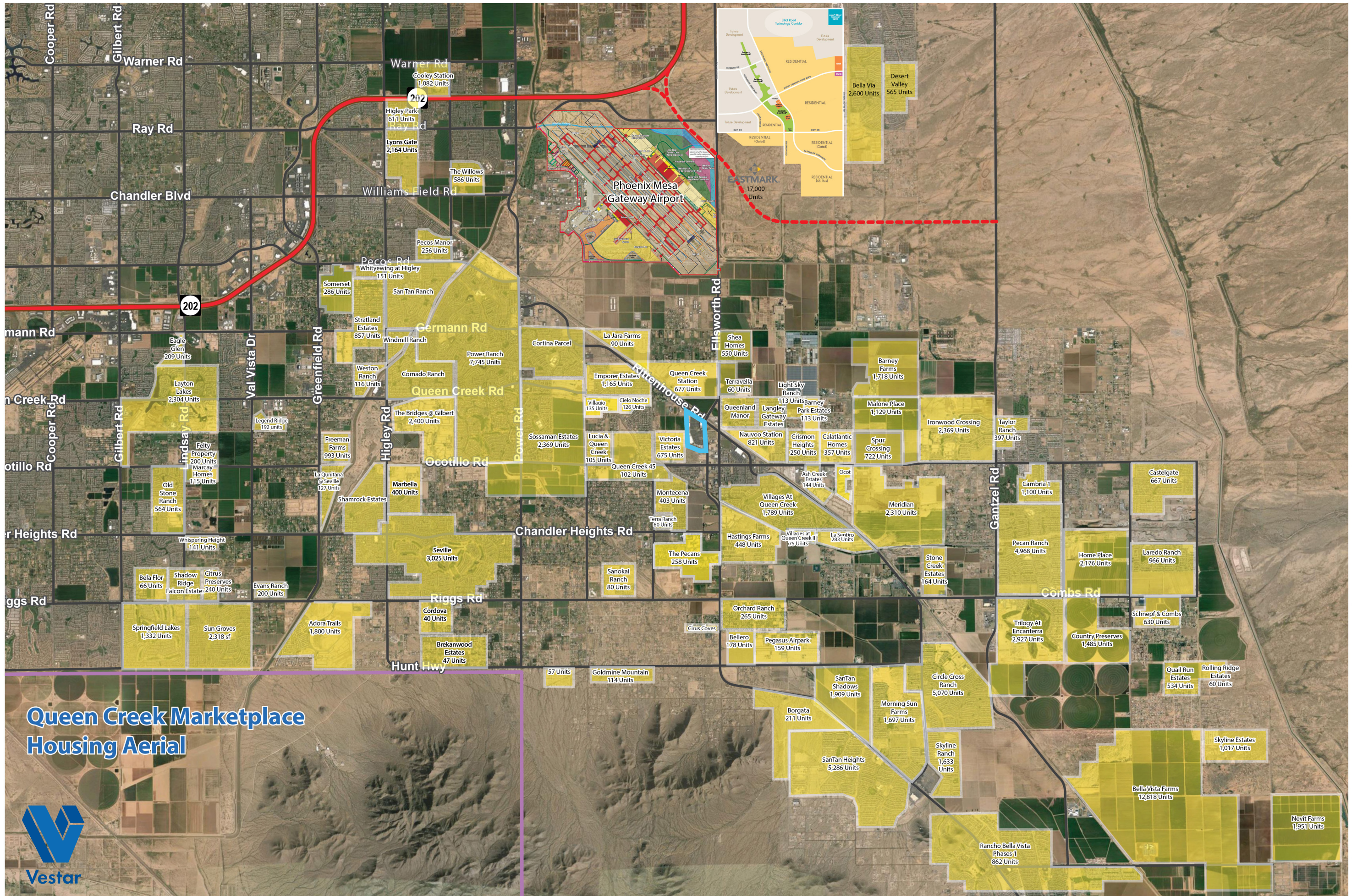
#	TENANT	SIZE
5	Verizon	3,803 sf
7	Nekter Juice Bar	1,768 sf
8	Chipotle	2,400 sf
Shops G		
1	Paradise Bakery	4,500 sf
4	2 B Wireless	1,400 sf
5	Yogurt Jungle	1,200 sf
6	Thai Chili	1,600 sf
7	Ahipoke Bowl	1,493 sf
8	Smashburger	2,200 sf
Shops H		
1	Pita Jungle	4,150 sf
3-5	Sauce	3,747 sf
Pads		
A	Olive Garden	7,582 sf
B	Chase Bank	5,608 sf
C	Buffalo Wild Wings	8,000 sf

#	TENANT	SIZE
D	Village Inn Coming Available (Do Not Disturb)	4,441 sf
F	Trader Joe's	12,578 sf
G	Available / Buildable	6,000 sf
H	Barrio Queen	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
R	Available / Buildable	4,300 sf
N	Available / Buildable	7,153 sf
P	Available / Buildable	7,475 sf
Major		
Partial G	Skechers	5,854 sf



Queen Creek Marketplace Trade Area





E Rittenhouse Rd & S Ellsworth Loop Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2020)	8,133	46,566	127,019
Projected Population (2025)	8,782	50,270	139,645
Census Population (2010)	3,649	26,854	83,844
Census Population (2000)	395	4,523	11,404
Projected Annual Growth (2020 to 2025)	649 1.6%	3,704 1.6%	12,627 2.0%
Historical Annual Growth (2010 to 2020)	4,484 12.3%	19,712 7.3%	43,175 5.1%
Historical Annual Growth (2000 to 2010)	3,254 82.3%	22,331 49.4%	72,440 63.5%
Estimated Population Density (2020)	2,590 psm	1,648 psm	1,618 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2020)	2,571	13,952	40,172
Projected Households (2025)	2,667	14,480	41,924
Census Households (2010)	1,160	8,077	25,989
Census Households (2000)	110	1,279	3,364
Estimated Households with Children (2020)	1,246 48.5%	6,846 49.1%	18,644 46.4%
Estimated Average Household Size (2020)	3.16	3.34	3.15
Average Household Income			
Estimated Average Household Income (2020)	\$117,782	\$130,578	\$119,342
Projected Average Household Income (2025)	\$133,196	\$152,859	\$139,438
Estimated Average Family Income (2020)	\$115,548	\$134,399	\$128,412
Median Household Income			
Estimated Median Household Income (2020)	\$97,891	\$100,300	\$94,098
Projected Median Household Income (2025)	\$114,530	\$116,552	\$109,492
Estimated Median Family Income (2020)	\$106,498	\$108,614	\$103,314
Per Capita Income			
Estimated Per Capita Income (2020)	\$37,225	\$39,130	\$37,760
