

HERITAGE TOWN SQUARE

NEC Ellsworth Road & Heritage Loop | Queen Creek, AZ



**± 7,010 SF Retail Space
remaining for Lease**

A New DesignBuild Project
Conceptual Rendering



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site plan

15,000 VPD

S Ellsworth Rd



E Heritage Loop Rd



Firestone



PALETTE COLLECTIVE



AVAILABLE
RETAIL 3,201 SF
AVAILABLE
RETAIL 3,809 SF

Teastea Pho
Banh Mi Cafe

Aloha Nails
Lounge

ROW OF EXISTING PARKING SPACES TO REMAIN. RE-STRIPE AS NEEDED

NEW PARKING SPACES

EXISTING SIDEWALK

8' PUBLIC UTILITY EASEMENT (PUE)

NEW PARKING SPACES

20' PRIVATE WATER AND SEWER EASEMENT

NEW 3' SITE SCREEN WALL

SRP ELECTRIC EASEMENT

SRP ELECTRIC EASEMENT

NEW REFUSE ENCLOSURE

NEW 6' SCREEN WALL

SIDEWALK

0' BUILDING LANDSCAPE SETBACK

ROOF AND CANOPY OVERHANGS SHOWN FOR REFERENCE. TYP.



renderings



South View



West View



Southeast View

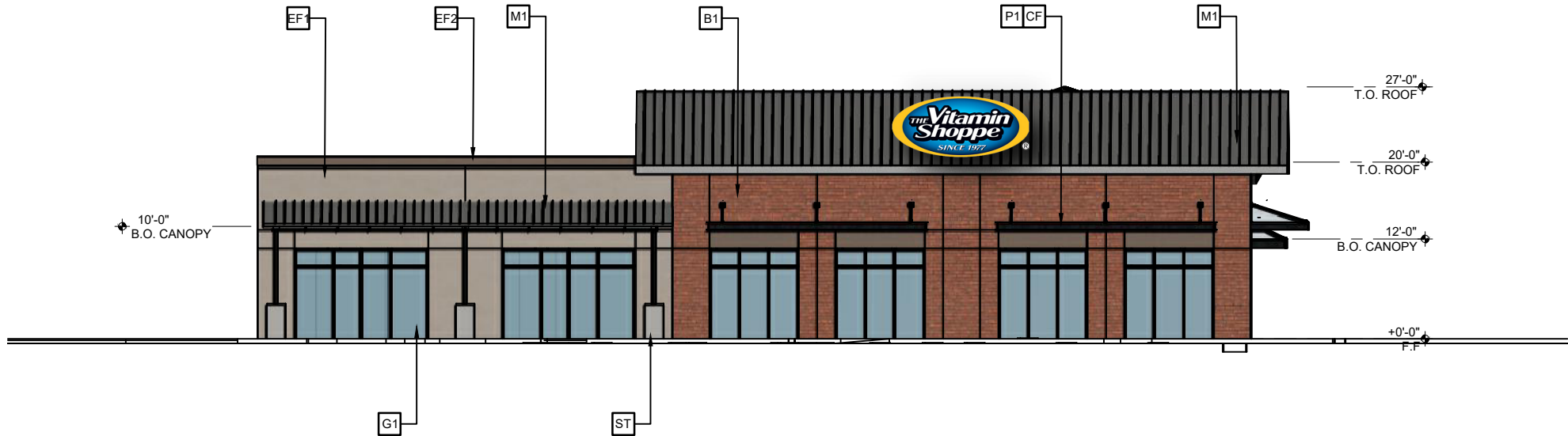
PROPERTY HIGHLIGHTS

- Join Vitamin Shoppe!
- Shadow-anchored by Walmart, Petco, Staples and more!
- Prime Queen Creek trade area, home to dozens of National and Regional Tenants
- Huge Average Household Incomes of over \$160,000

