

Northeast Corner of Ellsworth Rd & Ocotillo Rd • Queen Creek, Arizona



DEMOGRAPHICS

(Source: Sites USA)

	1 Mile	3 Mile	5 Mile
Estimated Population (2026)	11,803	67,374	178,273
Projected Population (2031)	11,960	80,717	213,467
Estimated Avg. Household Income (2026)	\$154,409	\$192,734	\$174,381
Projected Average Household Income (2031)	\$156,056	\$196,533	\$174,569
Average Household Size	3.1	3.2	3.1
Total Daytime Employees	5,289	12,589	26,365
Median Age	34.1	36.2	36.7

TRAFFIC COUNTS

Ellsworth Rd (N/S)	15,600 vpd
Ocotillo Rd (E/W)	17,500 vpd
Total Vehicles per Day	33,100 vpd



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The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

QUEEN CREEK VILLAGE CENTER

Northeast Corner of Ellsworth Rd & Ocotillo Rd | Queen Creek, Arizona

± 2,113 SF 2nd Generation Endcap Office Available • DO NOT DISTURB TENANT



For further information, contact:

PAUL SERAFIN

(602) 553-2943

paul.serafin@derito.com

CHRIS CORSO

(602) 513-5179

chris.corso@kidder.com

9120 East Talking Stick Way, Suite E-1
Scottsdale, Arizona 85250
O: 480.834.8500 | F: 602.381.1981
www.derito.com

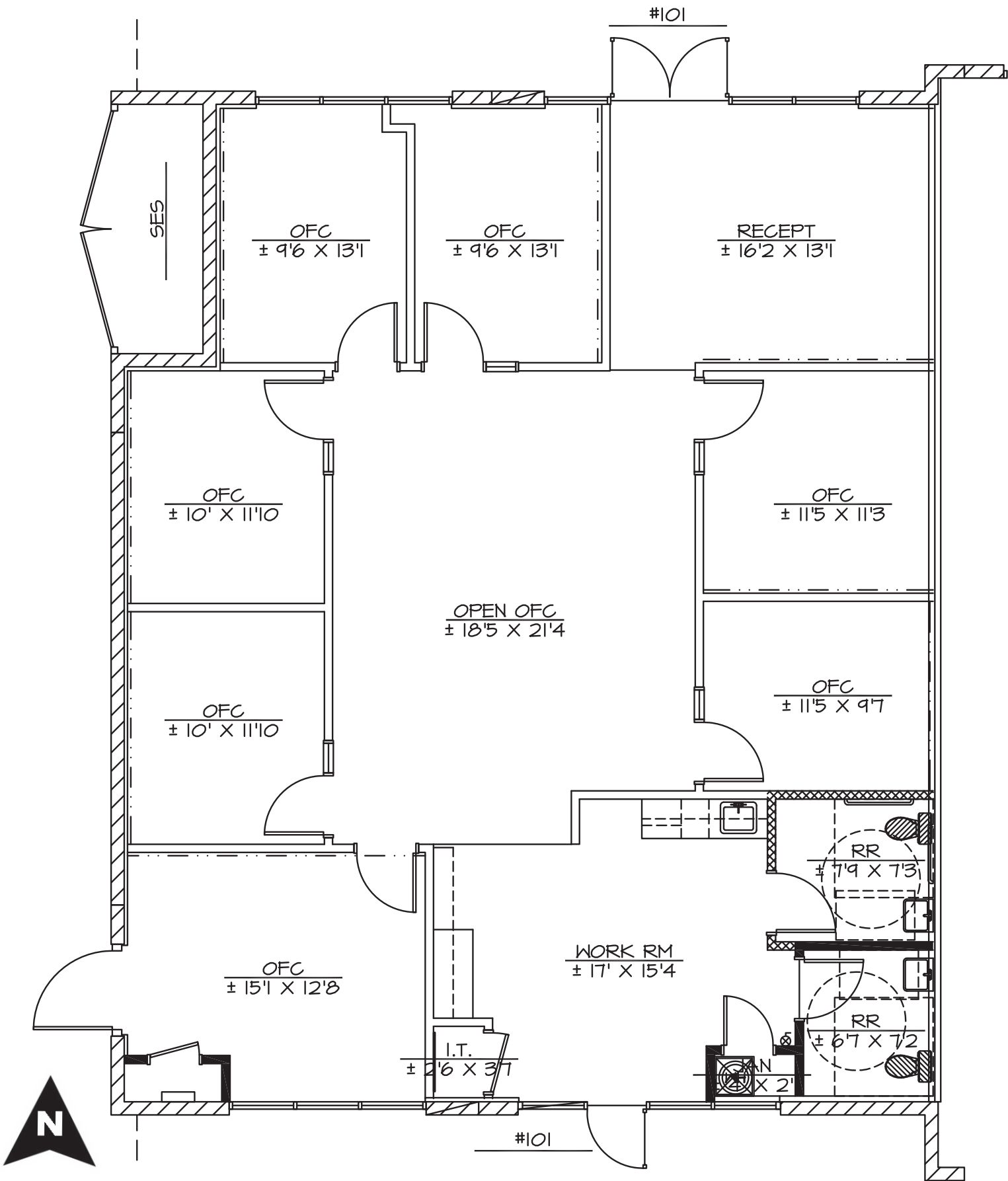
PROJECT HIGHLIGHTS

- Adjacent to a Walmart SUPERCENTER
- TARGET KOHL'S PETSMART BevMo! Harkins Theatres
- JOANN ROSS DRESS FOR LESS BED BATH & BEYOND TJ-MAXX
- Hard corner intersection with over 33,000 vehicles per day on Ocotillo Rd and Ellsworth Rd
- Adjacent to future Downtown Development
- Thriving residential growth with 178,273 residents within a 5-mile radius
- Average household income more than \$174,381 within 3-miles

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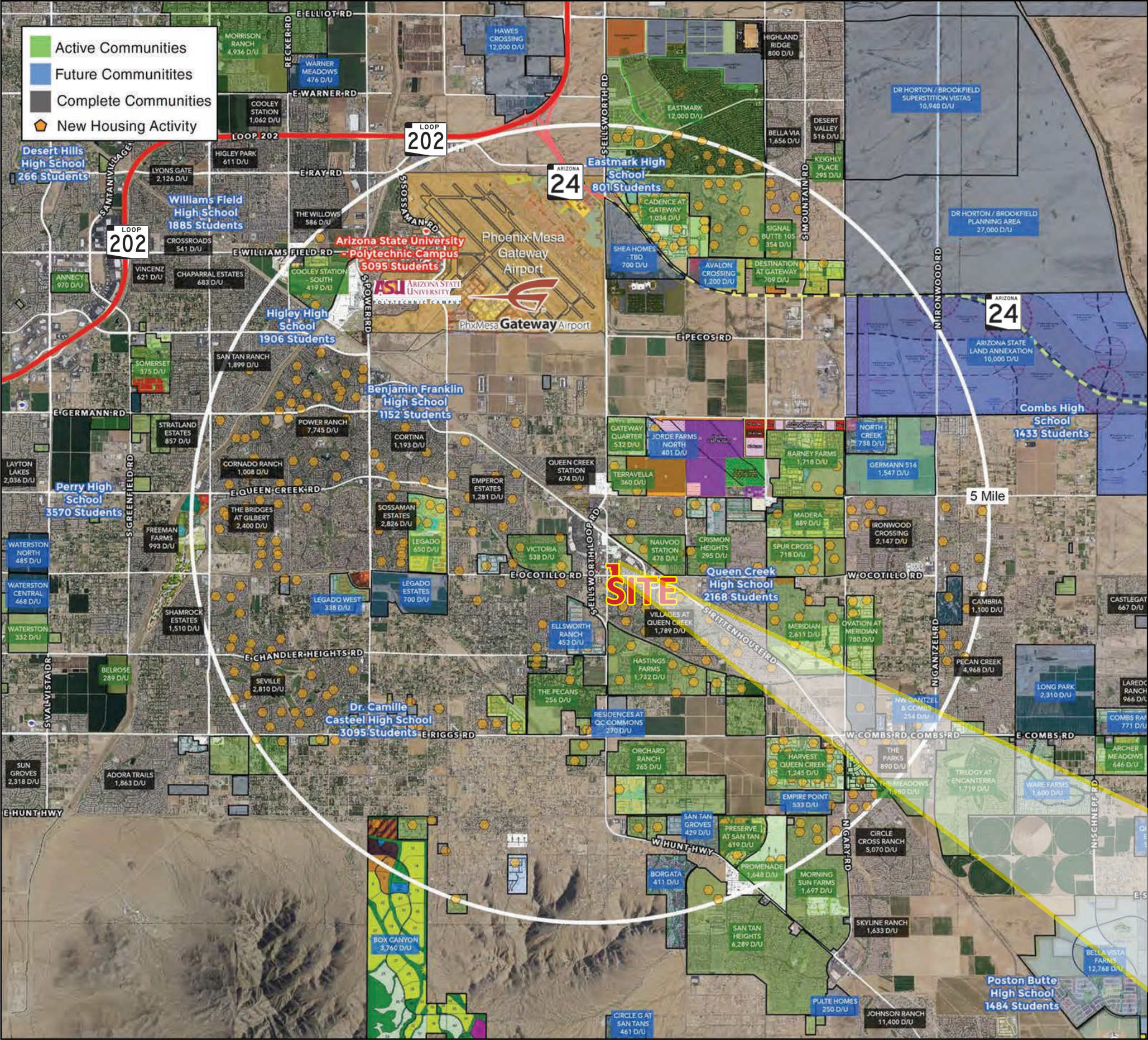








QUEEN CREEK VILLAGE CENTER • Queen Creek, Arizona | COMMUNITIES & RETAIL AMENITIES



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