Projected Per Capita Income (2025)	\$40,458	\$44,034	\$41,875
Estimated Per Capita Income 5 Year Growth	\$3,233 8.7%	\$4,904 12.5%	\$4,116 10.9%
Estimated Average Household Net Worth (2020)	\$1,287,020	\$1,358,414	\$1,169,075
Daytime Demos (2020)			
Total Businesses	447	918	2,229
Total Employees	4,915	9,345	20,095
Company Headquarter Businesses	-	-	2 -
Company Headquarter Employees	-	3 -	195 1.0%
Employee Population per Business	11.0	10.2	9.0
Residential Population per Business	18.2	50.7	57.0

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E Rittenhouse Rd & S Ellsworth Loop Rd	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2020)	6,085	74.8%	36,266	77.9%	98,658	77.7%
Black or African American (2020)	405	5.0%	2,229	4.8%	6,230	4.9%
American Indian or Alaska Native (2020)	78	1.0%	382	0.8%	1,233	1.0%
Asian (2020)	374	4.6%	2,126	4.6%	5,915	4.7%
Hawaiian or Pacific Islander (2020)	4	-	98	0.2%	277	0.2%
Other Race (2020)	788	9.7%	3,557	7.6%	9,441	7.4%
Two or More Races (2020)	400	4.9%	1,909	4.1%	5,265	4.1%
Not Hispanic or Latino Population (2020)	6,380	78.4%	36,944	79.3%	100,077	78.8%
Hispanic or Latino Population (2020)	1,753	21.6%	9,622	20.7%	26,942	21.2%
Not Hispanic or Latino Population (2025)	6,801	77.4%	39,364	78.3%	108,577	77.8%
Hispanic or Latino Population (2025)	1,980	22.6%	10,905	21.7%	31,068	22.2%
Not Hispanic or Latino Population (2010)	2,879	78.9%	22,226	82.8%	69,022	82.3%
Hispanic or Latino Population (2010)	770	21.1%	4,628	17.2%	14,822	17.7%
Not Hispanic or Latino Population (2000)	288	72.9%	3,255	72.0%	8,580	75.2%
Hispanic or Latino Population (2000)	107	27.1%	1,269	28.0%	2,824	24.8%
Projected Hispanic Annual Growth (2020 to 2025)	227	2.6%	1,283	2.7%	4,126	3.1%
Historic Hispanic Annual Growth (2000 to 2020)	1,646	76.9%	8,353	32.9%	24,118	42.7%
Age Distribution (2020)						
Age Under 5	599	7.4%	3,446	7.4%	9,451	7.4%
Age 5 to 9 Years	661	8.1%	3,966	8.5%	10,468	8.2%
Age 10 to 14 Years	654	8.0%	3,897	8.4%	10,476	8.2%
Age 15 to 19 Years	541	6.7%	3,123	6.7%	8,543	6.7%
Age 20 to 24 Years	424	5.2%	2,243	4.8%	6,536	5.1%
Age 25 to 29 Years	607	7.5%	2,935	6.3%	8,187	6.4%
Age 30 to 34 Years	646	7.9%	3,680	7.9%	9,806	7.7%
Age 35 to 39 Years	681	8.4%	3,908	8.4%	10,403	8.2%
