

COMING SOON
TO THE SOUTHWEST CORNER



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DEVELOPMENT BY



PADS FOR SALE OR LEASE



SIGNAL BUTTE &
QUEEN CREEK RD

Queen Creek, AZ



property summary

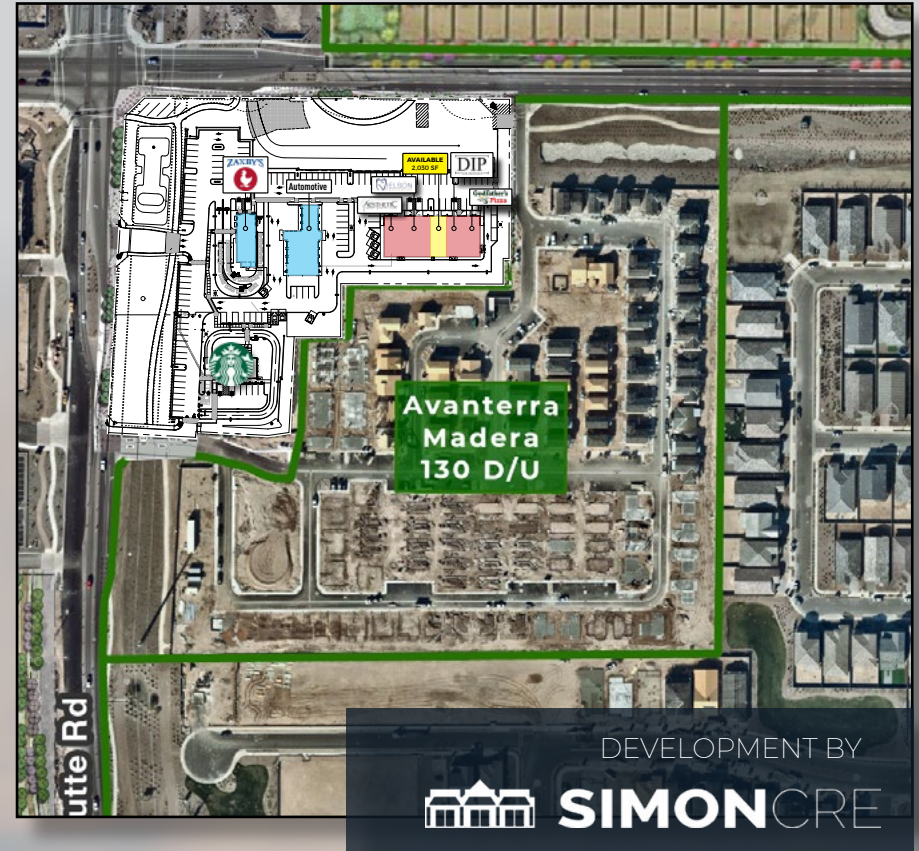
AVAILABLE	PAD 1 - 3,500 SF PAD 3 - 2,027 SF	ZONING	C-2 Town of Queen Creek
LEASE RATE	Call for Rate		

LOCATION HIGHLIGHTS

- » Fry's Marketplace (Open 2024)
- » Median household incomes exceed \$144,000 within a 1 mile radius
- » New, planned housing is abundant in the trade area, with many active communities already under construction
- » Signal Butte Road connects with the SR-24 a full-diamond interchange

