

PRIME REDEVELOPMENT OPPORTUNITY | HARD CORNER MIXED-USE LOCATION

PARCEL 1 ±39,190 SF & PARCEL 2 ±15,424 SF | MAX BUILDING HEIGHT 55'

FOR SALE

SWC ELLSWORTH RD & OCOTILLO RD

QUEEN CREEK, AZ

QUEEN CREEK MARKETPLACE

- Super TARGET
- KOHL'S
- TJ-maxx
- ROSS DRESS FOR LESS
- PET SMART
- MOUNTAIN SIDE FITNESS
- BED BATH & BEYOND
- BevMo!
- Harkins Theatres

QUEEN CREEK FIESTA

- Organic's PIZZA BISTRO
- McDonald's
- DISCOUNT TIRE
- ihop
- HomeGoods
- RED ROBIN
- Starbucks
- Five Guys

- SPROUTS FARMERS MARKET
- HomeGoods
- Starbucks

Hampton Inn

COMING SOON

- SAYAD
- Wendy's
- goodwill

CORNERSTONE @ QUEEN CREEK

- Walmart
- SUBWAY
- STAPLES
- Domino's
- Bank of America



QUEEN CREEK LIBRARY

TOWN OF QUEEN CREEK - LAND RFP

DESERT WELLS Family Medicine

SUBJECT SITES

±39,190 SF PARCEL 1

±15,424 SF PARCEL 2

PLEASE DO NOT DISTURB THE TENANTS



NOT TO SCALE
SOURCE: ADOT

ENCANTADA LUXURY APARTMENT HOMES

