

BRAND NEW ± 23.88 ACRE SOUTHEAST VALLEY DEVELOPMENT

SEC Ironwood Rd & Ranch Rd

Inline Shops Space & Hard Corner Pad | Available for Lease, Ground Lease or BTS

San Tan Valley, Arizona



PROPERTY HIGHLIGHTS

- ✓ Brand new ± 23.88 acre development w/ ± 23,800 SF of Retail and ± 51,200 SF of Medical Available for Lease, Ground Lease or Build-to-Suit
- ✓ C-Store site available w/drive-thru plus three additional PADs; shops buildings w/drive-thrus and one 2-story medical building
- ✓ Robust traffic counts along Ironwood Drive of nearly 34,000 VPD
- ✓ Come be a part of one of the fastest-growing communities and second fastest-growing county in the country!
(Source: 2020 Census)

D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

WALLY BROWN, III | Cell: (480) 768-7601 | wb3@dpcrc.com • LARRY BROWN | Cell: (480) 266-8555 | larry@dpcrc.com

COLTON SANCHEZ | Cell: (602) 466-4405 | colton@dpcrc.com

7339 E McDonald Drive | Scottsdale, AZ 85250
Tel. 480.947.8800 | www.dpcrc.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 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 & 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.

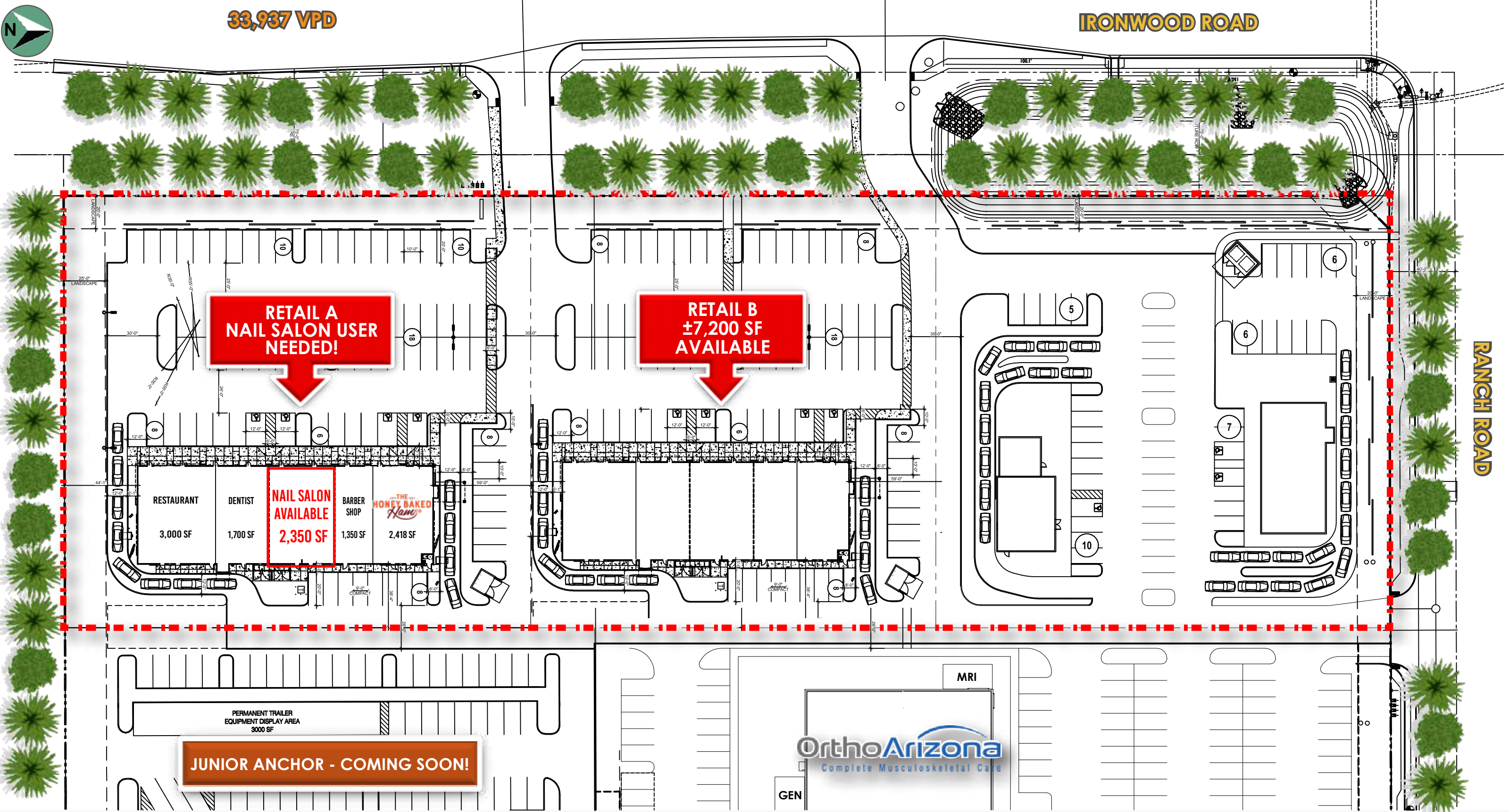
Retail Site Plan

SEC Ironwood Rd & Ranch Rd | San Tan Valley, AZ

33,937 VPD

IRONWOOD ROAD

RANCH ROAD



WALLY BROWN, III
Cell: (480) 768-7601
wb3@dpcrc.com

LARRY BROWN
Cell: (480) 266-8555
larry@dpcrc.com

COLTON SANCHEZ
Cell: (602) 466-4405
colton@dpcrc.com

7339 E. McDonald Drive
Scottsdale, AZ 85250
Tel. 480.947.8800
www.dpcrc.com

DIVERSIFIED PARTNERS
Nationwide Real Estate Services

Site Plan

SEC Ironwood Rd & Ranch Rd | San Tan Valley, AZ



SITE DATA	
DESCRIPTION	NET ACREAGE
PARCEL 1	3.34 AC.
PARCEL 2	3.34 AC.
PARCEL 3	4.45 AC.
PARCEL 4	4.46 AC.
PARCEL 5	8.29 AC.
TOTAL	23.88 AC.

WALLY BROWN, III
Cell: (480) 768-7601
wb3@dpcrc.com

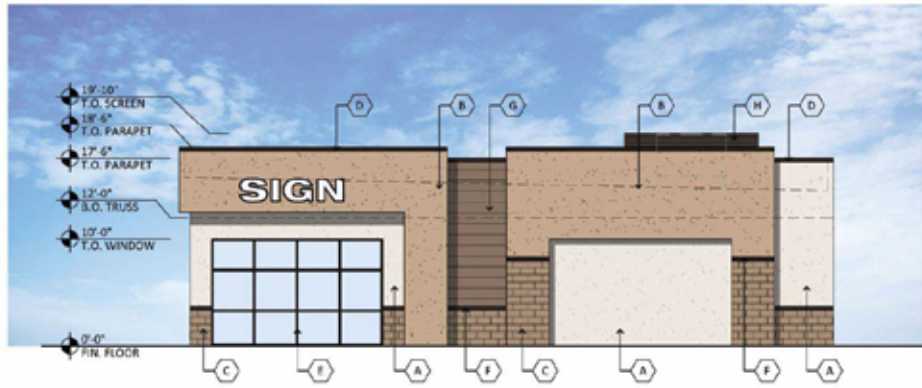
LARRY BROWN
Cell: (480) 266-8555
larry@dpcrc.com

