

# BRAND NEW ± 23.88 ACRE SOUTHEAST VALLEY DEVELOPMENT

SEC Ironwood Rd & Ranch Rd

Retail PADs & Jr. Anchor Position | Available for Lease, Ground Lease or BTS

*San Tan Valley, Arizona*



## PROPERTY HIGHLIGHTS

- Brand new ± 23.88 acre development w/ ± 23,800 SF of Retail and ± 51,200 SF of Medical Available for Lease, Ground Lease or Build-to-Suit
- C-Store site available w/drive-thru plus three additional PADs; shops buildings w/drive- thrus and one 2-story medical building
- Robust traffic counts along Ironwood Drive of nearly 34,000 VPD
- Come be a part of one of the fastest-growing communities and second fastest-growing county in the country! (Souce: 2020 Census)



*Nationwide Real Estate Services*

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# Retail Site Plan

SEC Ironwood Rd & Ranch Rd | San Tan Valley, AZ



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# Site Plan

SEC Ironwood Rd & Ranch Rd | San Tan Valley, AZ



SITE DATA	
DESCRIPTION	NET ACREAGE
PARCEL 1	3.34 AC.
PARCEL 2	3.34 AC.
PARCEL 3	4.45 AC.
PARCEL 4	4.46 AC.
PARCEL 5	8.29 AC.
<b>TOTAL</b>	<b>23.88 AC.</b>

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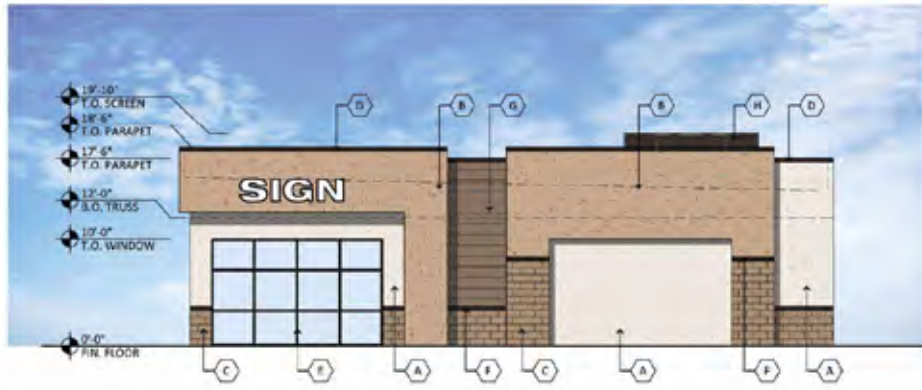
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# Elevations



**1 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATIONS**  
SCALE: 3/16" = 1'-0"

## MATERIAL AND COLORS

<b>A</b> PAINTED STUCCO: FINISH: FINE SAND MFR: SHERWIN WILLIAMS COLOR: MARSHMALLOW SW 7003	<b>E</b> ALUMINUM STOREFRONT: MFR: KAWNEER COLOR: DARK BRONZE
<b>B</b> PAINTED STUCCO: FINISH: FINE SAND MFR: SHERWIN WILLIAMS COLOR: SAND DOLLAR SW 6099	<b>F</b> PAINTED STUCCO CAP: FINISH: FINE SAND MFR: SHERWIN WILLIAMS COLOR: PAINT TO MATCH DARK BRONZE
<b>C</b> PAINTED CMU VENER: FINISH: FINE SAND MFR: SHERWIN WILLIAMS COLOR: NEARLY BROWN SW 9093	<b>G</b> PAINTED HORIZONTAL PLANK SIDING: MFR: JAMES HARDIE STYLE: HARD E PLANK - SMOOTH FINISH: TREE BRANCH - SW 7525
<b>D</b> PAINTED METAL / CANOPY: MFR: SHERWIN WILLIAMS COLOR: PAINT TO MATCH DARK BRONZE	<b>H</b> PRE-FAB RIBBED PANEL SCREEN: MFR: ROOFSCREEN MANUFACTURING OR EQUAL COLOR: PAINT TO MATCH DARK BRONZE



**3 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**4 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**5 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

# demographics 2025

Source: Sites USA



## TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$189.68 M	\$1.59 B	\$4.84 B
Total Non-Retail	\$92.28 M	\$789.69 M	\$2.43 B
Total Retail	\$97.41 M	\$799.88 M	\$2.42 B
Entertainment	\$11.03 M	\$92.1 M	\$278.63 M
Food Away from Home	\$8.5 M	\$71.08 M	\$215.34 M
Personal Care	\$2.48 M	\$20.28 M	\$60.38 M

## TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$10,039	\$10,832	\$10,924
Total Non-Retail	\$4,884	\$5,381	\$5,474
Total Retail	\$5,155	\$5,451	\$5,450
Entertainment	\$584	\$628	\$629
Food Away from Home	\$465	\$473	\$473
Personal Care	\$131	\$138	\$136



Queen Creek Olive Mill

## DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	4,837	39,514	115,067
PROJECTED POPULATION (2030)	5,570	47,797	139,528
AVG HH INCOME	\$140,392	\$151,246	\$152,962
DAYTIME POPULATION (16 YRS & OVER)	1,619	12,016	39,538
MEDIAN AGE	38.0	34.6	35.8
TOTAL BUSINESSES	65	643	1,985
WORKFORCE (16 YRS & OVER)	252	3,071	11,809



# RETAILERS WITHIN A 2-MILE RADIUS OF SEC IRONWOOD RD & RANCH RD

1. SEC Ironwood Rd & Germann Rd: 

2. NEC Ironwood Rd & Pima Rd:  
NEW 5 AC DEVELOPMENT BY DIVERSIFIED PARTNERS  and more to come!

3. SEC Ironwood Rd & Pima Rd:  
NEW 12.89 AC DEVELOPMENT BY DIVERSIFIED PARTNERS 

4. NEC Ironwood Rd & Ocotillo Rd:  
39,198 SF RETAIL DEVELOPMENT BY DIVERSIFIED PARTNERS 

5. NWC Ironwood Rd & Ocotillo Rd: 

6. SWC Ironwood Rd & Ocotillo Rd: 

7. SEC Ironwood Rd & Ocotillo Rd: 

