
FOR SALE OR LEASE

NEW CONSTRUCTION MEDICAL/DENTAL OFFICE CONDO DEVELOPMENT

CONTACT BROKER FOR PRICING

SWC OF ELLSWORTH RD & SAN TAN BLVD
QUEEN CREEK, AZ 85142

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRPAC

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About the PROPERTY

Presenting 26026 S. Ellsworth Road, a proposed office development strategically located on the southwest corner of Ellsworth Rd and San Tan Blvd in the thriving community of Queen Creek, Arizona. This premier development will feature four state-of-the-art buildings, each encompassing 7,661 square feet, for a total of 30,664 square feet of premium office space, designed to cater to the burgeoning demand for medical/dental and general office uses.

Situated on approximately 4.19 acres of vacant land with significant frontage on Ellsworth Rd and San Tan Blvd, this prime location is bordered by Ellsworth Road to the east and single-family homes to the west and south.

Queen Creek, known for its robust population growth and vibrant economic expansion, presents an ideal environment for both medical/dental and general office tenants. The area boasts excellent demographics, with a young, affluent population, high median household incomes, and a strong employment base. The site's proximity to key transportation corridors, retail centers, and residential neighborhoods enhances its accessibility and appeal. Seize this opportunity to be part of Queen Creek's promising future and secure a valuable asset in one of Arizona's most rapidly growing markets.



ADDRESS

SWC of Ellsworth Rd & San Tan Blvd
Queen Creek, AZ 85142

PROJECT SIZE

±30,644

LOT SIZE

±182,662 (4.2 Acres)

YEAR BUILT

Proposed

APN

304-91-045J, 304-91-045K

ZONING

C-1

LEASE RATE

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SALE PRICE

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Project ELEVATIONS



North Elevation



South Elevation



East Elevation



West Elevation

Project RENDERINGS



Site PLAN

BUILDING B

SUITE 1: 1,758 SF
SUITE 2: 2,382 SF
SUITE 3: 3,392 SF
CONTIGUOUS TO 7,661 SF

BUILDING D

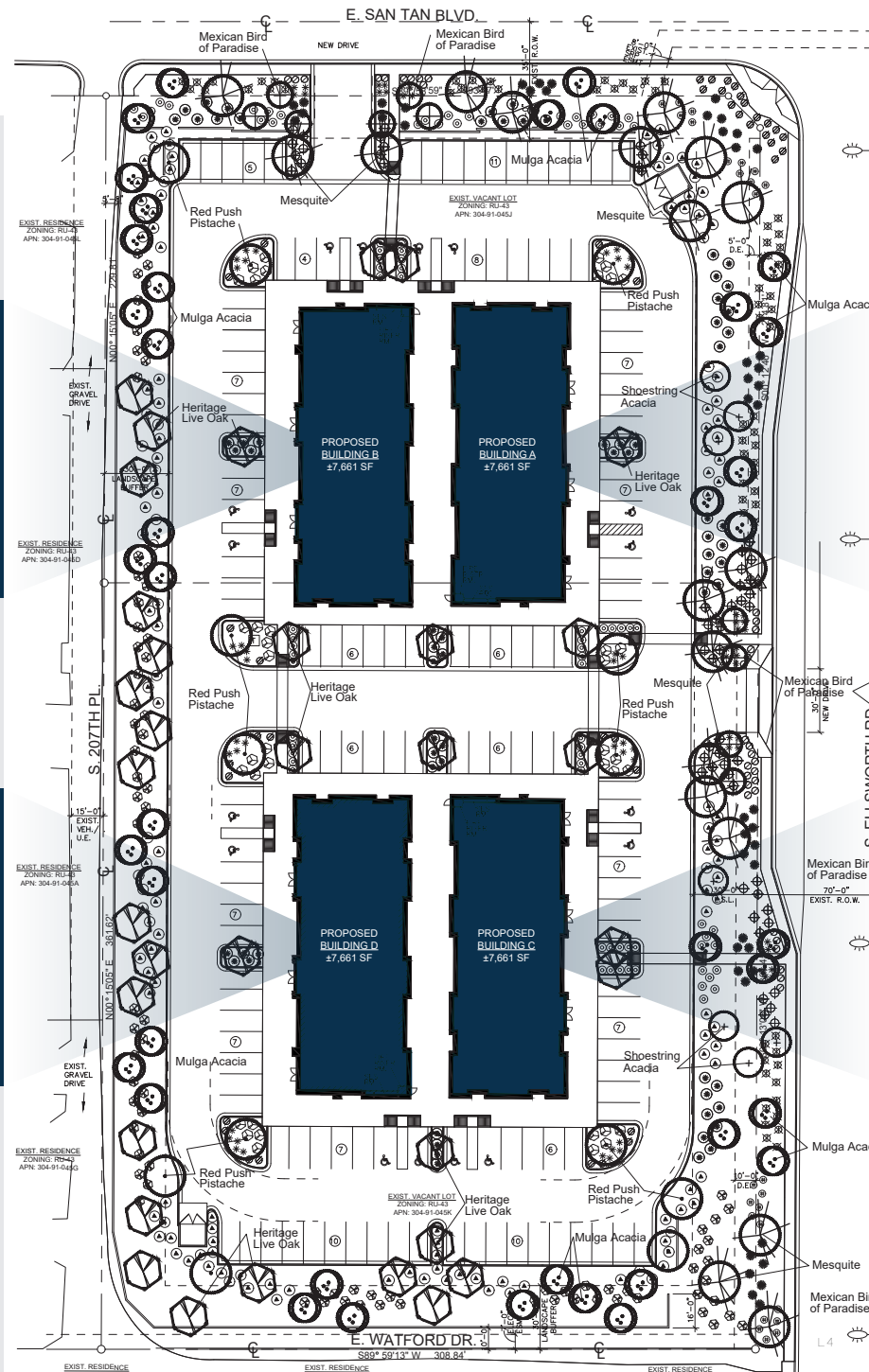
SUITE 1: 1,758 SF
SUITE 2: 2,382 SF
SUITE 3: 3,392 SF
CONTIGUOUS TO 7,661 SF

BUILDING A

SUITE 1: 1,758 SF
SUITE 2: 2,382 SF
SUITE 3: 3,392 SF
CONTIGUOUS TO 7,661 SF

BUILDING C

SUITE 1: 1,758 SF
SUITE 2: 2,382 SF
SUITE 3: 3,392 SF
CONTIGUOUS TO 7,661 SF



About QUEEN CREEK

Located in the fastest-growing county in the nation, the Southeast Valley is a major business and employment center, with well-known global brands, plus homegrown firms and some of the most creative startup ventures imaginable.

Southeast Valley Demographics



1,438,700

Total
Population



+13%

Population Growth
in Past 5 Years



4.0%

Unemployment
Rate



+24%

Job Growth
in Past 5 Years



\$75,731

Median Household
Income



35%

Associates Degree
or Higher

3 Mile Radius Demographics



54,058

Total
Population



+4.79%

Population Growth
in Past 2 Years



4.1%

Unemployment
Rate



\$358,720

Median Net
Worth



\$121,024

Median Household
Income



79%

Associates Degree
or Higher

Arizona is a growing innovation hub, geographically situated between our existing operations in Southern California and New Mexico. This will allow us to accelerate progress from conceptual design to production to final assembly at scale as we capitalize on the many advantages Mesa and the Greater Phoenix area offer.

Michael Colgazier, CEO of Virgin Galactic
on New Manufacturing Facility in Mesa, Arizona



LOOP 202

GILBERT GATEWAY TOWNE CENTER

TEXAS TARGET Applebees Chick-fil-A
Starbucks 9 Walmart ROSS Michaels
ups McDonald's DOLLAR TREE POPEYES
Coca-Cola

SAN TAN VILLAGE MALL

DICK'S Dillard's macy's BEST BUY
Harkins ME Massage Envy LIVING SPACES
TORRID SEPHORA GNC BARNES & NOBLE
SPORTS BOURBON & BONES verizon GRIMALDI'S
HomeGoods FORENZA'S NORTH RACK
THE KEE KONA GRILL FOREVER 21 Total Wine

SAN TAN VILLAGE MARKETPLACE

Marshalls Walmart sam's club OLD NAVY
JO-ANN OUTBACK ULTA DSV BIG LOTS
COSTCO JOHNSON'S MATTRESS FIRM HANDY STONE
DISCOUNT CLUBS HUNDY'S FAS TRAINING Salsbury Industries
Chick-fil-A

QUEEN CREEK MARKETPLACE

TORRINO'S TACOS WENDY'S Harkins THEATRES Total Wine
OLD NAVY ROSS DRESS FOR LESS M BOOT BARN
smashburger TARGET Bath & Body Works ULTA FAMOUS footwear
Kirkland's Home JO-ANN DATA DOCTORS RACK
WORLD WILD WINGS Affluence TJ-MAXX ME Massage Envy nektar
CHASE Burlington PETSMART KOHL'S

PECAN LAKE ENTERTAINMENT

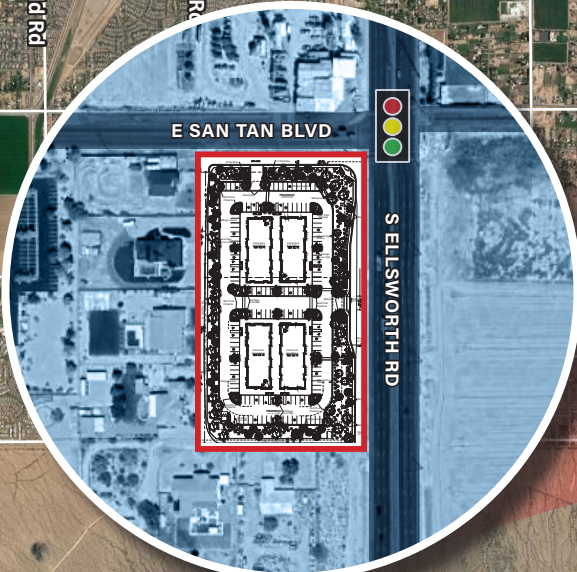
PECAN LAKE ENTERTAINMENT Fat Cats
E5S FITNESS Juk Dutch Bros PIEOLOGY PIZZERIA
VAC TRACTOR SUPPLY CO VALLEY SPORTCLIPS
Gateway Urgent Care SUBWAY
SEVENBROTHERS TWISTED SUGAR

FRY'S CITRUS GROVES CTR

FRY'S STARBUCKS DENTAL CARE of Citrus Groves
CLEAN JUICE SWEET KING PINKY'S CLEANERS
Papa John's Auto Zone SHRED NATIONS

VINEYARD TOWNE CENTER

SEVENSONS fru's TARGET MOD
Better Buzz MATTRESS FIRM Cafe Rio
DENTISTS nektar MR. PICKLE'S ACADEMYBANK
MOUNTAIN AMERICA LifeQuest ZAXBY'S



Crismon High School



Banner Ironwood Medical Center

EARNHARDT QUEEN CREEK
CHRYSLER TOYOTA SUBARU

**Pegasus Queen Creek/
Phoenix Airpark**





SWC OF ELLSWORTH RD & SAN TAN BLVD QUEEN CREEK, AZ 85142

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