

BRAND NEW ± 23.88 ACRE SOUTHEAST VALLEY DEVELOPMENT

SEC Ironwood Rd & Ranch Rd

Retail PADs & Jr. Anchor Position | Available for Lease, Ground Lease or BTS

San Tan Valley, Arizona



PROPERTY HIGHLIGHTS

- Brand new ± 23.88 acre development w/ ± 23,800 SF of Retail and ± 51,200 SF of Medical Available for Lease, Ground Lease or Build-to-Suit
- C-Store site available w/drive-thru plus three additional PADs; shops buildings w/drive- thrus and one 2-story medical building
- Robust traffic counts along Ironwood Drive of nearly 34,000 VPD
- Come be a part of one of the fastest-growing communities and second fastest-growing county in the country! (Souce: 2020 Census)



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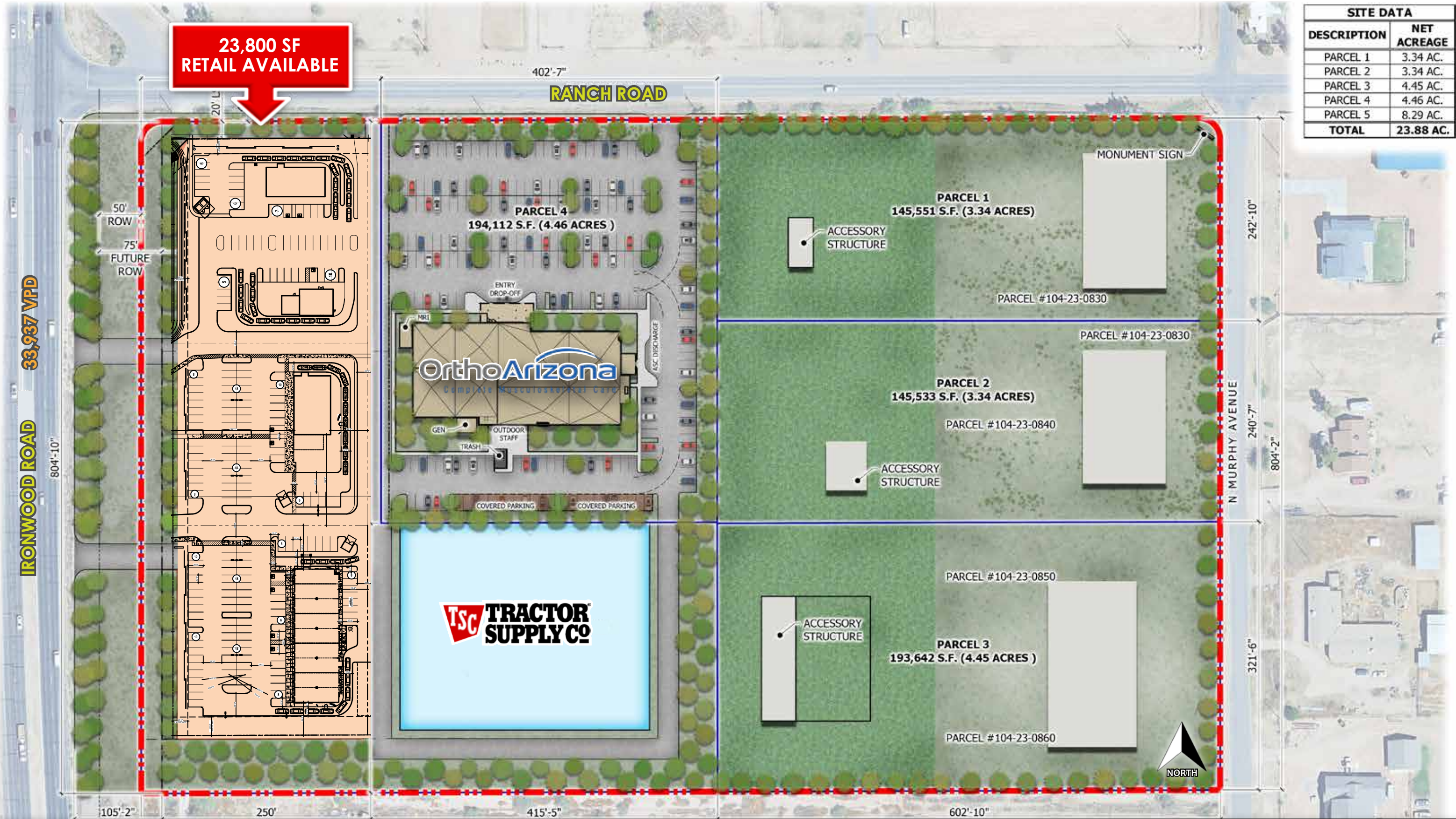
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7339 E McDonald Drive | Scottsdale, AZ 85250
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Site Plan

