

CREATION REPE

The SWITCHYARD

OC • AZ

PCA
PHOENIX COMMERCIAL ADVISORS



NEC | Elsworth Loop Rd & Occotillo Rd | QUEEN CREEK, AZ

JOIN: **POSTINO** SHAKE  SHACK[®] *Snooze*^{*} **BAMBOO** SUSHI **[solidcore]**

The Switchyard is a fully integrated 10 Acre Mixed-Use Development to include 215 Luxury Class A Multi-Family Units, Retail, Restaurants & Office.

The project will highlight best in class restaurants and retail, providing a unique shopping and dining experience unlike any other in Queen Creek.

The project is located along Ellsworth Rd in the heart of the Queen Creek sub-market.

Ellsworth Loop Rd currently carries 55,033 cars per day.





SITE PLAN

BUILDING A (GROSS)
0.5 ACRE PAD

BUILDING B (GROSS)
20,994 SF

BUILDING C (GROSS)
2,669 SF

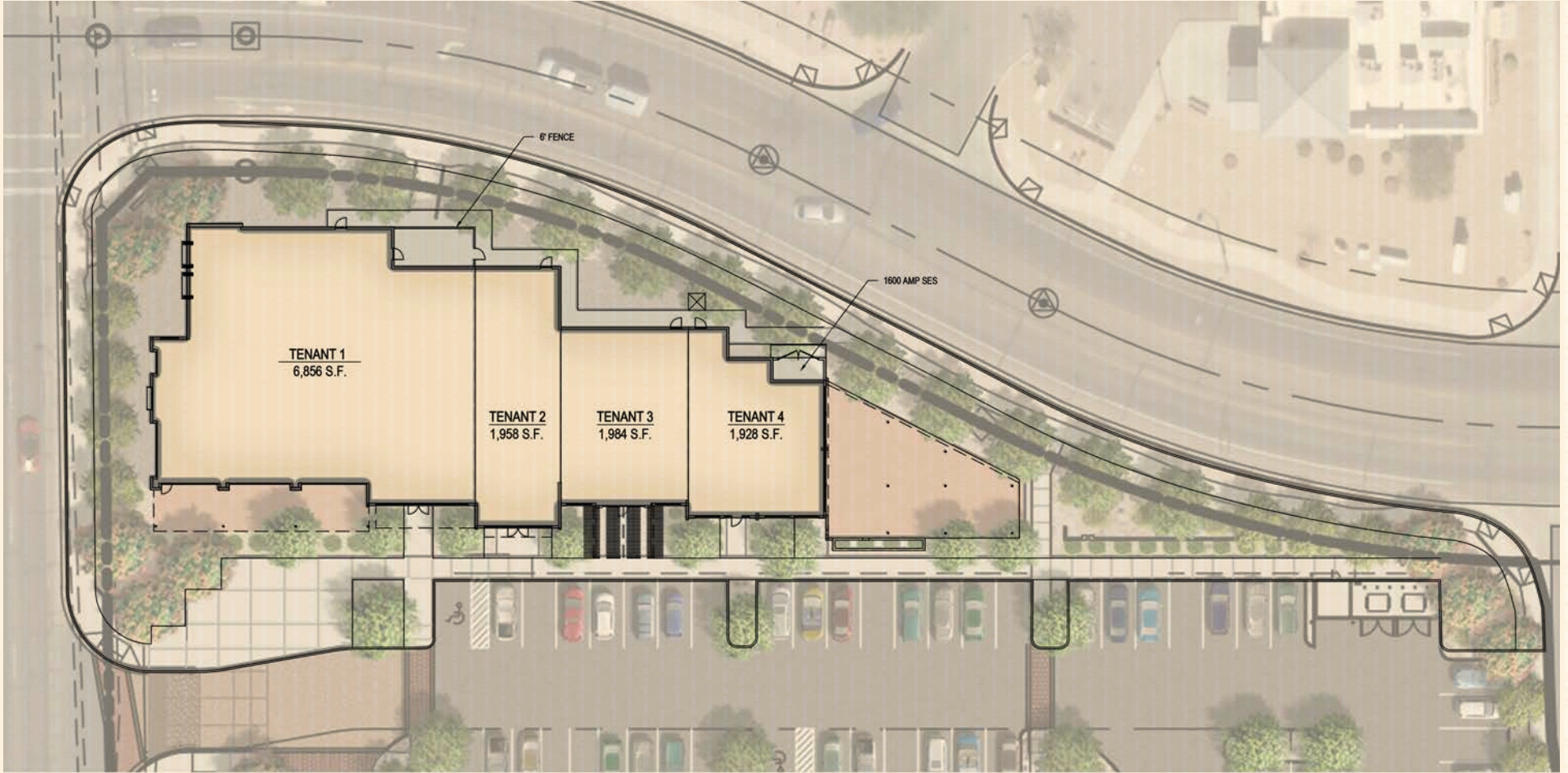
BUILDING D (GROSS)
7,927 SF

BUILDING E (GROSS)
11,999 SF

RETAIL/RESTAURANT/OFFICE

TOTAL
43,634 SF + 0.5 AC

BUILDING A SITE PLAN



TOTAL BUILDING AREA
12,726 S.F.

BUILDING A RENDERINGS





QUEEN CREEK RETAIL & RESTAURANTS



NEC | Elisworth Loop Rd & Ocotillo Rd | QUEEN CREEK, AZ



DEMOGRAPHICS

1 Mile Radius (2025)

Population - 12,168
 Daytime Demo - 14,453
 Households - 3,663
 Avg. HH Income - \$168,825
 Median Age - 32.8
 Education [Bach+] - 27.1%

3 Mile Radius (2025)

Population - 67,233
 Daytime Demo - 54,748
 Households - 19,761
 Avg. HH Income - \$191,678
 Median Age - 35.6
 Education [Bach+] - 32.0%

5 Mile Radius (2025)

Population - 177,319
 Daytime Demo - 137,422
 Households - 56,011
 Avg. HH Income - \$168,041
 Median Age - 35.6
 Education [Bach+] - 29.5%

RESOURCE: ESRI 2025



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