

CREATION REPE

The SWITCHYARD  
OC • AZ



NEC | Ellsworth Loop Rd & Occotillo Rd | QUEEN CREEK, AZ



**The Switchyard is a fully integrated 10 Acre Mixed-Use Development to include 215 Luxury Class A Multi-Family Units, Retail, Restaurants & Office.**

**The project will highlight best in class** restaurants and retail, providing a unique shopping and dining experience unlike any other in Queen Creek.

The project is located along Ellsworth Rd in the heart of the Queen Creek sub-market.

**Ellsworth Loop Rd currently carries 55,033 cars per day.**





## SITE PLAN

BUILDING A (GROSS)  
0.5 ACRE PAD

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BUILDING B (GROSS)  
20,994 SF

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BUILDING C (GROSS)  
2,669 SF

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BUILDING D (GROSS)  
7,927 SF

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BUILDING E (GROSS)  
11,999 SF

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RETAIL/RESTAURANT/OFFICE

**TOTAL**  
**43,634 SF + 0.5 AC**

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## BUILDING A SITE PLAN



**TOTAL BUILDING AREA**  
**12,726 S.F.**



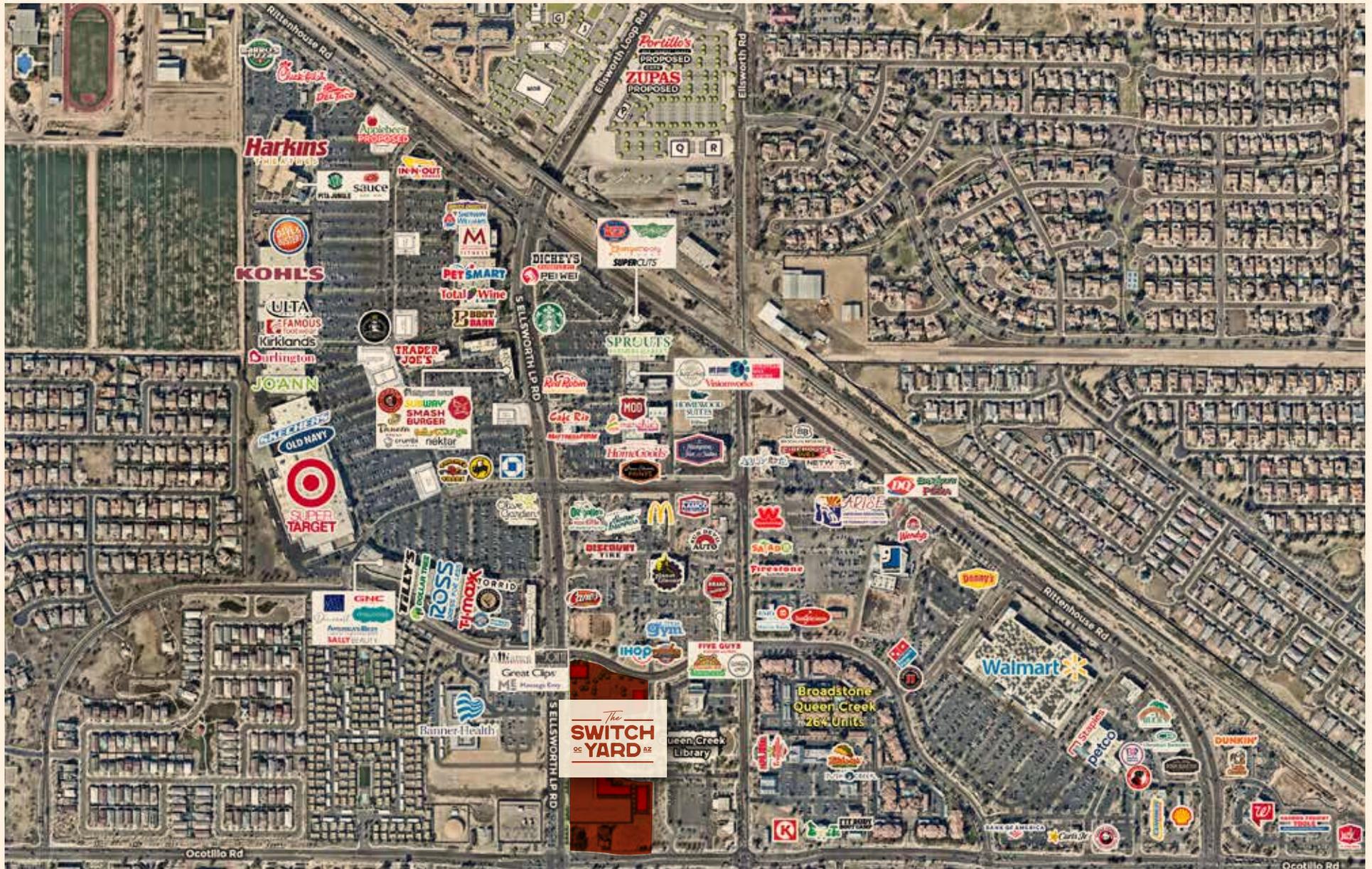
## BUILDING A RENDERINGS



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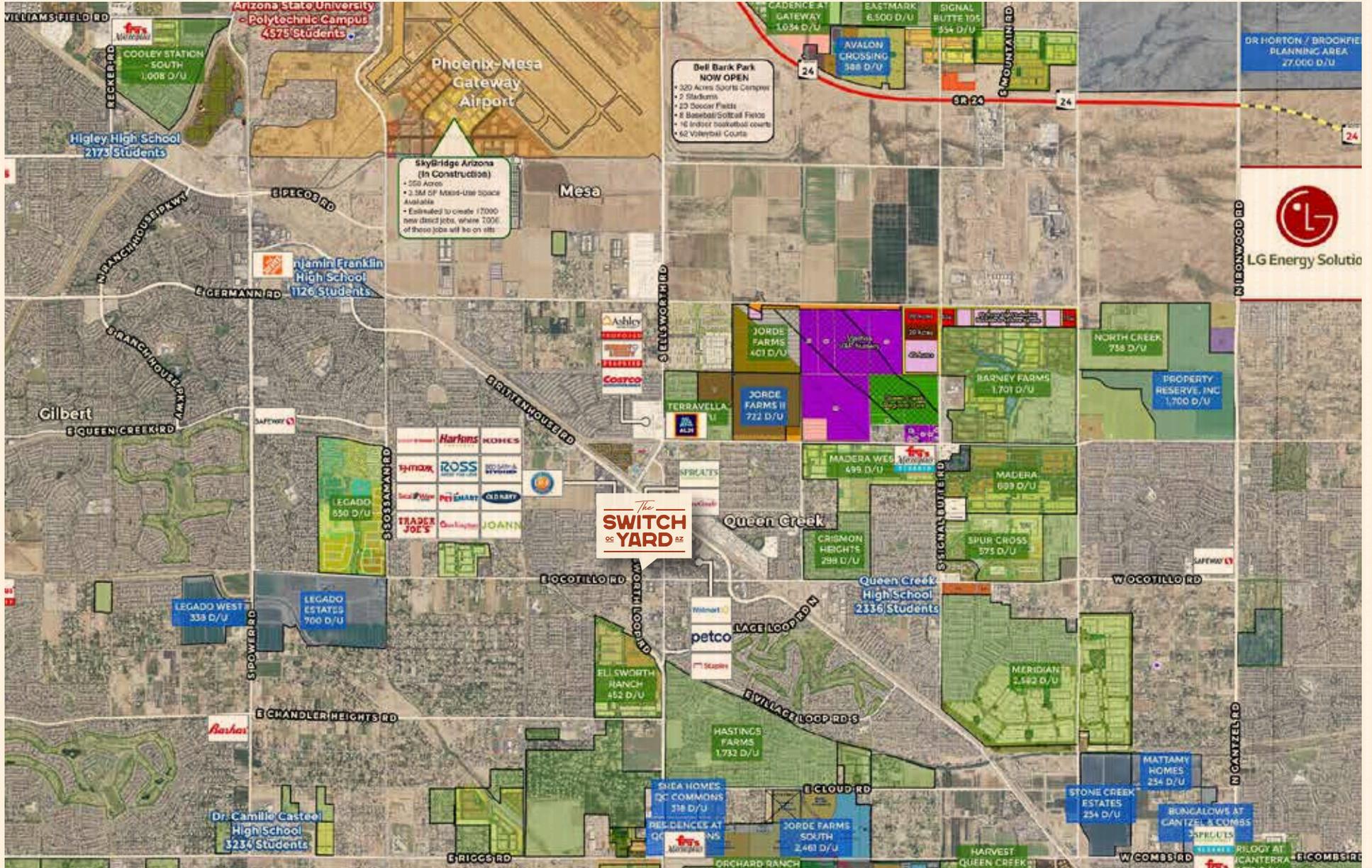
# QUEEN CREEK RETAIL & RESTAURANTS



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# QUEEN CREEK TRADE AREA



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## DEMOGRAPHICS

### 1 Mile Radius (2025)

Population - 12,168  
 Daytime Demo - 14,453  
 Households - 3,663  
 Avg. HH Income - \$168,825  
 Median Age - 32.8  
 Education (Bach+) - 27.1%

### 3 Mile Radius (2025)

Population - 67,233  
 Daytime Demo - 54,748  
 Households - 19,761  
 Avg. HH Income - \$191,678  
 Median Age - 35.6  
 Education (Bach+) - 32.0%

### 5 Mile Radius (2025)

Population - 177,319  
 Daytime Demo - 137,422  
 Households - 56,011  
 Avg. HH Income - \$168,041  
 Median Age - 35.6  
 Education (Bach+) - 29.5%

RESOURCE : ESRI 2025



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