

FULLY ENTITLED DRIVE THRU PAD AVAILABLE!

MATTAMY HOMES ± 2,000 UNITS

ARIZONA 24

FULL ACCESS

IRONWOOD CROSSING 2,147 UNITS

Church of Jesus Christ of Latter-Day Saints (Not Built)



PADS AVAILABLE

FULLY ENTITLED DRIVE THRU PAD AVAILABLE



26,812 CPD

Ocotillo Rd

Meridian Rd

NEW QUEEN CREEK PADS & DRIVE THRU AVAILABLE

NWC Ocotillo Rd & Meridian Rd
Queen Creek, Arizona

Developed by:
 AVALON DEVELOPMENT

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

 VELOCITY RETAIL GROUP

NEW QUEEN CREEK PADS AVAILABLE

FULLY ENTITLED DRIVE THRU PAD AVAILABLE!



◆ FULLY ENTITLED DRIVE THRU PAD AND LAST 2 PADS AVAILABLE

Property Highlights

- ± 5.39 Acres
- Surrounded by new master planned communities
- Over 42,000 cars pass the site
- Full interchange access off of Hwy 24 less than 4 miles to the North
- Highly affluent area with over \$95,000 in average HH income within 3 miles
- Less than 1 mile from Safeway and LA Fitness

Traffic Counts

Meridian Rd	11,110 CPD
Ocotillo Rd	31,545 CPD
Total	42,655 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	8,802	89,621	260,047
Estimated Households	2,722	30,604	103,616
Avg Household Income	\$93,647	\$95,554	\$88,103

Source: SitesUSA

Nearby Tenants



Brian Gast
602.682.8155
brian.gast@velocityretail.com

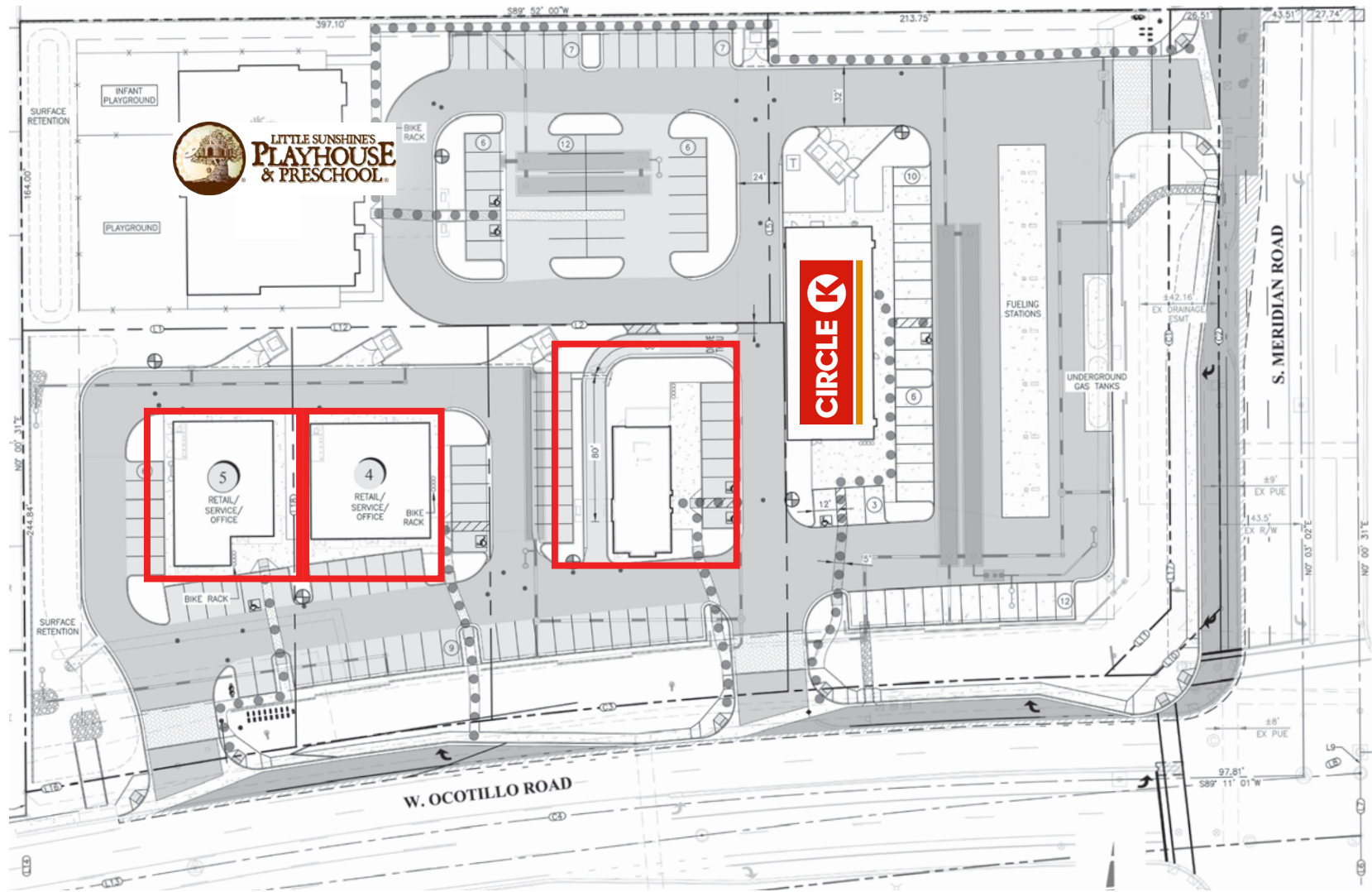
Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