EXPANSION COMING SOON

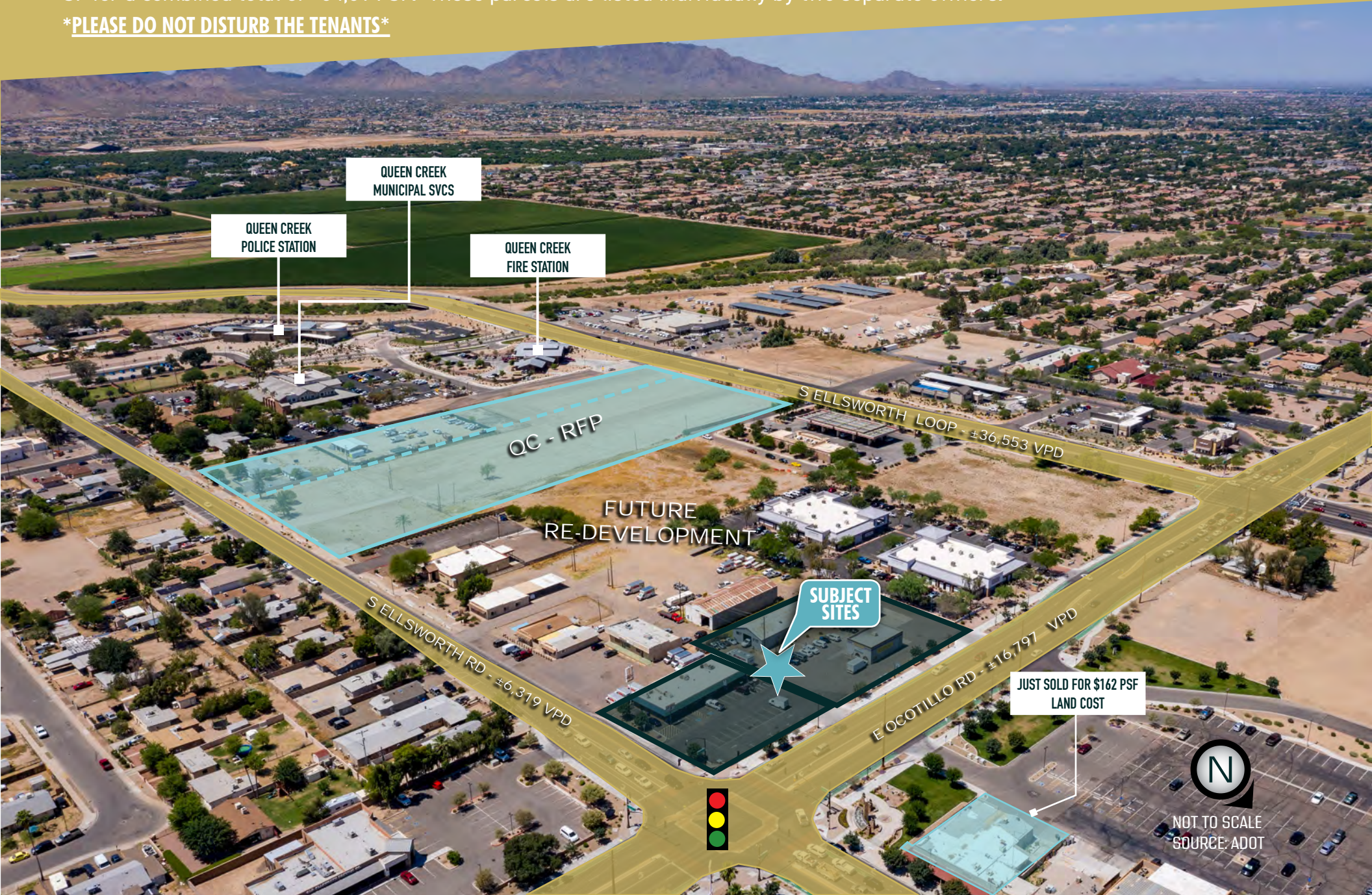
ELLSWORTH

CBRE

TODAY - DOWNTOWN CORE

22002 S ELLSWORTH RD. and 20725 E OCOTILLO RD. are located in Downtown Queen Creek, on the southwest corner of Ellsworth Rd. and Ocotillo Rd. The subject property is comprised of two contiguous parcels. Parcel 1 is ±39,190 SF and Parcel 2 is ±15,424 SF for a combined total of ±54,614 SF. These parcels are listed individually by two separate owners.

PLEASE DO NOT DISTURB THE TENANTS



FUTURE - CITY DEVELOPMENT PLAN

Queen Creek envisions this area to be a pedestrian-friendly, mixed-use part of town, combining city services, parks, multi-family, office and residential.

[CLICK HERE FOR FULL REDEVELOPMENT PLAN](#)



NOT TO SCALE
SOURCE: ADOT

DEMOGRAPHICS



POPULATION (2018)

1 Mile: 10,670
3 Miles: 45,005
5 Miles: 128,572



AVG HOUSEHOLD INCOME (2018)

1 Mile: \$102,071
3 Miles: \$112,080
5 Miles: \$96,484



HOUSEHOLDS (2018)