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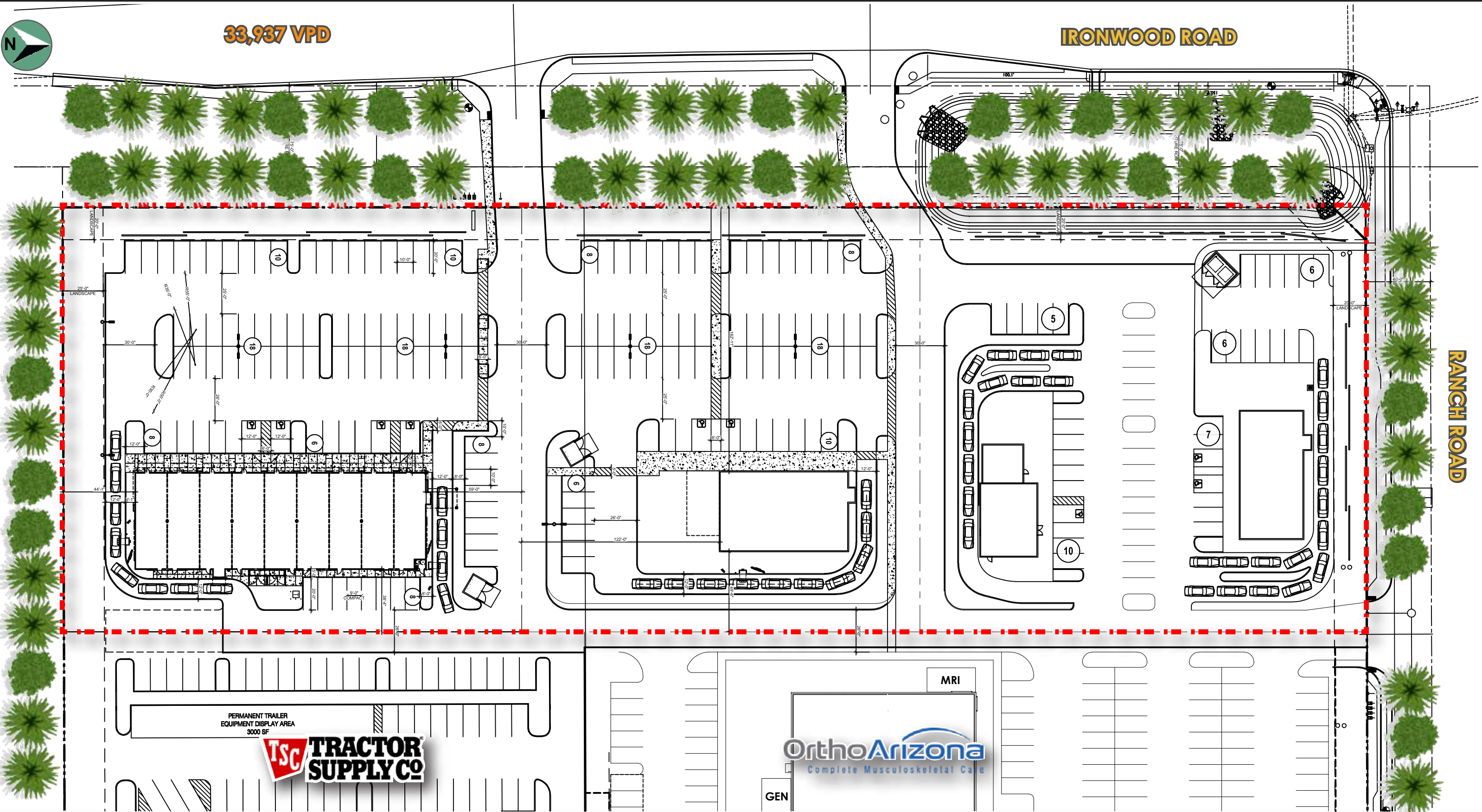
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33,937 VPD