CONCEPTUAL SITE PLAN

FULLY ENTITLED DRIVE THRU PAD AVAILABLE!



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



FULLY ENTITLED DRIVE THRU PAD AVAILABLE!

Taylor Morrison
55+ Up Community

Meridian
2,611 Units

20,125 CPD

Ocotillo Rd PADS 26,812 CPD AVAILABLE

CIRCLE K

FULL ENTITLED DRIVE THRU PAD AVAILABLE



Church of Jesus Christ of Latter-Day Saints (Not Built)

Meridian Rd

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





Mattamy Homes
± 2,000 Units

Ironwood Crossing
± 2,417 Units

Meridian Rd

Church of Jesus Christ
of Latter-Day Saints
(Not Built)

**FULLY
ENTITLED
DRIVE THRU
PAD
AVAILABLE!**



**PADS
AVAILABLE**

**DRIVE THRU PAD
AVAILABLE**

Ocotillo Rd

26,812 CPD

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



Walmart TARGET
WORLD MARKET PET SMART Pet Imports
ROSS Michaels STAPLES

M FITNESS
McDonald's BURGER KING

EASTMARK

Bella Via 1,656 Units
Desert Valley 516 Units

D-R HORTON
America's Builder

Brookfield Residential

Phoenix - Mesa Gateway Airport

Phoenix - Mesa Gateway Airport
-Provides ~10,000 jobs bringing \$1.3 billion annually
-220,000 landings and takeoffs last year
-700 Acre plot of land for mixed-use, industrial, commercial and residential
Gateway East - Future Development
- ~400 Acres of land designated for development

EGS FITNESS
CVS pharmacy
Public Storage
ESPORTA

SkyBridge Arizona
-350 Acres
-3.5M SF Mixed-Use Space
-Estimated to create 17,000 jobs

Pecos Rd

Bell Bank Park
-320 Acre Sports Complex
-2 Stadiums
-23 Soccer Fields
-8 Baseball Fields
-16 Basketball Courts

