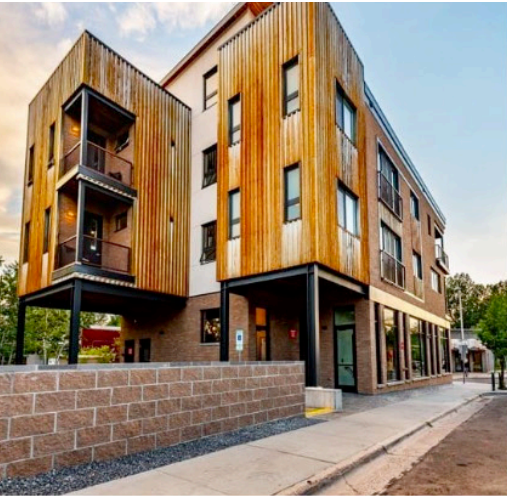


# Ocotillo & Rittenhouse Roads

QUEEN CREEK, AZ 85142



FOR LEASE:  
New Medical Office in Queen Creek



## FOR MORE INFORMATION

❑ **BILL COOK**  
Senior Vice President  
623.972.1184 office  
602.616.8177 cell  
bill.cook@theplazaco.com

❑ **MARGARET LLOYD**  
Senior Vice President  
623.344.4558 direct  
602.828.7214 cell  
margaret.lloyd@theplazaco.com

❑ **MIKE MCWILLIAMS**  
Leasing Associate  
623.344.4530 direct  
602.803.9029 cell  
michael.mcwilliams@theplazaco.com

❑ PLAZA COMPANIES  
❑ PEORIA | SCOTTSDALE | TUCSON  
❑ P 623.972.1184 | F 623.972.5554  
❑ WWW.THEPLAZACO.COM

# Ocotillo & Rittenhouse Roads

QUEEN CREEK, AZ 85142



## PROPERTY OVERVIEW: 54,000 RSF NEW MEDICAL OFFICE

### PROJECT OVERVIEW

- 54,000-square-foot medical office available in the heart of Queen Creek.
- Amenities, restaurants, retail, medical services, office and much more immediately surrounding this site.
- Close proximity to area hospitals, including Banner Ironwood Medical Center, Dignity Health Arizona General Hospital, Mercy Gilbert and Mesa Dignity.
- Building signage on Ocotillo Road and pull-up parking directly in front of each suite.
- Significant tenant TI's available with a long term lease.
- Strong demographics with a median household income of over \$91,000.



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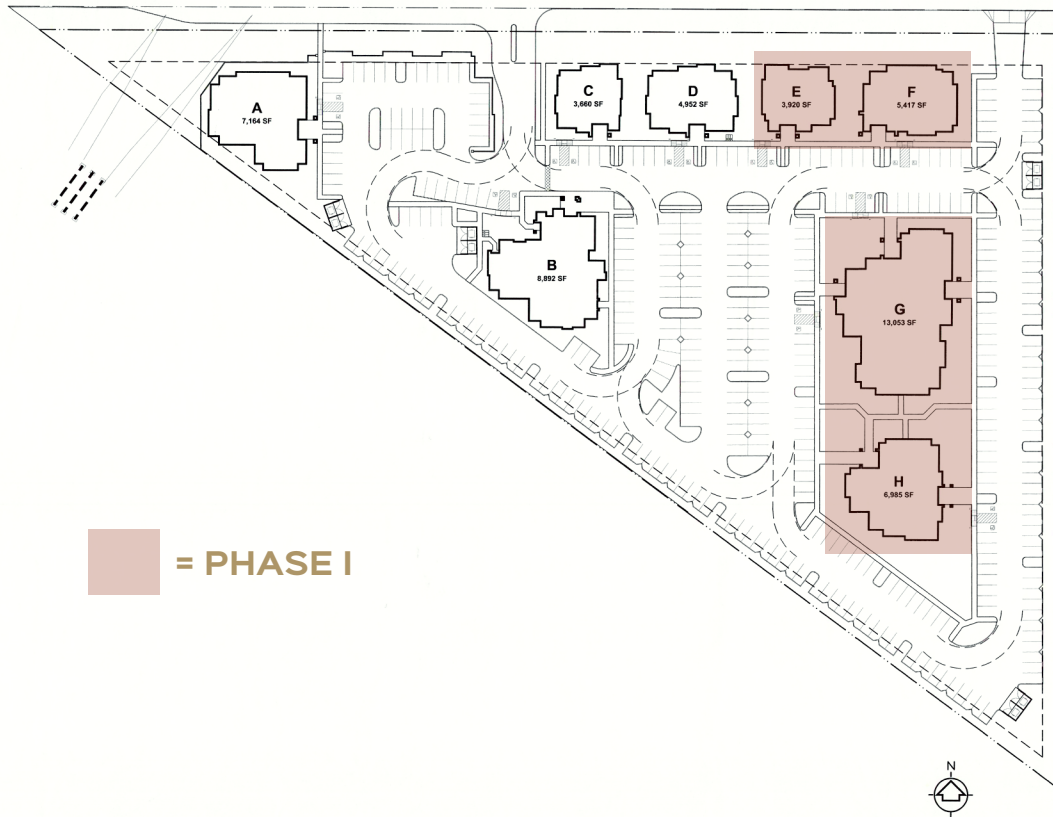
QUEEN CREEK, AZ 85142



## SITE PLAN: 54,000 RSF NEW MEDICAL OFFICE

### PROJECT DATA

- 54,000 SF leaseable area
- PHASE I: Approx. 30,000 SF | PHASE II: Approx. 25,000 SF
- Rental Rate: \$35.50/RSF NNN for a 10-year term
- Generous TI allowance
- Parking: Covered reserve and uncovered open parking
- Signage: Building signage
- Occupancy: Estimated Q4 2026



= PHASE I

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# Ocotillo & Rittenhouse Roads

QUEEN CREEK, AZ 85142



## DEMOGRAPHICS

### Population Summary

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Total Population	12,027	47,537	147,146
2025 Total Population	13,356	53,869	165,615
2020-2025 Annual Growth Rate	2.12%	2.53%	2.39%
2020 Total Daytime Population	11,922	43,107	125,673
Workers	5,443	16,479	40,276
Residents	6,479	26,628	85,397

### Housing Unit Summary

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Housing Units	4,271	14,249	49,724
Owner Occupied Housing Units	68.2%	81.1%	76.7%
Renter Occupied Housing Units	24.1%	13.6%	14.4%
Vacant Housing Units	7.7%	5.4%	9.0%
2025 Housing Units	4,695	16,004	56,039
Owner Occupied Housing Units	70.0%	82.2%	77.2%
Renter Occupied Housing Units	22.9%	13.0%	13.6%
Vacant Housing Units	7.1%	4.8%	9.2%

### Median Home Value

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020	\$280,871	\$354,557	\$301,838
2025	\$300,814	\$374,871	\$328,040

### Median Household Income

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020	\$80,937	\$99,894	\$83,957
2025	\$91,190	\$107,749	\$91,545

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