

Ocotillo & Rittenhouse Roads

QUEEN CREEK, AZ 85142



Design Concept Images

FOR MORE INFORMATION

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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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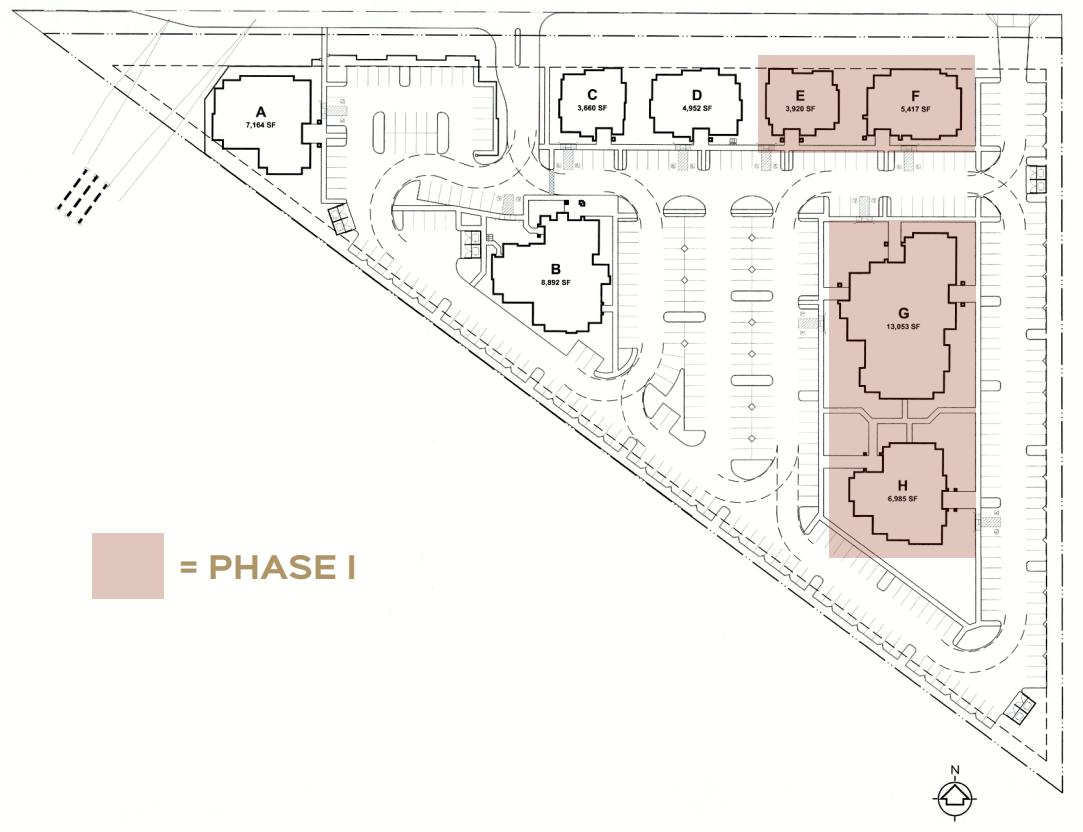
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SITE PLAN: 54,000 RSF NEW MEDICAL OFFICE

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

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DEMOGRAPHICS

Population Summary

2020 Total Population	12,027
2025 Total Population	13,356
2020-2025 Annual Growth Rate	2.12%
2020 Total Daytime Population	11,922
Workers	5,443
Residents	6,479

1 Mile Radius

3 Mile Radius

5 Mile Radius

147,146
165,615
2.39%
125,673
40,276
85,397

Housing Unit Summary

2020 Housing Units	4,271
Owner Occupied Housing Units	68.2%
Renter Occupied Housing Units	24.1%
Vacant Housing Units	7.7%
2025 Housing Units	4,695
Owner Occupied Housing Units	70.0%
Renter Occupied Housing Units	22.9%
Vacant Housing Units	7.1%

1 Mile Radius

3 Mile Radius

5 Mile Radius

49,724
76.7%
14.4%
9.0%
56,039
77.2%
13.6%
9.2%

Median Home Value

2020	\$280,871	\$354,557	\$301,838
2025	\$300,814	\$374,871	\$328,040

Median Household Income

2020	\$80,937	\$99,894	\$83,957
2025	\$91,190	\$107,749	\$91,545

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