Age 40 to 44 Years	540	6.6%	3,298	7.1%	8,837	7.0%
Age 45 to 49 Years	523	6.4%	2,995	6.4%	7,743	6.1%
Age 50 to 54 Years	465	5.7%	2,623	5.6%	6,701	5.3%
Age 55 to 59 Years	454	5.6%	2,537	5.4%	6,708	5.3%
Age 60 to 64 Years	421	5.2%	2,430	5.2%	6,616	5.2%
Age 65 to 74 Years	598	7.4%	3,549	7.6%	10,543	8.3%
Age 75 to 84 Years	255	3.1%	1,485	3.2%	4,655	3.7%
Age 85 Years or Over	64	0.8%	449	1.0%	1,346	1.1%
Median Age	33.6		34.3		34.5	
Gender Age Distribution (2020)						
Female Population	4,061	49.9%	23,299	50.0%	64,026	50.4%
Age 0 to 19 Years	1,175	28.9%	6,892	29.6%	18,899	29.5%
Age 20 to 64 Years	2,418	59.5%	13,574	58.3%	36,498	57.0%
Age 65 Years or Over	468	11.5%	2,833	12.2%	8,629	13.5%
Female Median Age	33.9		34.6		34.8	
Male Population	4,073	50.1%	23,267	50.0%	62,992	49.6%
Age 0 to 19 Years	1,280	31.4%	7,541	32.4%	20,039	31.8%
Age 20 to 64 Years	2,343	57.5%	13,076	56.2%	35,038	55.6%
Age 65 Years or Over	450	11.0%	2,651	11.4%	7,915	12.6%
Male Median Age	33.3		34.0		34.3	

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E Rittenhouse Rd & S Ellsworth Loop Rd	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2020)						
HH Income \$200,000 or More	309	12.0%	1,845	13.2%	4,138	10.3%
HH Income \$150,000 to \$199,999	335	13.0%	1,888	13.5%	4,855	12.1%
HH Income \$100,000 to \$149,999	622	24.2%	3,260	23.4%	9,300	23.2%
HH Income \$75,000 to \$99,999	406	15.8%	2,044	14.7%	6,174	15.4%
HH Income \$50,000 to \$74,999	317	12.3%	1,942	13.9%	6,487	16.1%
HH Income \$35,000 to \$49,999	250	9.7%	1,184	8.5%	3,864	9.6%
HH Income \$25,000 to \$34,999	138	5.4%	590	4.2%	1,655	4.1%
HH Income \$15,000 to \$24,999	69	2.7%	586	4.2%	1,797	4.5%
HH Income Under \$15,000	124	4.8%	613	4.4%	1,903	4.7%
HH Income \$35,000 or More	2,240	87.1%	12,164	87.2%	34,817	86.7%
HH Income \$75,000 or More	1,672	65.1%	9,038	64.8%	24,466	60.9%
Housing (2020)						
Total Housing Units	2,643		14,450		41,970	
Housing Units Occupied	2,571	97.2%	13,952	96.6%	40,172	95.7%
Housing Units Owner-Occupied	2,079	80.9%	12,030	86.2%	33,478	83.3%
Housing Units, Renter-Occupied	492	19.1%	1,923	13.8%	6,694	16.7%
Housing Units, Vacant	73	2.8%	498	3.6%	1,798	4.5%
Marital Status (2020)						
Never Married	1,805	29.0%	8,950	25.4%	26,672	27.6%
Currently Married	3,480	55.9%	21,783	61.8%	57,271	59.3%
Separated	239	3.8%	853	2.4%	2,331	2.4%
Widowed	224	3.6%	1,003	2.8%	2,954	3.1%
Divorced	472	7.6%	2,667	7.6%	7,395	7.7%
Household Type (2020)						
Population Family	7,476	91.9%	43,470	93.4%	116,629	91.8%
Population Non-Family	658	8.1%	3,080	6.6%	10,047	7.9%
Population Group Quarters	-	-	16	-	343	0.3%
Family Households	2,075	80.7%	11,707	83.9%	32,708	81.4%
Non-Family Households	495	19.3%	2,246	16.1%	7,464	18.6%
Married Couple with Children	942	27.1%	5,489	25.2%	14,470	25.3%
Average Family Household Size	3.6		3.7		3.6	
Household Size (2020)						
1 Person Households	345	13.4%	1,580	11.3%	5,469	13.6%
2 Person Households	671	26.1%	3,737	26.8%	12,040	30.0%
3 Person Households	502	19.5%	2,471	17.7%	6,912	17.2%
4 Person Households	558	21.7%	3,021	21.7%	7,764	19.3%
5 Person Households	277	10.8%	1,710	12.3%	4,460	11.1%
6 or More Person Households	217	8.5%	1,433	10.3%	3,526	8.8%
Household Vehicles (2020)						
Households with 0 Vehicles Available	34	1.3%	162	1.2%	660	1.6%
Households with 1 Vehicles Available	673	26.2%	3,202	22.9%	9,716	24.2%
Households with 2 or More Vehicles Available	1,864	72.5%	10,589	75.9%	29,796	74.2%
Total Vehicles Available	5,413		30,267		84,998	
Average Vehicles Per Household	2.1		2.2		2.1	

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E Rittenhouse Rd & S Ellsworth Loop Rd						
	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	6,103		34,580		94,784	
Estimated Civilian Employed	4,035	66.1%	22,391	64.8%	61,562	64.9%
Estimated Civilian Unemployed	67	1.1%	555	1.6%	1,843	1.9%
Estimated in Armed Forces	14	0.2%	29	-	90	-
Estimated Not in Labor Force	1,986	32.5%	11,605	33.6%	31,289	33.0%
Unemployment Rate	1.1%		1.6%		1.9%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	4,035		22,391		61,562	
Management, Business, Financial Operations	885	21.9%	4,748	21.2%	11,963	19.4%
Professional, Related	914	22.6%	5,788	25.8%	15,588	25.3%
Service	582	14.4%	2,905	13.0%	9,249	15.0%
Sales, Office	978	24.2%	5,304	23.7%	14,632	23.8%
Farming, Fishing, Forestry	2	-	55	0.2%	188	0.3%
Construct, Extraction, Maintenance	276	6.8%	1,591	7.1%	4,645	7.5%
Production, Transport Material Moving	399	9.9%	2,001	8.9%	5,297	8.6%
White Collar Workers	2,776	68.8%	15,839	70.7%	42,183	68.5%
