

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.
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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	±30,664
LOT SIZE	±182,662 (4.2 Acres)
YEAR BUILT	Proposed
APN	304-91-045J, 304-91-045K
ZONING	C-1
LEASE RATE	CONTACT BROKER
SALE PRICE	CONTACT BROKER

Project ELEVATIONS



North Elevation



South Elevation



East Elevation



West Elevation

Project RENDERINGS



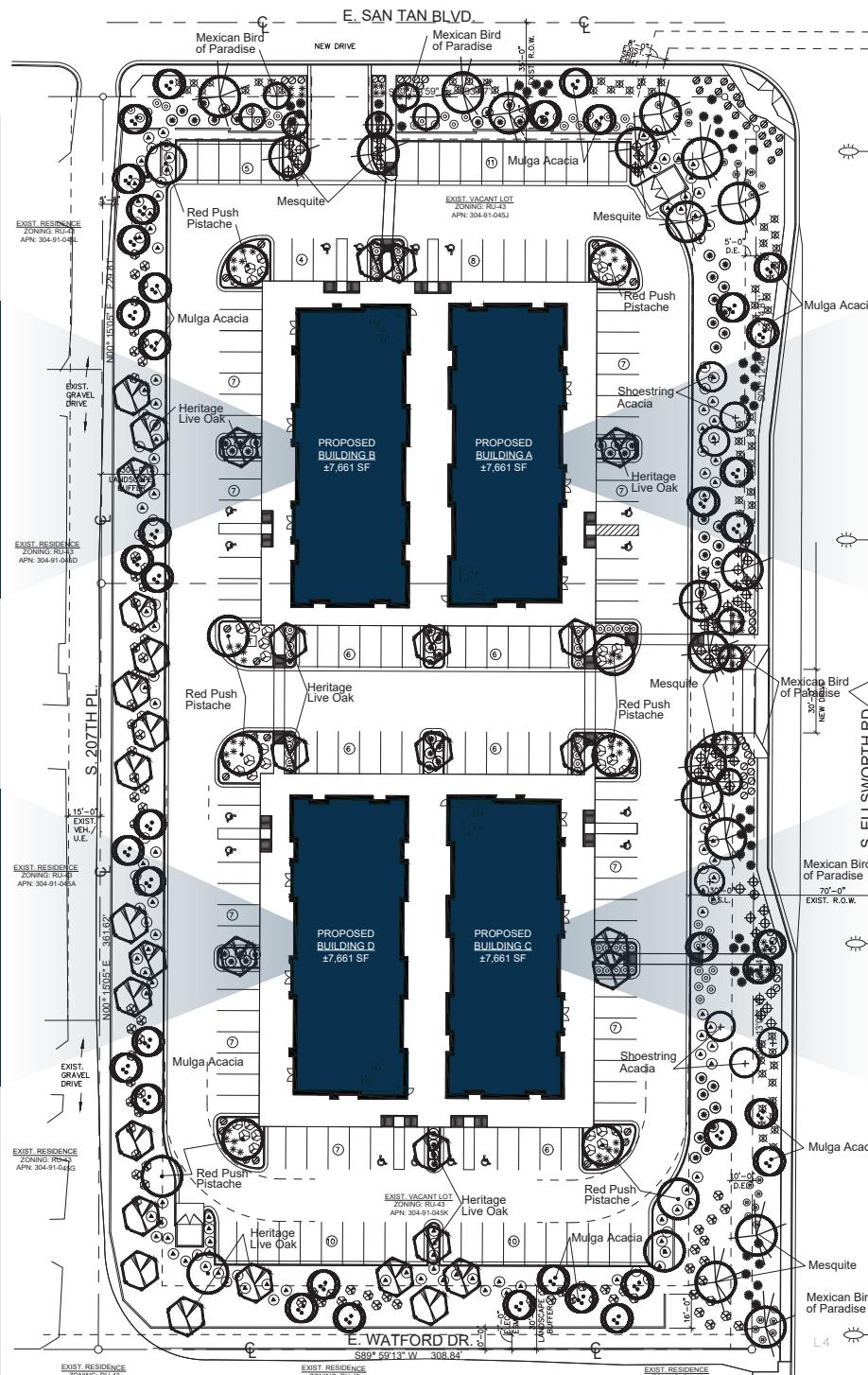
Site PLAN

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



SAN TAN VILLAGE MALL



SAN TAN VILLAGE MARKETPLACE



PhxMesa
Gateway
Airport

Desert
Sky Park

ASU
Arizona State
University

THE
HOME
DEPOT

QUEEN CREEK MARKETPLACE



Gilbert
Regional Park

S. Higley Rd
E. Queen Creek Rd

E. Ocotillo Rd

S. Greenfield Rd

E. Chandler Heights Rd

E. Riggs Rd

Hunt Hwy

E SAN TAN BLVD

S. ELLSWORTH RD

PECAN LAKE ENTERTAINMENT



FRY'S CITRUS GROVES CTR



Crismon
High School

E-San-Tan Blvd

SAN TAN
FLAT

Pegasus Queen Creek/
Phoenix Airpark

EARNHARDT
QUEEN CREEK
CHRYSLER-DODGE-RE-PAM

VINEYARD TOWNE CENTER



QUEEN CREEK OLIVE MILL
FARM MARKET - BAKERY

Banner
Ironwood
Medical Center

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

This Offering is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property ("The Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering or any materials, statements or information contained herein or otherwise provided.

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