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EoS
FITNESS



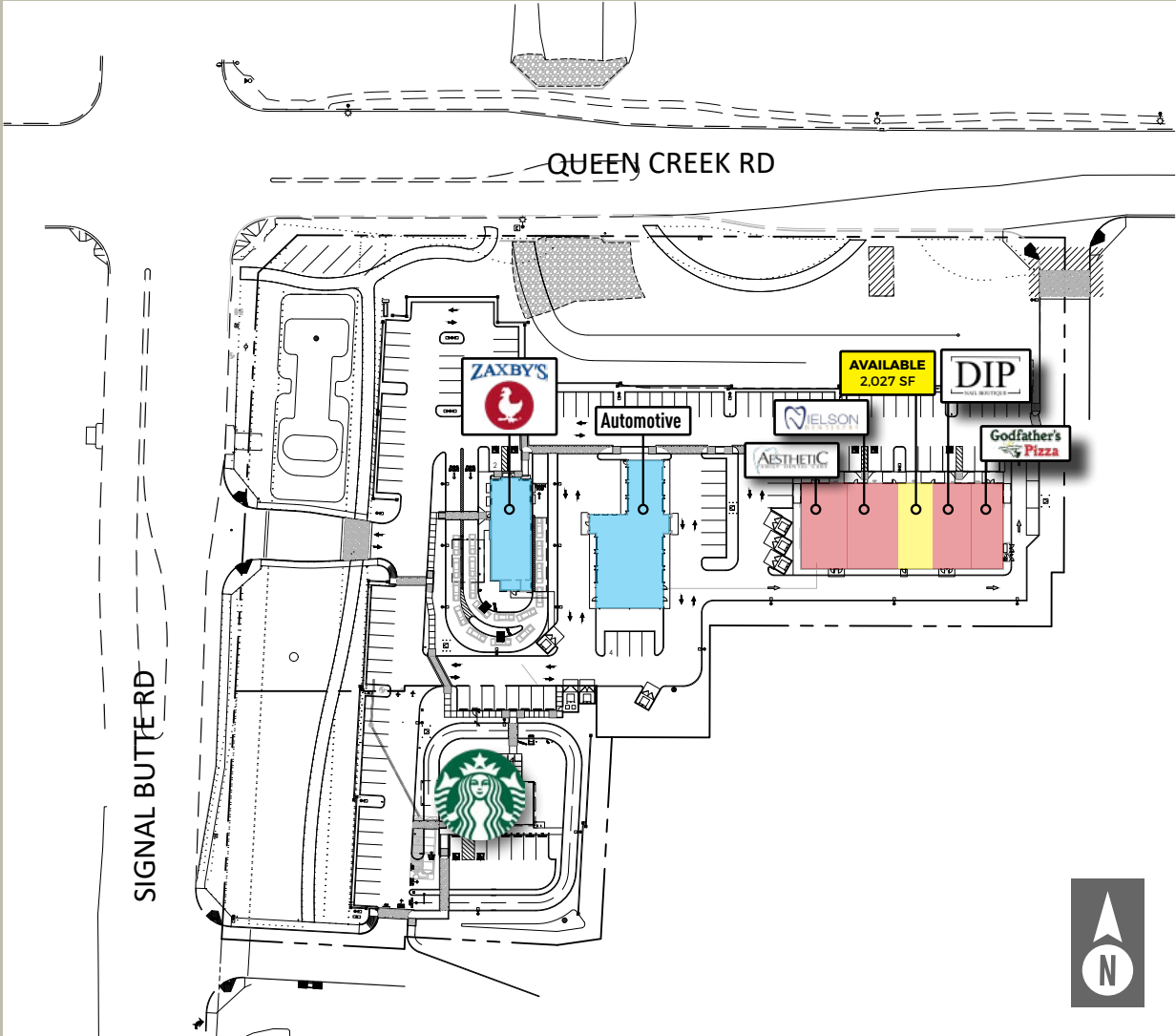
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PCA
PHOENIX COMMERCIAL ADVISORS

site plan



PAD	TENANT	SF
PAD 1	Zaxby's	3,500 SF
PAD 2	Automotive	4,400 SF
PAD 3	Available	2,027 SF
PAD 4	Starbucks	2,400 SF

