



## DRIVE-THRU PAD FOR GROUND LEASE



# IRONWOOD RD & OCOTILLO RD



# property summary

AVAILABLE

± 2,350 SF Drive Thru

PARCEL

0.82 Acres

## PROPERTY HIGHLIGHTS

- » Brand-new 2022 construction, freestanding building with 15-year roof warranty
- » New prototype with drive-thru
- » Outparcel to new Safeway-anchored community center, drawing traffic to the intersection
- » Located in one of the highest growth areas in Arizona, Queen Creek has seen their population grow 1,377% since 2000
- » Average household income is nearly \$122,400 within a 3-mile radius
- » Immediately adjacent to future multi-family, including a planned 199-unit residential development, Sparrow Ironwood



## TRAFFIC COUNT

IRONWOOD RD

N: ±39,972 VPD (NB/SB)

S: ±33,024 VPD (NB/SB)

OCOTILLO RD

E: ±24,607 VPD (EB/WB)

W: ±20,125 VPD (EB/WB)

ADOT 2021

## NEARBY

SAFEGWAY 



LA | FITNESS.

Walgreens

DUNKIN'

TACO BELL

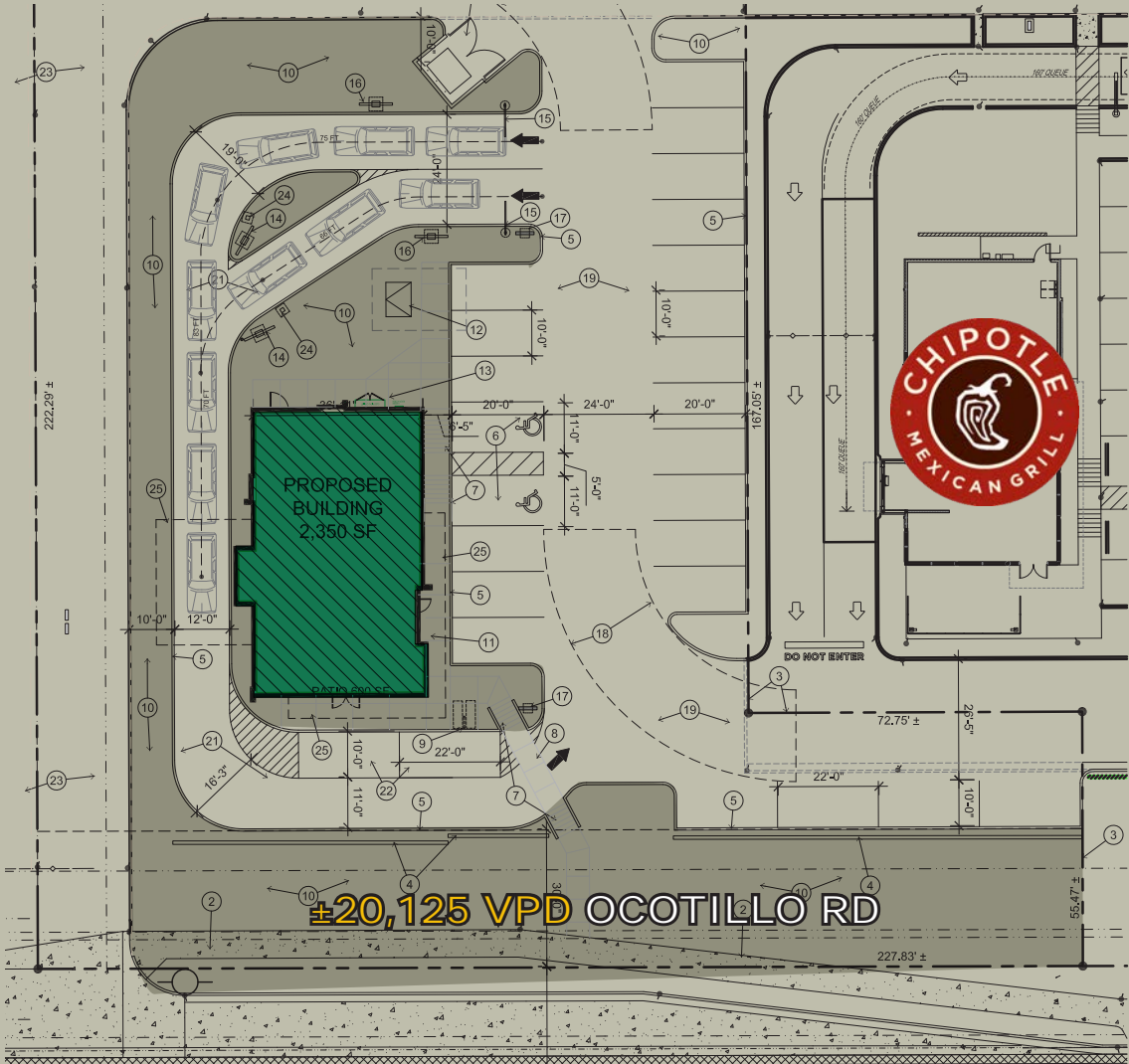
NWC

## DRIVE-THRU PAD FOR GROUND LEASE

Ironwood Rd & Ocotillo Rd



# site plan



## DRIVE-THRU PAD FOR GROUND LEASE

Ironwood Rd & Ocotillo Rd



# aerial

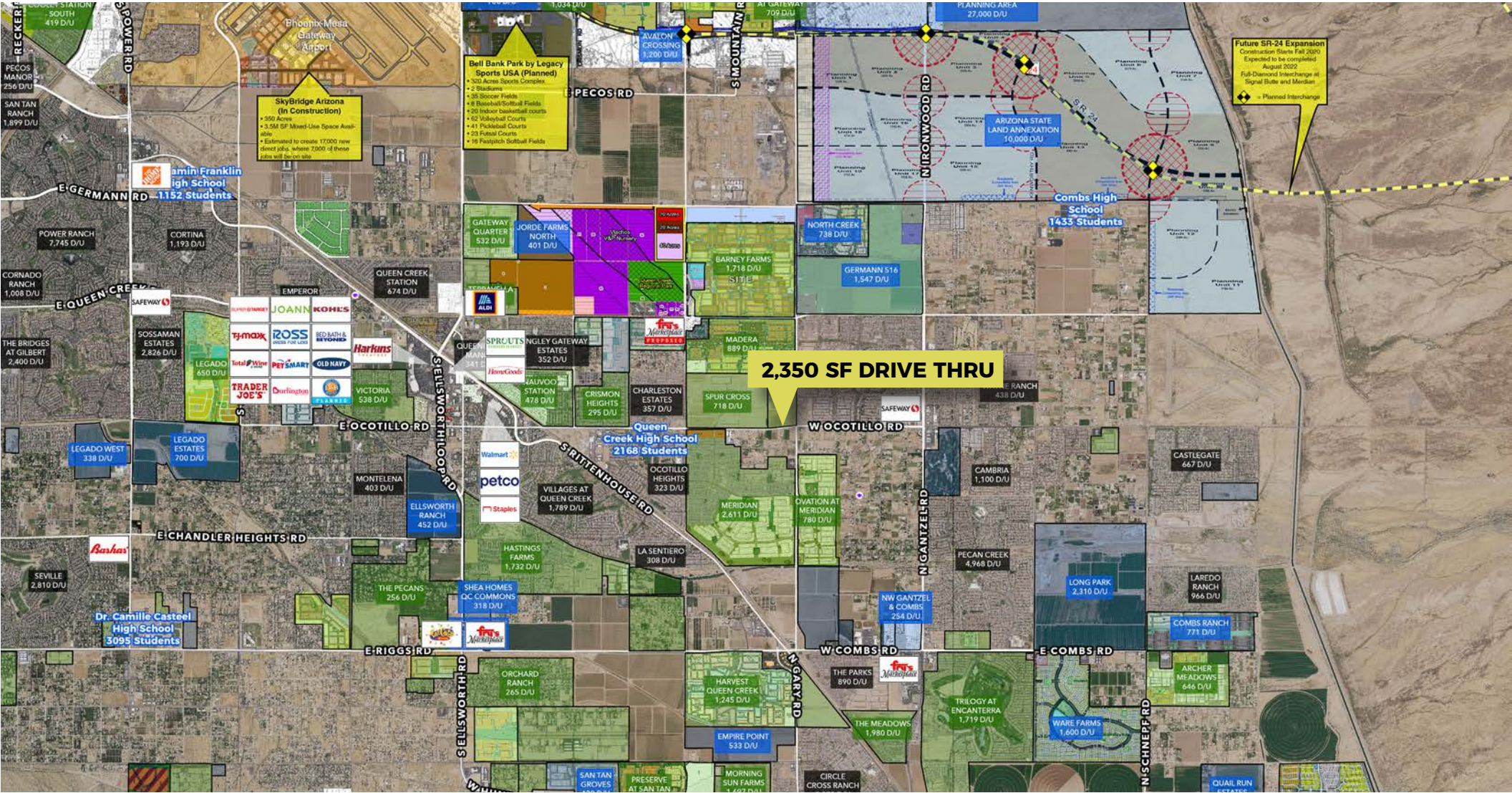


## DRIVE-THRU PAD FOR GROUND LEASE

Ironwood Rd & Ocotillo Rd



# aerial



## DRIVE-THRU PAD FOR GROUND LEASE

Ironwood Rd & Ocotillo Rd



