



Now Under Construction – Delivering Fall 2021

NEW FRY'S ANCHORED DEVELOPMENT

NEC Ellsworth Rd & Riggs Rd | Queen Creek, AZ

PROPERTY SUMMARY

PROPERTY DETAILS

Shops available: endcaps with patio
Call for rates

PROPERTY HIGHLIGHTS

- New Fry's Marketplace anchored development in underserved trade area of Queen Creek
- Ability to serve over 90,000 SanTan Valley residents
- Delivery expected Q3 2021
- No traditional grocery competition within 4 miles
- Average household income is over \$114,000 within a 3-mile radius
- Riggs Road expansion now complete providing a regional connection to the I-10 freeway

DEVELOPED BY



TRAFFIC COUNTS

N ±33,800 VPD (NB & SB)
S ±32,000 VPD (NB & SB)
E ±20,000 VPD (projected by 2025)
W ±8,816 VPD (EB & WB)

Queen Creek 2015, MCDOT 2019, Town of Queen Creek

SITE PLAN

KEY Available
 At Lease



SHOP BUILDING RENDERINGS



QC Commons

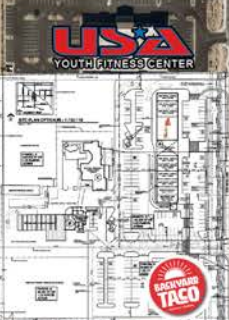
4 NEC Ellsworth Rd & Riggs Rd | Queen Creek, AZ

The Pecans
256 D/U

Shea Homes
QC Commons
318 D/U

Horseshoe Park
& Equestrian

Pecan Lakes
47 D/U



S ELLSWORTH RD

±\$3,800 VPD

±\$2,000 VPD

S ELLSWORTH RD

±\$8,816 VPD

±\$20,000 VPD (PROJECTED BY 2025)

±\$2,000 VPD

S ELLSWORTH RD

±\$8,816 VPD



BARNES
FARMS LLC

E RIGGS RD

E RIGGS RD

QC Commons
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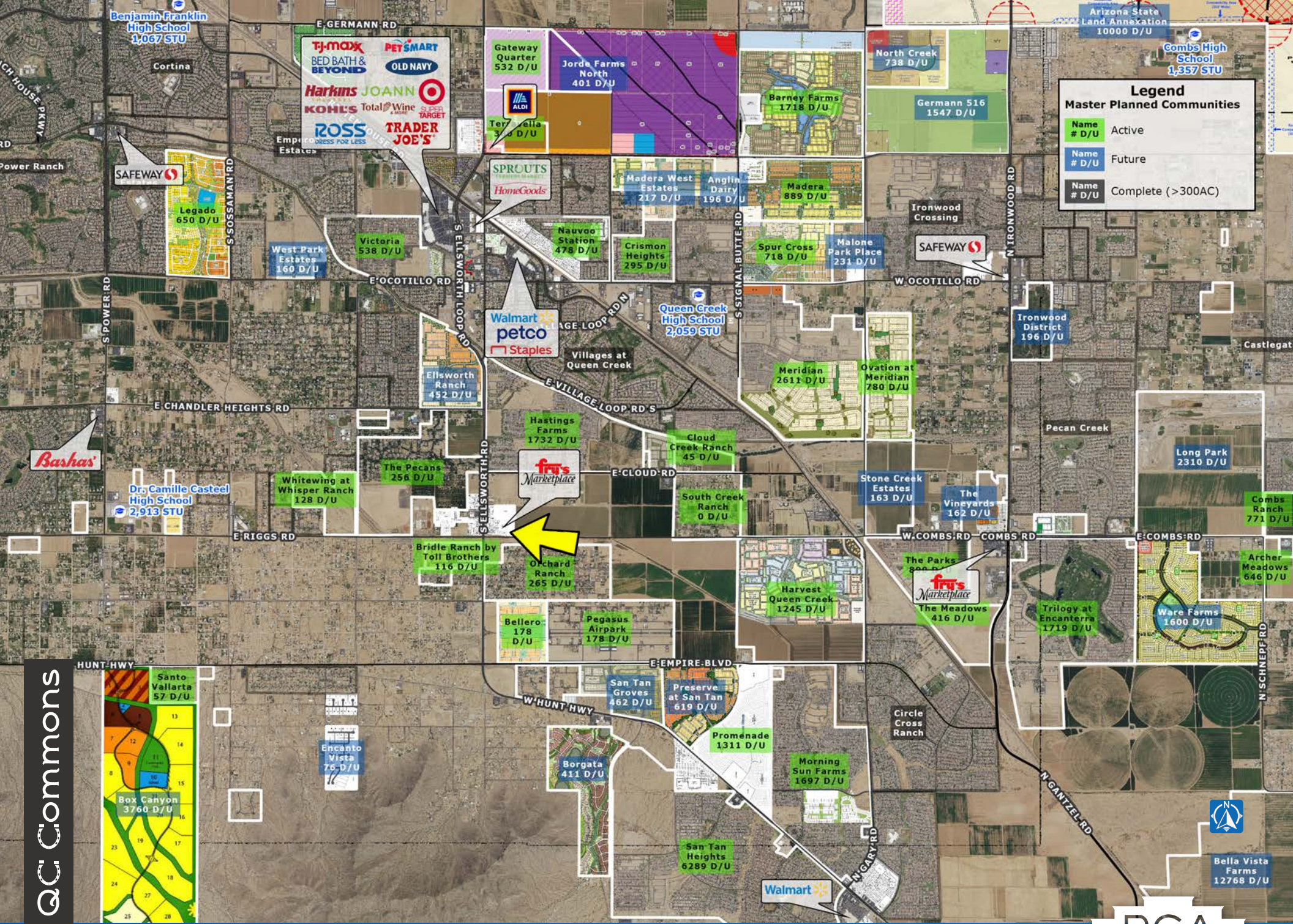


Bridle Ranch by
Toll Brothers
116 D/U

Orchard
Ranch
265 D/U

NEC Ellsworth Rd & Riggs Rd | Queen Creek, AZ





Legend
Master Planned Communities

Name # D/U	Active
Name # D/U	Future
Name # D/U	Complete (>300AC)

QC Commons

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DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
Population Summary			
2020 Total Population	3,771	48,497	135,323
2025 Total Population	4,335	54,678	151,772
Households Summary			
2020 Households	1,066	14,130	41,894
2025 Households	1,229	15,885	46,957
2020 Income Summary			
Average HH Income	\$130,329	\$114,500	\$106,249
Median HH Income	\$105,634	\$91,569	\$84,719
2020 Business Data			
Total Businesses	32	701	1,580
Total Employees	259	7,584	15,984
Total Residential Population	3,771	48,497	135,323
2020 Employed Population 16+ By Occupation			
Total	1,844	21,615	56,711
Agriculture/Mining	1.0%	0.7%	0.6%
Construction	7.7%	7.4%	6.8%
Manufacturing	13.3%	9.7%	9.2%
Wholesale Trade	1.7%	2.6%	2.6%
Retail Trade	6.0%	8.8%	9.9%
Transportation/Utilities	5.9%	5.1%	4.5%
Information	0.0%	1.9%	2.2%
Finance/Insurance/Real Estate	9.1%	9.4%	9.3%
Services	52.4%	49.7%	50.1%
Public Administration	2.9%	4.7%	4.8%
Production	2.8%	2.0%	2.2%
Transportation/Material Moving	2.9%	3.1%	.5%

ESRI 2020 Estimates



135,323
within 5-miles



41,894
within 5-miles



\$106,249
within 5-miles

CONSTRUCTION PROGRESS
AS OF AUGUST 2021.
DELIVERING SHOPS FALL 2021,
FRY'S PLANNED OPENING EARLY 2022



LEASING TEAM

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