Blue Collar Workers	1,259	31.2%	6,552	29.3%	19,379	31.5%
Consumer Expenditure (2020)						
Total Household Expenditure	\$202.09 M		\$1.19 B		\$3.2 B	
Total Non-Retail Expenditure	\$106.41 M	52.7%	\$624.53 M	52.7%	\$1.68 B	52.6%
Total Retail Expenditure	\$95.68 M	47.3%	\$561.45 M	47.3%	\$1.51 B	47.4%
Apparel	\$7.31 M	3.6%	\$42.87 M	3.6%	\$114.65 M	3.6%
Contributions	\$6.76 M	3.3%	\$39.96 M	3.4%	\$106.39 M	3.3%
Education	\$6.57 M	3.3%	\$38.79 M	3.3%	\$101.05 M	3.2%
Entertainment	\$11.72 M	5.8%	\$68.97 M	5.8%	\$184.82 M	5.8%
Food and Beverages	\$29.62 M	14.7%	\$173.55 M	14.6%	\$468.79 M	14.7%
Furnishings and Equipment	\$7.25 M	3.6%	\$42.63 M	3.6%	\$114.48 M	3.6%
Gifts	\$5.06 M	2.5%	\$29.79 M	2.5%	\$79.12 M	2.5%
Health Care	\$16.57 M	8.2%	\$97.27 M	8.2%	\$265.02 M	8.3%
Household Operations	\$8.03 M	4.0%	\$47.24 M	4.0%	\$126.65 M	4.0%
Miscellaneous Expenses	\$3.82 M	1.9%	\$22.45 M	1.9%	\$60.47 M	1.9%
Personal Care	\$2.72 M	1.3%	\$15.92 M	1.3%	\$42.93 M	1.3%
Personal Insurance	\$1.5 M	0.7%	\$8.87 M	0.7%	\$23.58 M	0.7%
Reading	\$437.39 K	0.2%	\$2.57 M	0.2%	\$6.94 M	0.2%
Shelter	\$42.19 M	20.9%	\$247.17 M	20.8%	\$666.16 M	20.8%
Tobacco	\$1.09 M	0.5%	\$6.31 M	0.5%	\$17.52 M	0.5%
Transportation	\$37.11 M	18.4%	\$217.7 M	18.4%	\$587.76 M	18.4%
Utilities	\$14.33 M	7.1%	\$83.92 M	7.1%	\$228.71 M	7.2%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	5,254		29,891		81,545	
Elementary (Grade Level 0 to 8)	116	2.2%	468	1.6%	1,440	1.8%
Some High School (Grade Level 9 to 11)	95	1.8%	661	2.2%	2,289	2.8%
High School Graduate	1,077	20.5%	6,119	20.5%	16,406	20.1%
Some College	1,461	27.8%	7,965	26.6%	21,243	26.1%
Associate Degree Only	530	10.1%	3,045	10.2%	9,189	11.3%
Bachelor Degree Only	1,191	22.7%	7,399	24.8%	20,002	24.5%
Graduate Degree	785	14.9%	4,234	14.2%	10,975	13.5%

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E Rittenhouse Rd & S Ellsworth Loop Rd	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2020)						
1 Detached Unit	2,305	198.7%	12,876	159.4%	36,246	139.5%
1 Attached Unit	19	1.7%	145	1.8%	618	2.4%
2 to 4 Units	24	2.1%	82	1.0%	244	0.9%
5 to 9 Units	62	5.4%	201	2.5%	368	1.4%
10 to 19 Units	22	1.9%	58	0.7%	359	1.4%
20 to 49 Units	27	2.3%	67	0.8%	212	0.8%