elevations

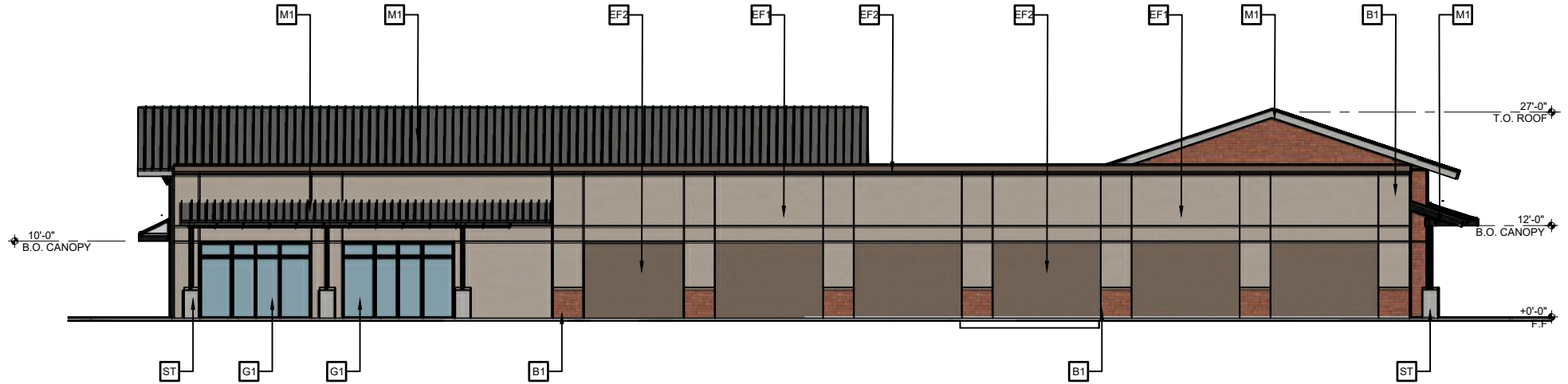


SCALE: 1/8" = 1'-0"