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zoom aerial



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retail aerial



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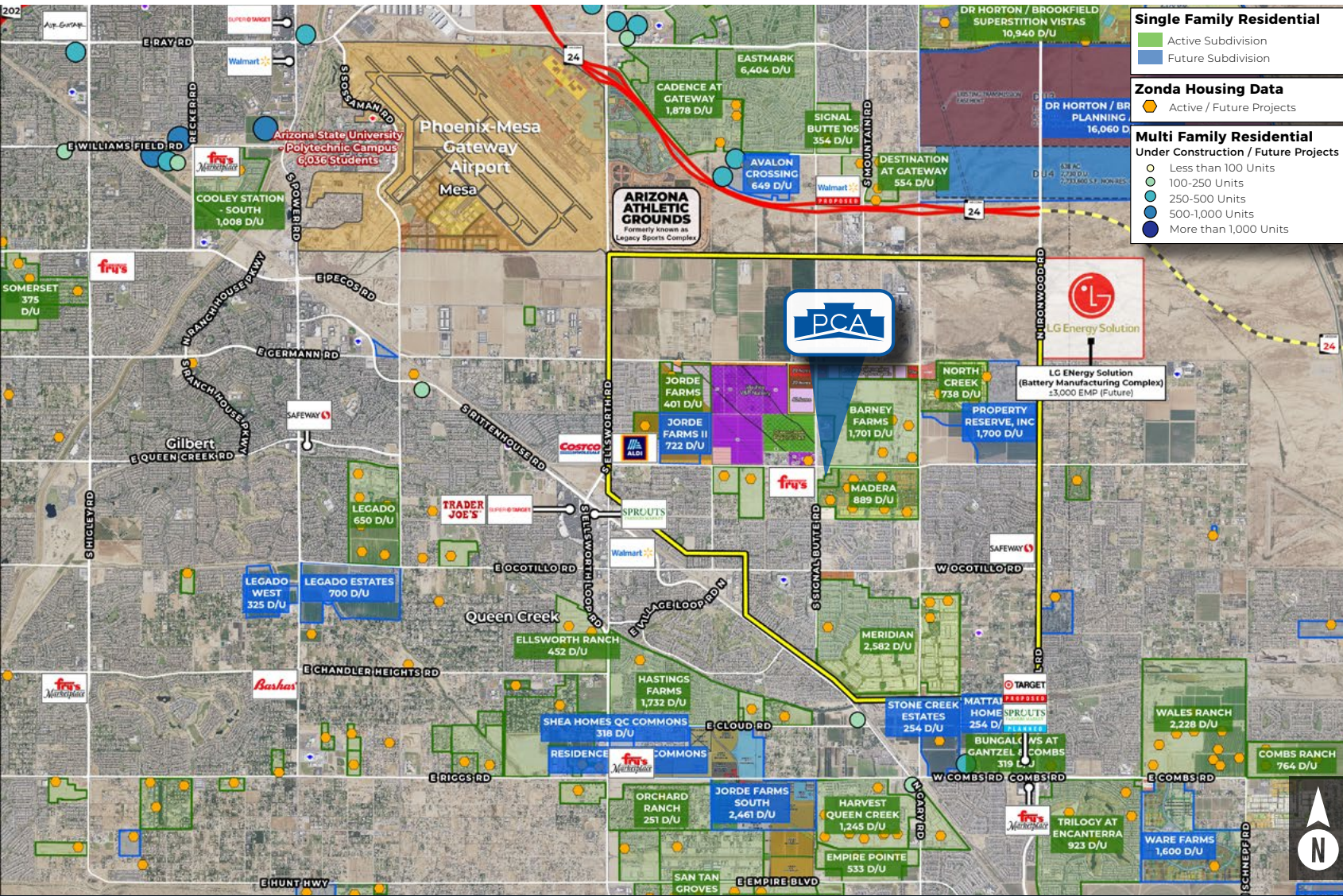
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trade area

Q4 2023

Zonda



Single Family Residential

- Active Subdivision
- Future Subdivision

Zonda Housing Data

- Active / Future Projects

Multi Family Residential

Under Construction / Future Projects

- Less than 100 Units
- 100-250 Units
- 250-500 Units
- 500-1,000 Units
- More than 1,000 Units

Multi-Family Activity
*PCA does not guarantee the accuracy/completeness (estimate)

Trade Area	199
Under Construction or Proposed Units	

Metrostudy Housing Data Q4-2023

QUARTERLY AND ANNUAL OVERVIEW

Quarterly Starts	213
Quarterly Closings	118
Annual Starts	637
Annual Closings	705
Housing Inventory	562
Vacant Developed Lots	1,364

PROJECT(S) BY STATUS

Active / Available	1,821
Future	2,028
Total Active / Future Units	3,849

Demographic Profile

2023 ESRI Estimates	Trade Area
2023 Total Population	25,668
2028 Total Population	32,760
5 yr. % Growth	27.63%
2023 Total Housing Units	8,617
Average Household Size	3.31
Median HH Income	\$132,753
Median Age	32.2

DAYTIME POPULATION

Total	18,989
Employees	4,714
Residents	14,275

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rendering concept



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rendering concept



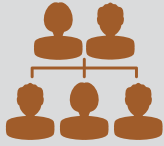
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demographics



POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Population	4,068	54,374	148,906
2028 Total Population	5,590	64,012	164,081



DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Daytime Pop	2,937	44,629	112,862
Workers	624	14,370	29,937
Residents	2,313	30,259	82,925



2023 INCOMES

	1-Mile	3-Mile	5-Mile
Average HH Income	\$177,751	\$152,607	\$146,439
Median HH Income	\$138,526	\$119,249	\$116,847
Per Capita Income	\$48,700	\$46,087	\$44,950



HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2023 Housing Units	1,319	17,879	49,176
Owner Occupied	83.8%	83.5%	84.5%
Renter Occupied	5.8%	8.7%	8.5%



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023 Households	1,182	16,486	45,733
2028 Households	1,643	19,464	50,549



BUSINESSES

	1-Mile	3-Mile	5-Mile
2023 Businesses	26	714	1,449

2023 ESRI ESTIMATES

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DEVELOPMENT BY



SIMONCRE

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