Avalon Crossing
1,200 Units

Signal Butte
354 Units

Destination at Gateway
709 Units

Fujifilm Electronic Materials USA

CRM of America LLC

CMC Steel Arizona

Planned 2024 \$2.8
State-of-the-art LG smart factory

LEGEND

- Active Housing Community
- Planned Housing Community

State Land

Power Ranch 9,615 Units

Sossaman Estates 2,826 Units

Serville 3,025 Units

Vaquero Estates 113 Units

Cortina Parcel 1,193

Emperor Estates 1,165 Units

Queen Creek 45 102 Units

Victoria Estates 675 Units

La Jara Farms 90 Units

Queen Creek Station 677 Units

Terravella 360 Units

Jorde Farms

Queen Creek Solar

Light Sky Ranch 113 Units

Barney Park Estates 113 Units

Nauvoo Station 621 Units

Crimson Heights 250 Units

Charleston Estates 331 Units

Ash Creek Estates 144 Units

Villages at Queen Creek 1,789 Units

Hastings Farms 1,732 Units

Orchard Ranch 265 Units

Harvest 163 Units

Pegasus Airport 159 Units

The Parks 890 Units

The Meadows 1,980 Units

Trilogy at Encanterra 1,719 Units

Ware Farms 1600

Archer Meadows 646 Units

Wayside 1,100 Units

San Tan 30 106 Units

Castle Gate 667 Units

Pecan Ranch 4,968 Units

Long Park 2,113 Units

Combs Ranch 771 Units

Laredo Ranch 771 Units

Ironwood Crossings 2,369 Units

Barney Farms 1,718 Units

Germann 516 Acres Mixed-Development

Madera

Spur Cross 722 Units

Church Farms 2,611 Units

ACE Hardware

ANY TIME FITNESS

BIG TIME

DUNKIN'

SAFeway

Walgreens

LA FITNESS

DUNKIN' DONUTS

McDonald's

Old Navy

Costco

Walgreens

STAPLES

Hobby Lobby

RED BATH & BLOW DRY

TJ MAXX

HomeGoods

PET SMART

SPROUTS

Walmart

KOHL'S

JOANN

ALDI

FRYS

Banner

UPS

Subway

CHASEO

Lime Caesars

Wayside 1,100 Units

San Tan 30 106 Units

Castle Gate 667 Units

Pecan Ranch 4,968 Units

Long Park 2,113 Units

Combs Ranch 771 Units

Laredo Ranch 771 Units

Ironwood Crossings 2,369 Units

Barney Farms 1,718 Units

Germann 516 Acres Mixed-Development

Madera

Spur Cross 722 Units

Church Farms 2,611 Units

ACE Hardware

ANY TIME FITNESS

BIG TIME

DUNKIN'

SAFeway

Walgreens

LA FITNESS

DUNKIN' DONUTS

McDonald's

Old Navy

Costco

Walgreens

STAPLES

Hobby Lobby

RED BATH & BLOW DRY

TJ MAXX

HomeGoods

PET SMART

SPROUTS

Walmart

KOHL'S

JOANN

ALDI

FRYS

Banner

UPS

Subway

CHASEO

Lime Caesars

Wayside 1,100 Units

San Tan 30 106 Units

Castle Gate 667 Units

Pecan Ranch 4,968 Units

Long Park 2,113 Units

Combs Ranch 771 Units

Laredo Ranch 771 Units

Ironwood Crossings 2,369 Units

Barney Farms 1,718 Units

Germann 516 Acres Mixed-Development

Madera

Spur Cross 722 Units

Church Farms 2,611 Units

ACE Hardware

ANY TIME FITNESS

BIG TIME

DUNKIN'