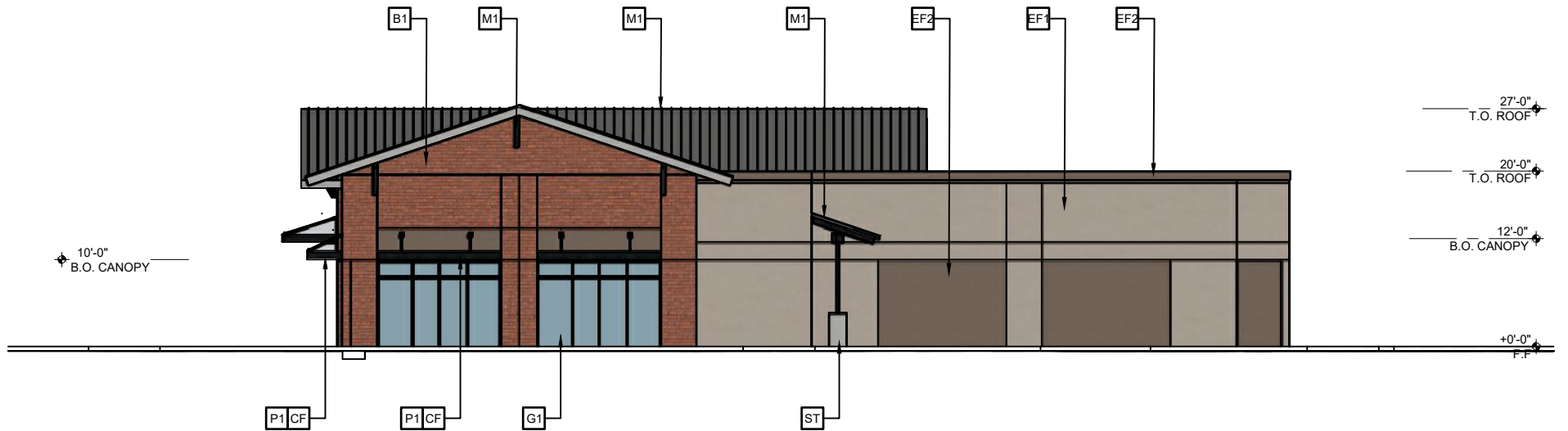
WEST ELEVATION

elevations



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

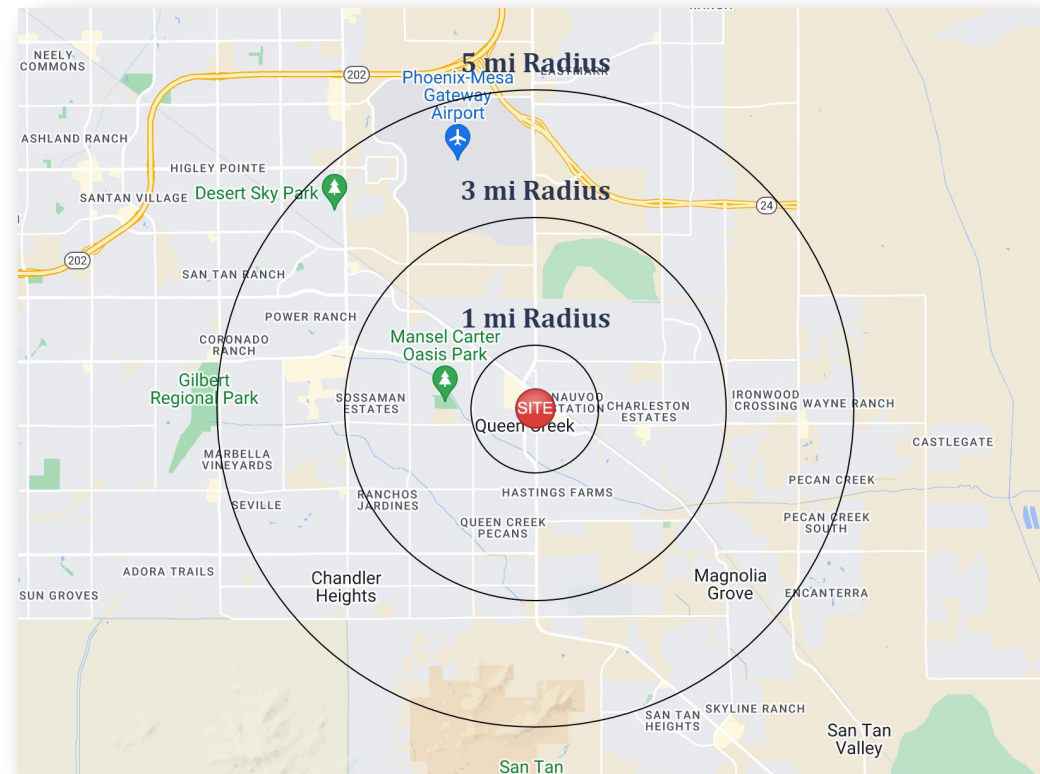
demographics

POPULATION	1 Mile	3 Mile	5 Mile
2020 Population	8,893	49,938	140,805
2023 Population	10,396	59,303	157,808
2028 Population	12,293	76,862	192,222
2023-2028 Projected Growth	3.6%	5.9%	4.4 %
2023 Daytime Population	7,248	24,487	62,536

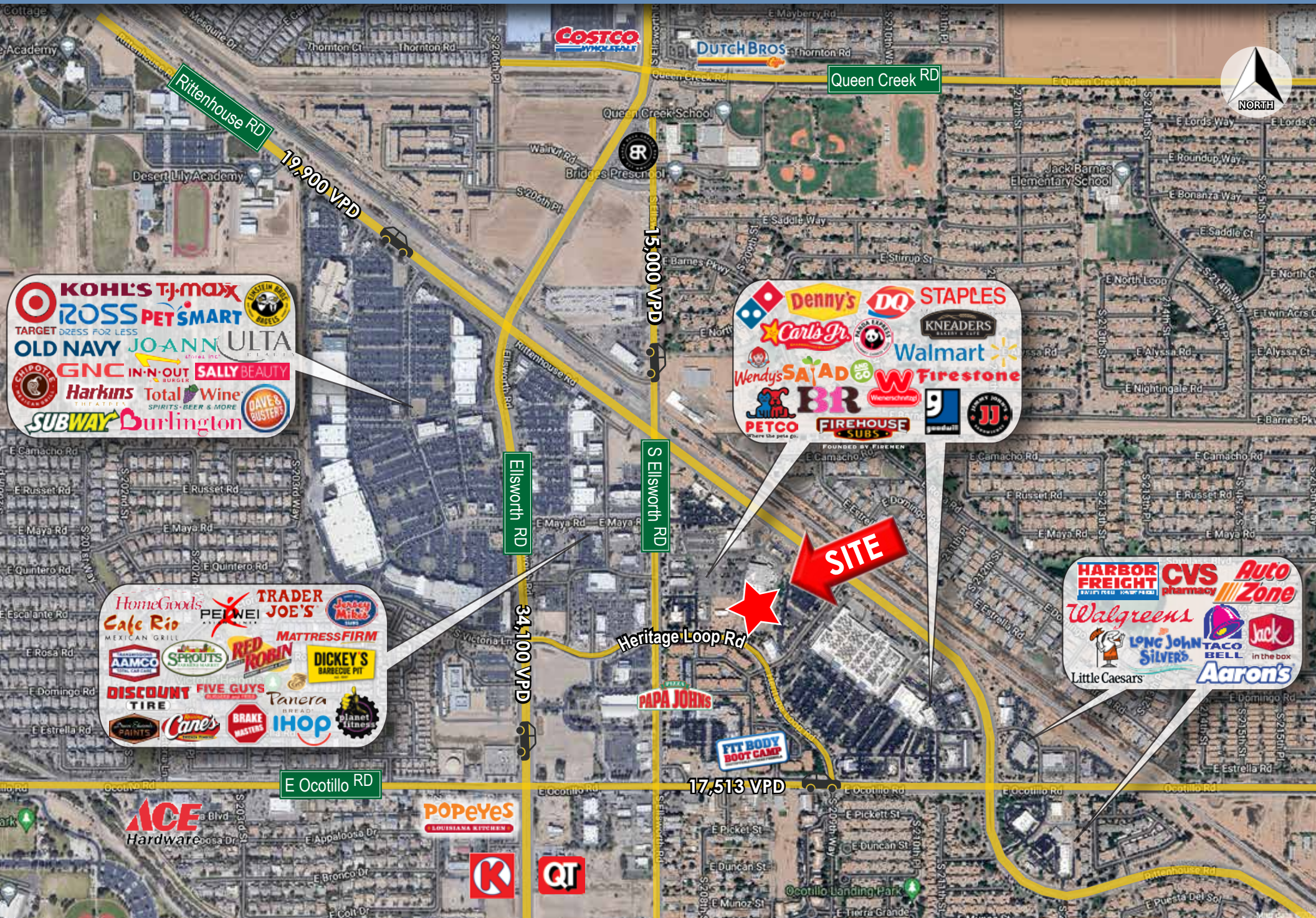
INCOME	1 Mile	3 Mile	5 Mile
2023 Average HH Income	\$161,269	\$156,054	\$142,945
2028 Average HH Income	\$147,886	\$131,036	\$126,829
2023 Per Capita Income	\$54,286	\$44,575	\$44,509
2028 Per Capita Income	\$49,425	\$37,159	\$39,474
2023 Median HH Income	\$123,999	\$132,355	\$119,081
2028 Median HH Income	\$123,366	\$133,218	\$119,885

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Total Households	9,066	79,249	206,412
2023 Total Households	8,992	77,148	202,089
2028 Total Households	8,468	71,939	189,895

HOUSING	1 Mile	3 Mile	5 Mile
2023 Total Housing Units	3,720	18,036	52,361
2020 Total Housing Units	3,183	15,279	46,281
Annual Growth (2020-2023)	537	2,757	6,080
Housing Units Occupied (2023)	3,462	16,893	49,044
Units Owner-Occupied	2,211	11,174	34,252
Units - Renter Occupied	1,251	5,719	14,791
Housing Units Vacant (2023)	258	1,143	3,318



macro aerial



Rittenhouse RD

Queen Creek RD

19,900 VPD

15,000 VPD

Ellsworth Rd

S Ellsworth Rd

34,100 VPD

Heritage Loop Rd

SITE

17,513 VPD

E Ocotillo RD

Target
Kohl's
TJ-maxx
Ross
Pet Smart
Old Navy
Joann
Ulta
GNC
In-N-Out
Sally Beauty
Harkins
Total Wine
Subway
Burlington
Chipotle
Chick-fil-A
Dave & Buster's

Denny's
DQ
Staples
Carls Jr.
Kneaders
Walmart
Wendy's
Sajad
Firestone
BR
Firehouse Subs
Petco
Goodwill
W
JJ

HomeGoods
Cafe Rio
Trader Joe's
Pei Wei
Jersey Mike's
AAMCO
Sprouts
Red Robin
Dickey's
Discount Tire
Five Guys
Panera
Cane's
Brake Masters
IHop
Planet Fitness

Harbor Freight
CVS Pharmacy
Auto Zone
Walgreens
Long John Silver's
Taco Bell
Jack in the Box
Aaron's
Little Caesars

ACE Hardware

POPEYES
LOUISIANA BISTRO

K

QT

FTT BODY BOOT CAMP

PAPA JOHN'S

FOR MORE INFORMATION, PLEASE CONTACT:



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