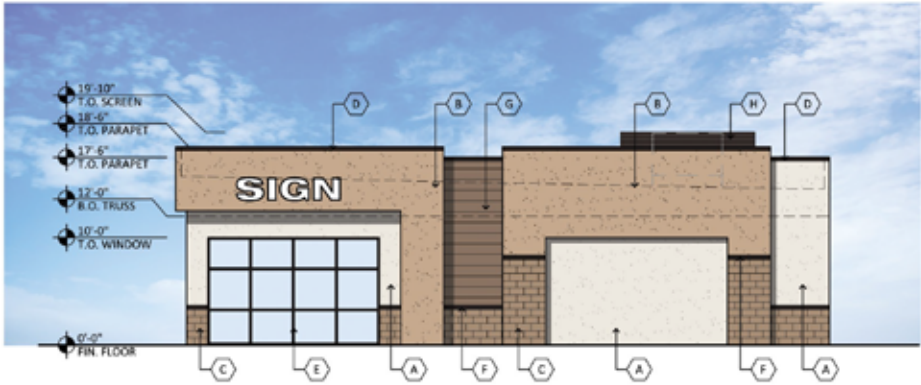
IRONWOOD ROAD

RANCH ROAD



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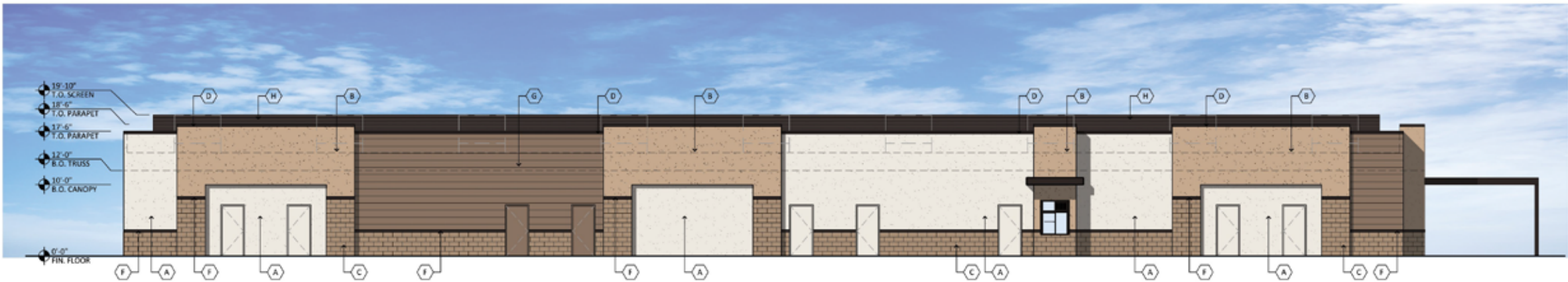


1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATIONS
SCALE: 3/16" = 1'-0"

