

# THE COLLECTIVE

• • • on Ocotillo • • •

S 226th St & Ocotillo Rd, Queen Creek, AZ



*Medical Office Condos Available for Sale or Lease*

*Premier Queen Creek Location Delivering Q2 2027*

*Developed by*

*Sales and Leasing by*



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# THE COLLECTIVE

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## *Now Available for Sale or Pre-Lease*

**DELIVERING Q2 2027**

Call for pricing

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±48,000 RSF Class A medical office condo project available for sale or lease (divisible to 2,500 SF)

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Within minutes to Banner Ironwood Medical Center, a 47 room center that focuses on emergency services, obstetrics, surgery and general medical care

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Frontage on Ocotillo Road, with prominent building and monument signage opportunities

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5:1,000 parking ratio with 1:1,000 covered parking stalls available for physicians

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Zoning allows all clinic, medical, dental, and general office uses

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Excellent ingress/egress from Ocotillo Road and 226th Street with on-site planned retail on the hard corner

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Investment participation to Tenants subject to a separate offering\*

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\*Any investment opportunity referenced herein is offered only through a separate private offering memorandum to qualified, accredited investors and is subject to applicable securities laws. Leasing of premises is not conditioned upon participation in any investment opportunity, and participation in any investment opportunity is not conditioned upon leasing

## The Collective on Ocotillo

is a brand-new medical office development located at the highly visible southeast corner of Ocotillo Road and 226th Street among one of Queen Creek's fastest-growing corridors. This premier location offers excellent visibility, convenient access, covered parking, and nearby high-income earning communities. Designed to support strong medical co-tenancy and consistent customer traffic, the development features prominent monument and building signage to maximize exposure.

### DRIVE TIMES

*7 min* to State Route 24 access

*10 min* Banner Ironwood Medical Center



83,900

POPULATION

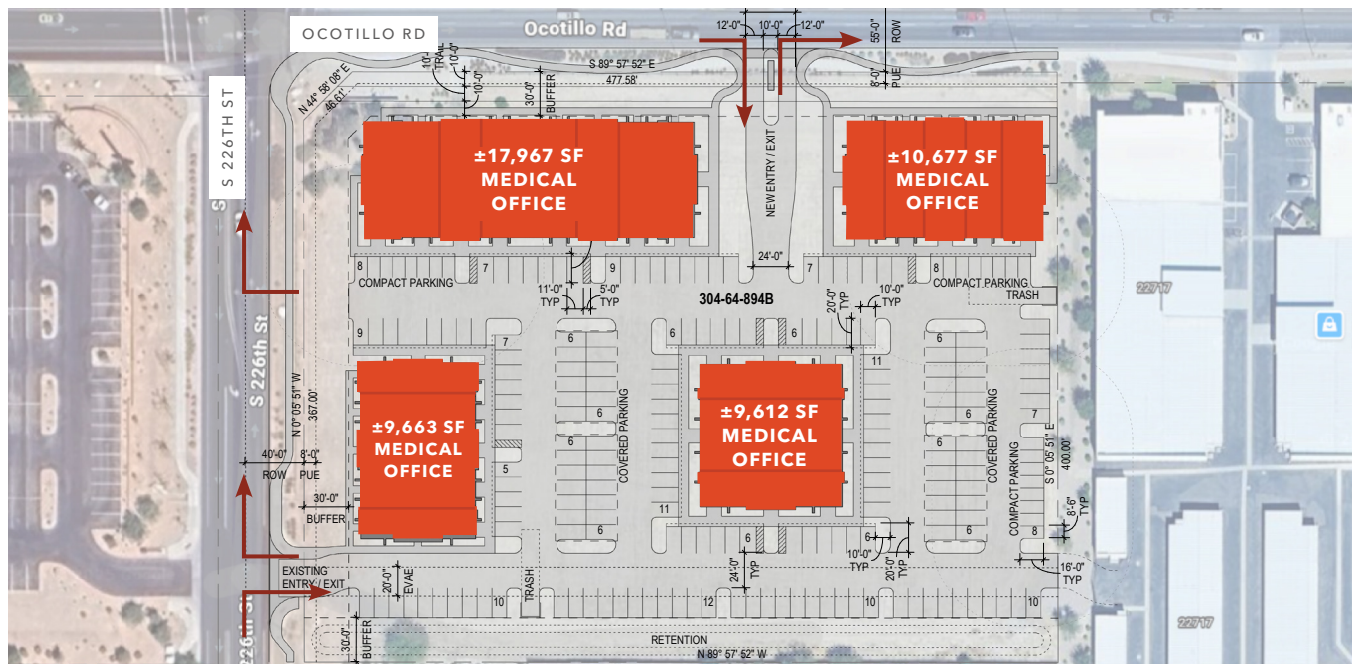
\$142,008

HH INCOME

20,299

TRAFFIC COUNT

*Proposed Site Plan*



\*Site Plans and renderings subject to change

# QUEEN CREEK HAS EVOLVED INTO ONE OF THE *FASTEST* *GROWING COMMUNITIES IN THE* *UNITED STATES*



## *56.9% Population Increase in 15 years*

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The town's population has experienced strong growth, increasing 56.9% since 2010. The current population is 83,900 with an anticipated 76% increase by 2035 to 147,670.



## *Best City for Business*

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Queen Creek was named a Best City for Business by the Arizona Chamber of Commerce & Industry in 2024.



## *1,600 New Housing Permits Issued Annually*

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Queen Creek has been one of the fastest-growing suburbs in the region, with thousands of new homes added over recent years and roughly 1,600 new housing permits issued annually.