50 or More Units	79	6.8%	284	3.5%	537	2.1%
Mobile Home or Trailer	26	2.3%	194	2.4%	1,516	5.8%
Other Structure	6	0.5%	47	0.6%	71	0.3%
Homes Built By Year (2020)						
Homes Built 2010 or later	914	78.8%	4,055	50.2%	10,074	38.8%
Homes Built 2000 to 2009	1,284	110.7%	7,053	87.3%	21,638	83.3%
Homes Built 1990 to 1999	100	8.6%	1,118	13.8%	3,623	13.9%
Homes Built 1980 to 1989	105	9.0%	707	8.8%	1,933	7.4%
Homes Built 1970 to 1979	108	9.3%	632	7.8%	1,663	6.4%
Homes Built 1960 to 1969	41	3.5%	234	2.9%	703	2.7%
Homes Built 1950 to 1959	12	1.0%	100	1.2%	315	1.2%
Homes Built Before 1949	7	0.6%	53	0.7%	223	0.9%
Home Values (2020)						
Home Values \$1,000,000 or More	3	0.3%	17	0.3%	107	0.5%
Home Values \$500,000 to \$999,999	385	42.6%	1,723	27.2%	3,729	18.3%
Home Values \$400,000 to \$499,999	315	34.9%	2,107	33.3%	4,376	21.5%
Home Values \$300,000 to \$399,999	441	48.9%	3,476	54.9%	9,093	44.6%
Home Values \$200,000 to \$299,999	677	74.9%	3,626	57.3%	11,642	57.1%
Home Values \$150,000 to \$199,999	175	19.3%	700	11.1%	2,689	13.2%
Home Values \$100,000 to \$149,999	28	3.1%	111	1.8%	867	4.3%
Home Values \$70,000 to \$99,999	8	0.9%	27	0.4%	183	0.9%
Home Values \$50,000 to \$69,999	9	0.9%	21	0.3%	82	0.4%
Home Values \$25,000 to \$49,999	-	-	27	0.4%	189	0.9%
Home Values Under \$25,000	37	4.1%	164	2.6%	455	2.2%
Owner-Occupied Median Home Value	\$290,846		\$340,449		\$319,000	
Renter-Occupied Median Rent	\$1,156		\$1,227		\$1,143	
Transportation To Work (2020)						
Drive to Work Alone	3,162	79.2%	17,451	75.7%	45,290	76.2%
Drive to Work in Carpool	360	9.0%	2,230	9.7%	5,837	9.8%
Travel to Work by Public Transportation	17	0.4%	222	1.0%	441	0.7%
Drive to Work on Motorcycle	7	0.2%	53	0.2%	206	0.3%
Walk or Bicycle to Work	41	1.0%	197	0.9%	925	1.6%
Other Means	15	0.4%	243	1.1%	569	1.0%
Work at Home	393	9.8%	2,662	11.5%	6,173	10.4%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	536	13.4%	2,793	12.1%	8,656	14.6%
Travel to Work in 15 to 29 Minutes	1,212	30.3%	6,412	27.8%	16,746	28.2%
Travel to Work in 30 to 59 Minutes	1,462	36.6%	8,000	34.7%	22,942	38.6%
Travel to Work in 60 Minutes or More	410	10.3%	2,548	11.1%	6,793	11.4%
Average Minutes Travel to Work	29.7		30.0		29.9	

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