SAFeway

Walgreens

LA FITNESS

DUNKIN' DONUTS

McDonald's

Old Navy

Costco

Walgreens

STAPLES

Hobby Lobby

RED BATH & BLOW DRY

TJ MAXX

HomeGoods

PET SMART

SPROUTS

Walmart

KOHL'S

JOANN

ALDI

FRYS

Banner

UPS

Subway

CHASEO

Lime Caesars

Wayside 1,100 Units

San Tan 30 106 Units

Castle Gate 667 Units

Pecan Ranch 4,968 Units

Long Park 2,113 Units

Combs Ranch 771 Units

Laredo Ranch 771 Units

Ironwood Crossings 2,369 Units

Barney Farms 1,718 Units

Germann 516 Acres Mixed-Development

Madera

Spur Cross 722 Units

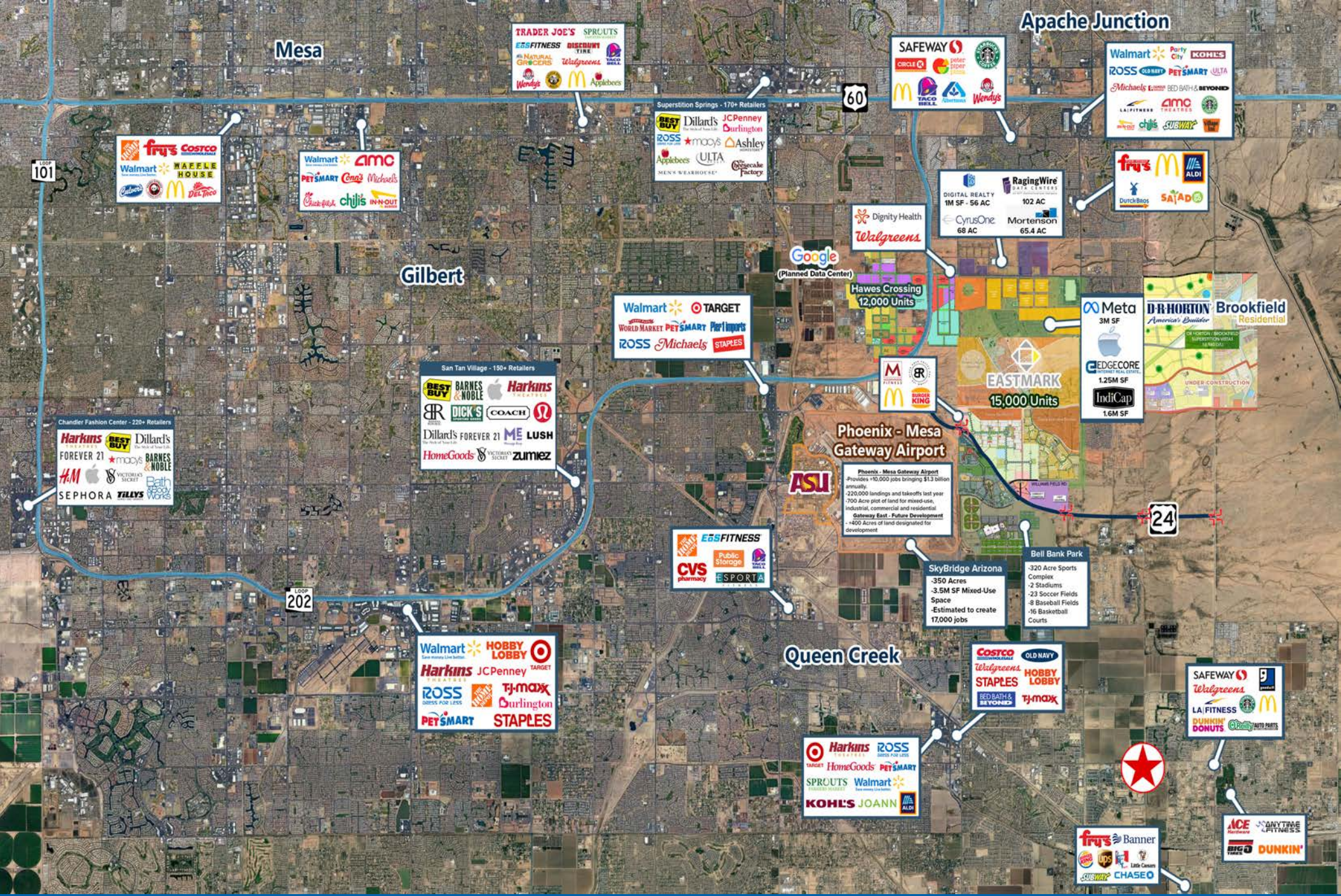
Church Farms 2,611 Units

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



DEMOGRAPHICS



2022 POPULATION

1 MILE: 9,164
3 MILES: 60,003
5 MILES: 122,928



MEDIAN HOUSEHOLD INCOME

1 MILE: \$109,540
3 MILES: \$90,918
5 MILES: \$93,392



POPULATION GROWTH PROJECTION 2022 - 2027

1 MILE: 6.3%
3 MILES: 3.8%
5 MILES: 3.7%



TOTAL BUSINESSES

1 MILE: 92
3 MILES: 1,147
5 MILES: 2,325



2022 TOTAL HOUSEHOLDS

1 MILE: 2,740
3 MILES: 18,410
5 MILES: 37,608



NUMBER OF EMPLOYEES

1 MILE: 297
3 MILES: 6,564
5 MILES: 15,080



MEDIAN HOME VALUE

1 MILE: \$317,965
3 MILES: \$290,029
5 MILES: \$307,088



**VELOCITY
RETAILGROUP**

2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155
brian.gast@velocityretail.com

Parker Jones

602.682.8182
parker.jones@velocityretail.com

Heather Prinsloo

602.682.8108
heather.prinsloo@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.



**VELOCITY
RETAILGROUP**