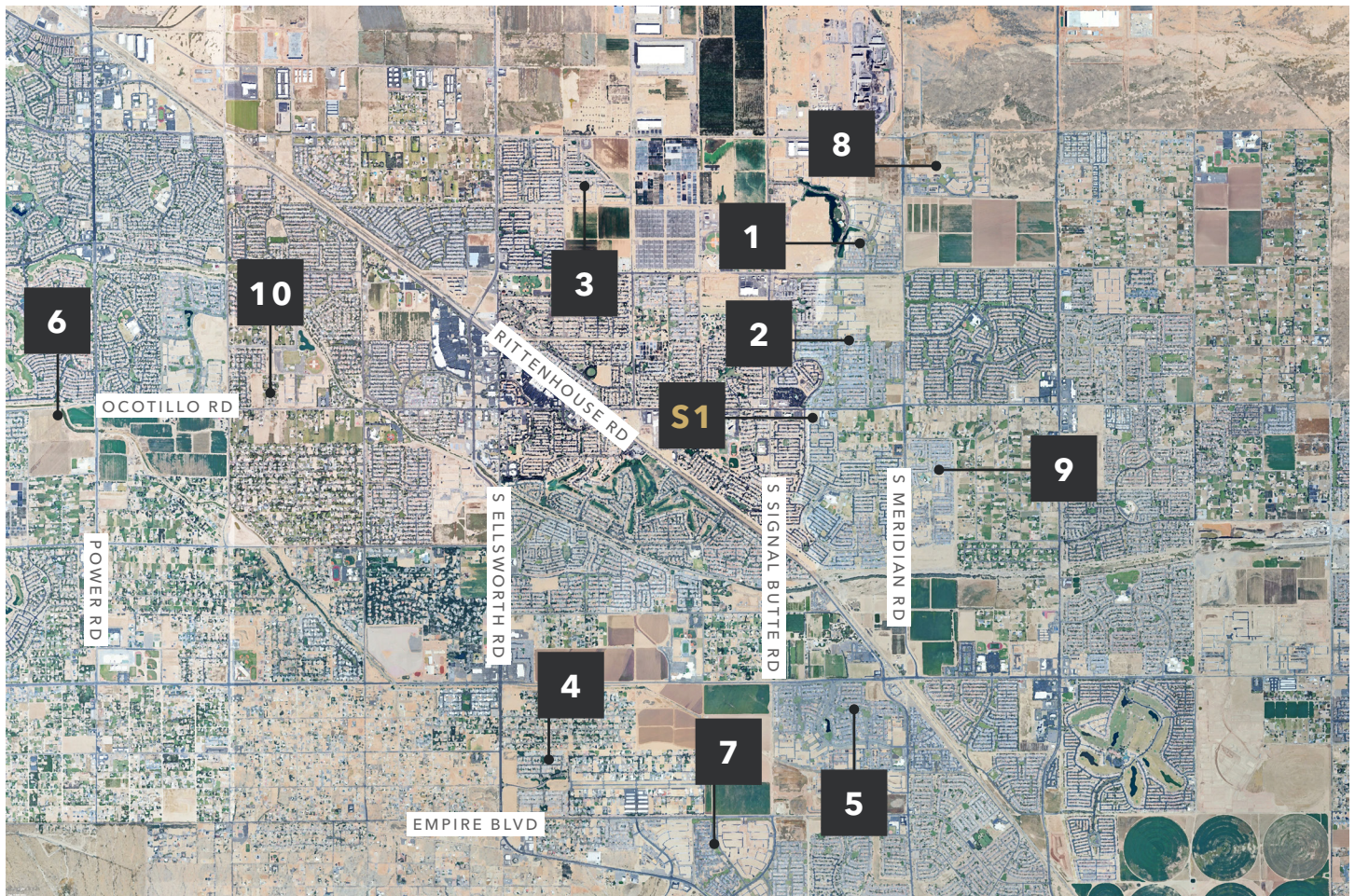


## *347,000 SF of Planned Retail Development*

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347,000 SF of planned retail development is located within 3 miles of the project site.

# Queen Creek Single Family Housing Development Map



## NEW HOME DEVELOPMENT COMMUNITIES

<b>S1</b>	The Collective on Ocotillo	<b>6</b>	Legado West - 325 units
<b>1</b>	Barney Farms - 1,718 units	<b>7</b>	Preserve at San Tan - 1,200 units
<b>2</b>	Madera - 889 units	<b>8</b>	North Creek - 738 units
<b>3</b>	Jorde Farms - 401 units	<b>9</b>	Ovation at Meridian - 780 units
<b>4</b>	Bellero Estates - 88 units	<b>10</b>	Legado - 654 units
<b>5</b>	Harvest Enhancement Series - 62 units		

# UTILIZE THE *PREFERRED* *LENDER* AT THE COLLECTIVE ON OCOTILLO

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*Available for Buyers and/or Tenants:*

## OWNER/OCCUPIED COMMERCIAL REAL ESTATE

Up to 85% Loan to Value (non-SBA)

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## COMPETITIVE CONSTRUCTION FINANCING

Options up to 100% of improvement costs. One time close with fixed rate during construction phase.

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## FAST UNDERWRITING TURN TIMES

Days, not weeks!

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## AGGRESSIVE RATES FOR:

Real Estate

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Tenant Improvements

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Equipment

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*For more information on financing options available at the Project, please contact*

DAVID DOTSON

Vice President - Business Banker | First Citizens Bank  
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## Close Proximity to Community Amenities



For sales and leasing information contact

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