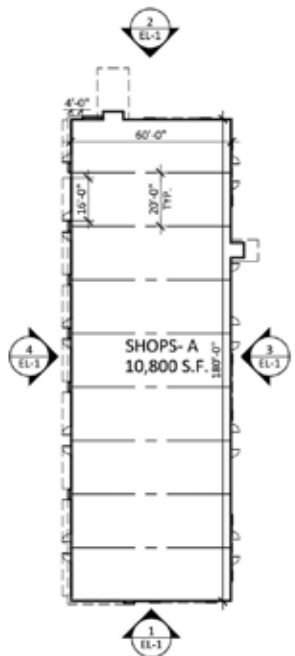
MATERIAL AND COLORS			
A	PAINTED STUCCO:	FINISH:	FINE SAND
		MFR:	SHERWIN WILLIAMS
		COLOR:	MARSHMALLOW SW 7001
B	PAINTED STUCCO:	FINISH:	FINE SAND
		MFR:	SHERWIN WILLIAMS
		COLOR:	SAND DOLLAR SW 6099
C	PAINTED CMU VENEER:	FINISH:	FINE SAND
		MFR:	SHERWIN WILLIAMS
		COLOR:	NEARLY BROWN SW 9093
D	PAINTED METAL / CANOPY:	FINISH:	FINE SAND
		MFR:	SHERWIN WILLIAMS
		COLOR:	PAINT TO MATCH DARK BRONZE
E	ALUMINUM STOREFRONT:	MFR:	KAUFNER
		COLOR:	DARK BRONZE
F	PAINTED STUCCO CAP:	FINISH:	FINE SAND
		MFR:	SHERWIN WILLIAMS
		COLOR:	PAINT TO MATCH DARK BRONZE
G	PAINTED HARDIE PLANK SIDING:	MFR:	JAMES HARDIE
		STYLE:	HARDIE PLANK - SMOOTH
		FINISH:	TREE BRANCH - SW 7525
H	PRE-FAB RIBBED PANEL SCREEN:	MFR:	ROOFSCREEN MANUFACTURING OR EQUAL
		COLOR:	PAINT TO MATCH DARK BRONZE



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"



5 FLOOR PLAN
SCALE: 3/16" = 1'-0"



Queen Creek Olive Mill

demographics 2025

Source: Sites USA



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$189.68 M	\$1.59 B	\$4.84 B
Total Non-Retail	\$92.28 M	\$789.69 M	\$2.43 B
Total Retail	\$97.41 M	\$799.88 M	\$2.42 B
Entertainment	\$11.03 M	\$92.1 M	\$278.63 M
Food Away from Home	\$8.5 M	\$71.08 M	\$215.34 M
Personal Care	\$2.48 M	\$20.28 M	\$60.38 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$10,039	\$10,832	\$10,924
Total Non-Retail	\$4,884	\$5,381	\$5,474
Total Retail	\$5,155	\$5,451	\$5,450
Entertainment	\$584	\$628	\$629
Food Away from Home	\$465	\$473	\$473
Personal Care	\$131	\$138	\$136

DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	4,837	39,514	115,067
PROJECTED POPULATION (2030)	5,570	47,797	139,528
AVG HH INCOME	\$140,392	\$151,246	\$152,962
DAYTIME POPULATION (16 YRS & OVER)	1,619	12,016	39,538
MEDIAN AGE	38.0	34.6	35.8
TOTAL BUSINESSES	65	643	1,985
WORKFORCE (16 YRS & OVER)	252	3,071	11,809

PHOENIX-METRO: EAST VALLEY HOUSING PROJECTS

- ACTIVE HOUSING DEVELOPMENTS
- FUTURE HOUSING DEVELOPMENTS
- TECHNOLOGY CORRIDOR SITES
- AIRPORT BOUNDARIES
- INDUSTRIAL BOUNDARIES
- RETAIL