1 Mile: 3,368
3 Miles: 12,788
5 Miles: 39,358

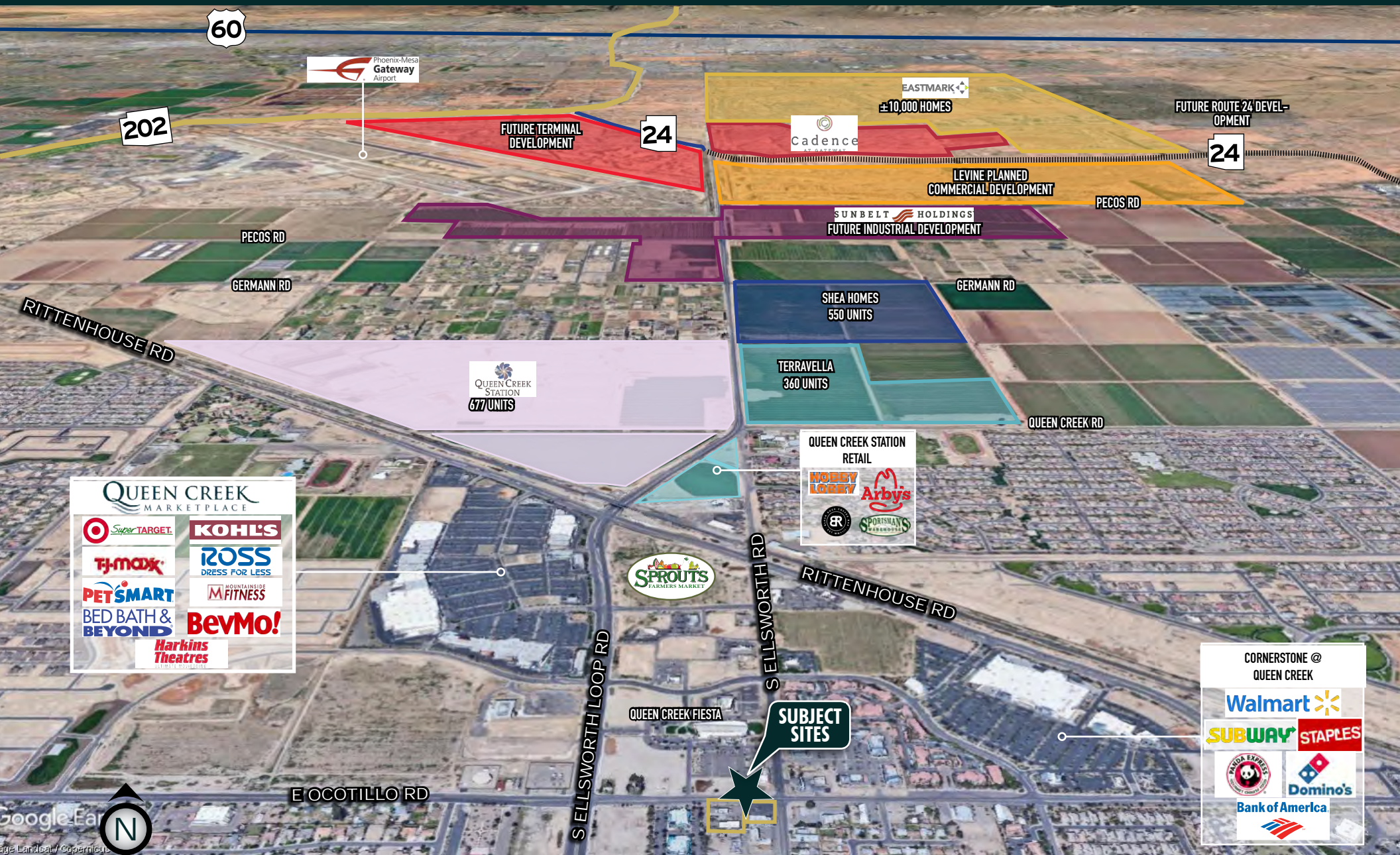


DAYTIME POPULATION (2018)

1 Mile: 11,621
3 Miles: 34,988
5 Miles: 96,399

Source: CBRE Esri

QUICKLY GROWING, HIGH INCOME RESIDENTIAL AREA



QUEEN CREEK MARKETPLACE

- Super TARGET
- KOHL'S
- T.J. MAXX
- ROSS DRESS FOR LESS
- PET SMART
- MOUNTAIN SIDE FITNESS
- BED BATH & BEYOND
- BevMo!
- Harkins Theatres

QUEEN CREEK STATION RETAIL

- HOBBY LOBBY
- Arby's
- SPORTSMAN'S WAREHOUSE

CORNERSTONE @ QUEEN CREEK

- Walmart
- SUBWAY
- STAPLES
- PANDA EXPRESS
- Domino's
- Bank of America

Google Earth
 NOT TO SCALE
 SOURCE: ADOT

PROPERTY OVERVIEW



Prime ±54,614 SF development opportunity



Hard corner mixed-use location, signalized intersection



Downtown Core Zoning



Heart of revitalized Downtown Queen Creek



Zero setback requirement



Collaboration with town for shared parking



Call for pricing

Height restrictions allow for development up to 55 feet (4 Stories)

Perfect for restaurants, bars, office and multi-family development

***PLEASE DO NOT
DISTURB THE TENANTS***



E OCOTILLO RD

S ELLSWORTH RD

SUBJECT SITES



NOT TO SCALE
SOURCE: ADOT

SWC ELLSWORTH RD & OCOTILLO RD

QUEEN CREEK, AZ

RYAN EUSTICE
Vice President
+1 602 735 1917
ryan.eustice@cbre.com

STEVE JULIUS
First Vice President
+1 602 735 5216
steve.julius@cbre.com



CBRE

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.