# demographics

2022 ESRI ESTIMATES



POPULATION

	1-Mile	3-Miles	5-Miles
2022 Total Population	14,718	56,865	112,475
2027 Total Population	15,346	60,508	121,892



HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2022 Housing Units	4,707	19,177	37,696
Owner Occupied	85.1%	82.5%	81.0%
Renter Occupied	9.7%	9.2%	10.8%
Vacant	5.2%	8.3%	8.1%



DAYTIME POPULATION

	1-Mile	3-Miles	5-Miles
2022 Total Daytime Pop	10,441	41,938	84,890
Workers	2,327	9,591	23,191
Residents	8,114	32,347	61,699



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2022 Households	4,460	17,585	34,625
2027 Households	4,647	18,833	37,693



2022 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$107,578	\$122,400	\$121,830
Median HH Income	\$88,857	\$97,100	\$96,024
Per Capita Income	\$32,691	\$37,663	\$37,355



BUSINESSES

	1-Mile	3-Miles	5-Miles
2022 Businesses	108	442	1,084

NWC

## DRIVE-THRU PAD FOR GROUND LEASE

Ironwood Rd & Ocotillo Rd





exclusively listed by

**NICK DEDONA**  
(602) 734-7208  
ndedona@pcaemail.com

**ZACHARY PACE**  
(602) 734-7212  
zpace@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. February 27, 2023 10:21 AM



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
phoenixcommercialadvisors.com