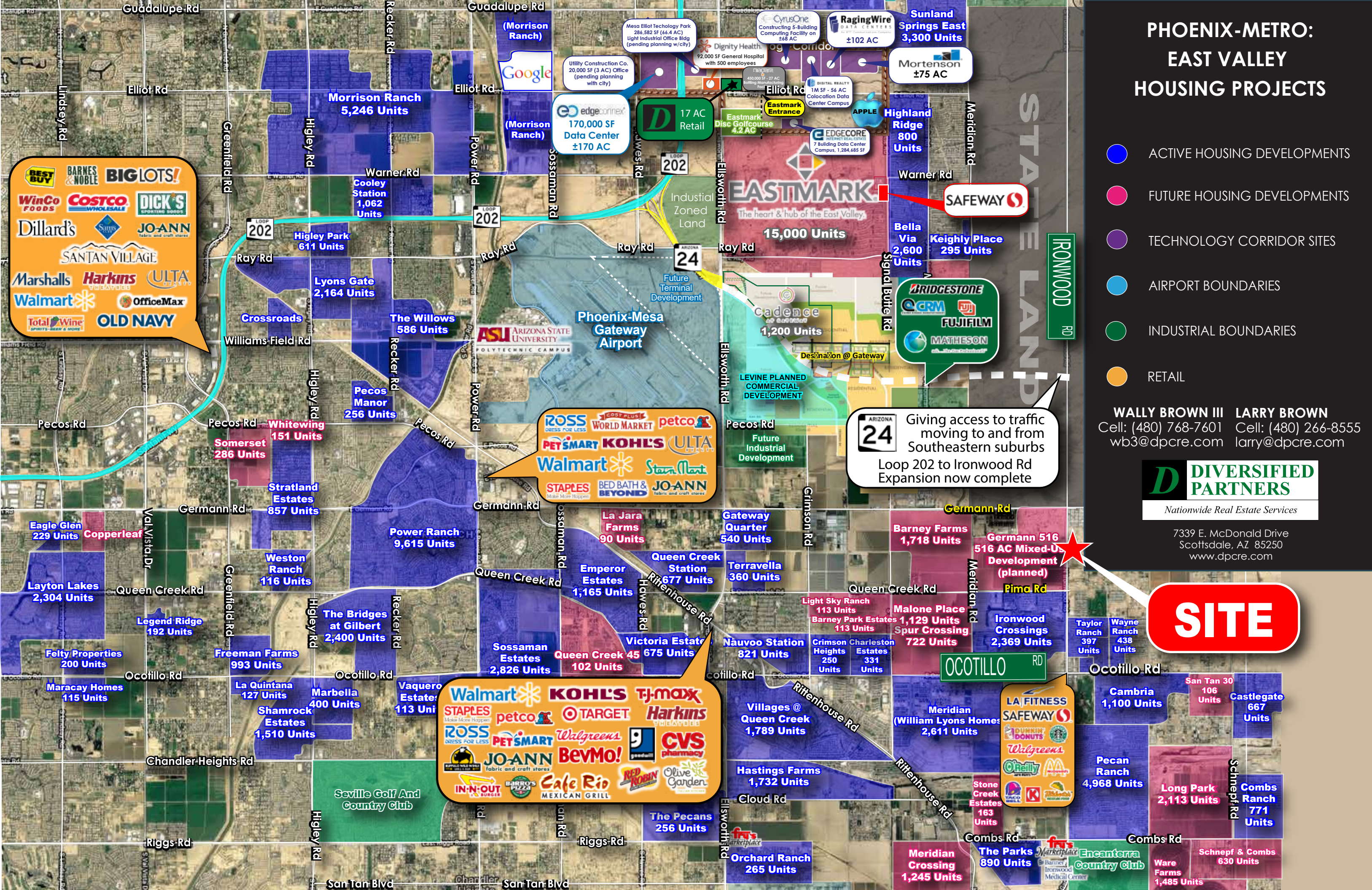
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SITE



RETAILERS WITHIN A 2-MILE RADIUS OF SEC IRONWOOD RD & RANCH RD

1. SEC Ironwood Rd & Germann Rd:



2. NEC Ironwood Rd & Pima Rd:



and more to come!

NEW 5 AC DEVELOPMENT
BY DIVERSIFIED PARTNERS

3. SEC Ironwood Rd & Pima Rd:





NEW 12.89 AC DEVELOPMENT
BY DIVERSIFIED PARTNERS

4. NEC Ironwood Rd & Ocotillo Rd:



39,198 SF RETAIL DEVELOPMENT
BY DIVERSIFIED PARTNERS

5. NWC Ironwood Rd & Ocotillo Rd:



6. SWC Ironwood Rd & Ocotillo Rd:



7. SEC Ironwood Rd & Ocotillo Rd:



