



ESTRELLA GIN BUSINESS PARK

NEC W EDISON RD & N ESTRELLA PARKWAY |
MARICOPA, AZ 85139

NOW PRE-LEASING

FOR MORE INFORMATION PLEASE CONTACT:

TRENT RUSTAN
D 480.966.5155
M 602.550.0709
trustan@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
04.10.26

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

ESTRELLA GIN BUSINESS PARK

PRELEASING NOW

PROPERTY FEATURES

Address	NEC W Edison Rd & N Estrella Parkway
Property Size	±84,000 SF
Est. Completion	2026
Parcel	510-17-024
Frontage	W Edison Rd & N Estrella Pkwy

Glass Storefronts



Rear Roll-Up Doors



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Know what's below.
Call before you dig.

W EDISON RD.

AVAILABLE FOR PRELEASING

Flex Spaces

Building 1	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease
Building 2	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease
Building 3	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease
Building 4	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease
Building 5	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease
Building 6	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease

Retail/Flex Spaces

Building 1	±12,000 SF (Divisible to ±2,000 SF)	Available to Pre-Lease
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04 10 26

SITE MAP



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AREA MAP



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DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

45654 W Edison Rd, Maricopa, Arizona, 85139
Ring of 3 miles

KEY FACTS

49,487

Population



16,702

Households

38.5

Median Age

\$78,791

Median Disposable Income

EDUCATION

6%

No High School Diploma



30%

High School Graduate



38%

Some College



25%

Bachelor's/Grad/Prof Degree

INCOME



\$96,845

Median Household Income



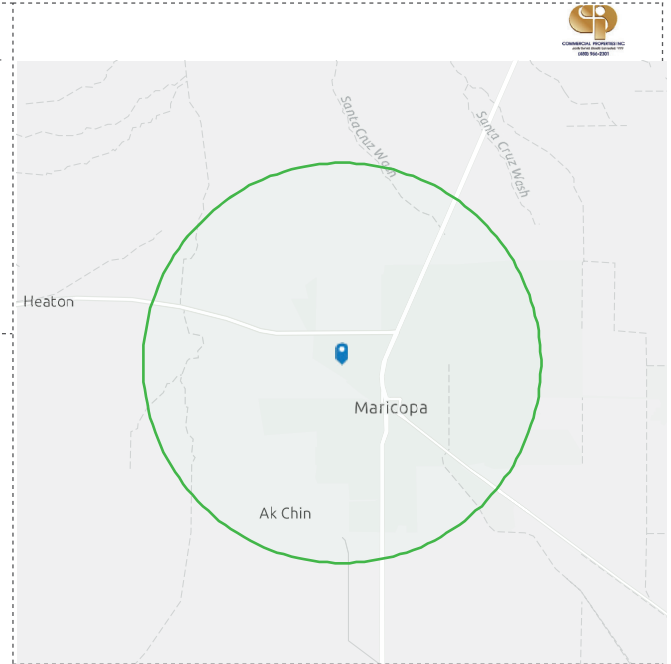
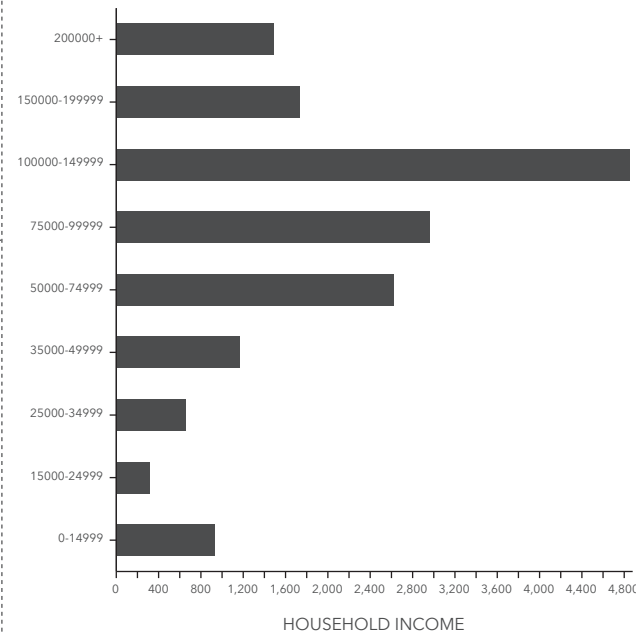
\$37,056

Per Capita Income



\$349,926

Median Net Worth



EMPLOYMENT

65%

White Collar

22%

Blue Collar

16%

Services

2.5%

Unemployment Rate

Source: Esri. The vintage of the data is 2025, 2030.

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