COLTON SANCHEZ
Cell: (602) 466-4405
colton@dpcrc.com

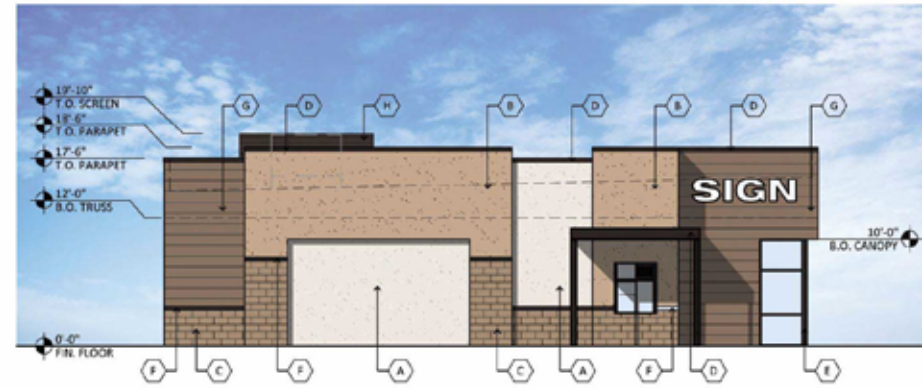
7339 E. McDonald Drive
Scottsdale, AZ 85250
Tel. 480.947.8800
www.dpcrc.com



Elevations



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATIONS
SCALE: 3/16" = 1'-0"

MATERIAL AND COLORS

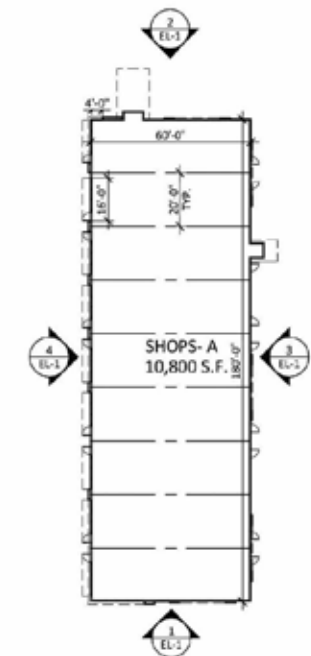
A PAINTED STUCCO: FINISH: FINE SAND MFR: SHERWIN WILLIAMS COLOR: MARSHMALLOW SW 7003	E ALUMINUM STOREFRONT: MFR: KAWNEER COLOR: DARK BRONZE
B PAINTED STUCCO: FINISH: FINE SAND MFR: SHERWIN WILLIAMS COLOR: SAND DOLLAR SW 6099	F PAINTED STUCCO CAP: FINISH: FINE SAND MFR: SHERWIN WILLIAMS COLOR: PAINT TO MATCH DARK BRONZE
C PAINTED CMU VENER: FINISH: FINE SAND MFR: SHERWIN WILLIAMS COLOR: NEARLY BROWN SW 9093	G PAINTED HARDY PLANK SIDING: MFR: JAMES HARDIE STYLE: HARDY PLANK - SMOOTH FINISH: TREE BRANCH - SW 7525
D PAINTED METAL / CANOPY: MFR: SHERWIN WILLIAMS COLOR: PAINT TO MATCH DARK BRONZE	H PRE-FAB RIBBED PANEL SCREEN: MFR: ROOFSCREEN MANUFACTURING OR EQUAL COLOR: PAINT TO MATCH DARK BRONZE



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"



5 FLOOR PLAN
SCALE: 3/16" = 1'-0"

demographics 2025

Source: Sites USA



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$189.68 M	\$1.59 B	\$4.84 B
Total Non-Retail	\$92.28 M	\$789.69 M	\$2.43 B
Total Retail	\$97.41 M	\$799.88 M	\$2.42 B
Entertainment	\$11.03 M	\$92.1 M	\$278.63 M
Food Away from Home	\$8.5 M	\$71.08 M	\$215.34 M
Personal Care	\$2.48 M	\$20.28 M	\$60.38 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$10,039	\$10,832	\$10,924
Total Non-Retail	\$4,884	\$5,381	\$5,474
Total Retail	\$5,155	\$5,451	\$5,450
Entertainment	\$584	\$628	\$629
Food Away from Home	\$465	\$473	\$473
Personal Care	\$131	\$138	\$136



Queen Creek Olive Mill

DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	4,837	39,514	115,067
PROJECTED POPULATION (2030)	5,570	47,797	139,528
AVG HH INCOME	\$140,392	\$151,246	\$152,962
DAYTIME POPULATION (16 YRS & OVER)	1,619	12,016	39,538
MEDIAN AGE	38.0	34.6	35.8
TOTAL BUSINESSES	65	643	1,985
WORKFORCE (16 YRS & OVER)	252	3,071	11,809

PHOENIX-METRO: EAST VALLEY HOUSING PROJECTS

- ACTIVE HOUSING DEVELOPMENTS
- FUTURE HOUSING DEVELOPMENTS
- TECHNOLOGY CORRIDOR SITES
- AIRPORT BOUNDARIES
- INDUSTRIAL BOUNDARIES
- RETAIL

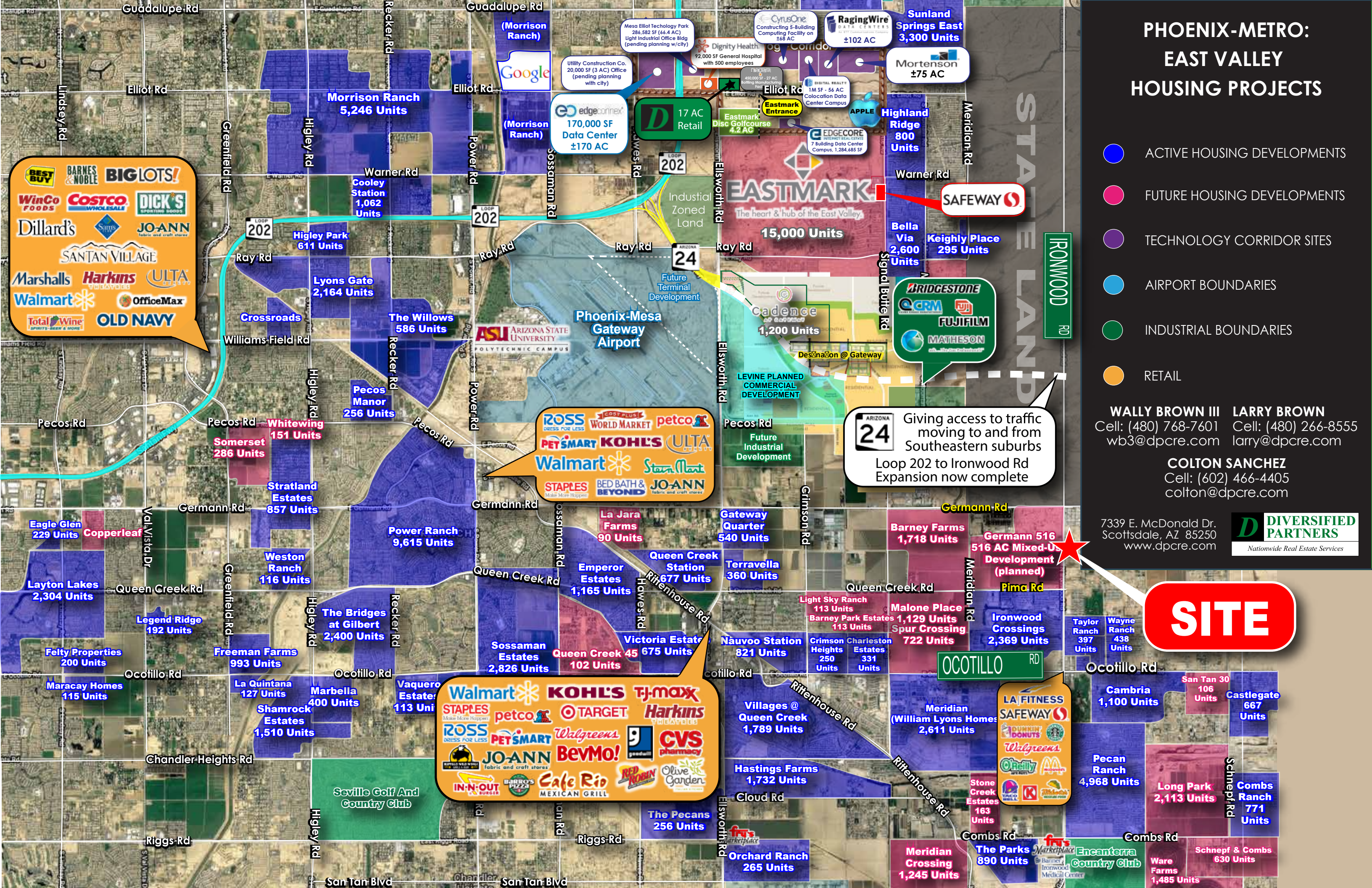
WALLY BROWN III **LARRY BROWN**
 Cell: (480) 768-7601 Cell: (480) 266-8555
 wb3@dpcrc.com larry@dpcrc.com

COLTON SANCHEZ
 Cell: (602) 466-4405
 colton@dpcrc.com

7339 E. McDonald Dr.
 Scottsdale, AZ 85250
 www.dpcrc.com



SITE



RETAIL

BEST BUY, BARNES & NOBLE, BIG LOTS!, WinCo FOODS, COSTCO WHOLESALE, DICK'S SPORTING GOODS, Dillard's, JO-ANN fabric and craft store, SANTAN VILLAGE, Marshalls, Harkins, ULTA beauty, Walmart, OfficeMax, Total Wine & More, OLD NAVY

RETAIL

ROSS DRESS FOR LESS, WORLD MARKET, PETCO, PET SMART, KOHL'S, ULTA beauty, Walmart, Staples, Bed Bath & Beyond, JO-ANN fabric and craft store

RETAIL

Walmart, KOHL'S, TJ-MAXX, STAPLES, Target, Harkins, ROSS DRESS FOR LESS, PET SMART, Walgreens, JO-ANN fabric and craft store, BevMo!, CVS pharmacy, IN-N-OUT BURGER, BARBOYS PIZZA, Cafe Rio MEXICAN GRILL, RED ROBIN, Olive Garden

24 Giving access to traffic moving to and from Southeastern suburbs
 Loop 202 to Ironwood Rd Expansion now complete

BRIDGESTONE
CRM
FUJIFILM
MATHESON

LA FITNESS
SAFEMART
DUNKIN' DONUTS
Walgreens
O'Reilly
McDonald's
CVS

LA FITNESS
SAFEMART
DUNKIN' DONUTS
Walgreens
O'Reilly
McDonald's
CVS

FR's Marketplace
Encanterra Country Club

FR's Marketplace
Encanterra Country Club

RETAILERS WITHIN A 2-MILE RADIUS OF SEC IRONWOOD RD & RANCH RD

1. SEC Ironwood Rd & Germann Rd: 

2. NEC Ironwood Rd & Pima Rd:
 NEW 5 AC DEVELOPMENT BY DIVERSIFIED PARTNERS
 and more to come!

3. SEC Ironwood Rd & Pima Rd:
 NEW 12.89 AC DEVELOPMENT BY DIVERSIFIED PARTNERS


4. NEC Ironwood Rd & Ocotillo Rd:
 39,198 SF RETAIL DEVELOPMENT BY DIVERSIFIED PARTNERS


5. NWC Ironwood Rd & Ocotillo Rd:


6. SWC Ironwood Rd & Ocotillo Rd:


7. SEC Ironwood Rd & Ocotillo Rd: