

— THE SHOPPES AT —
INDIGO
— TRAILS —



SUITE 101 AVAILABLE FOR LEASE

TYSON BREINHOLT
D: 480.966.7513
M: 602.315.7131
tbreinholt@cpiaz.com

CALEB ALLEN
D: 480.621.3290
M: 480.622.4174
callen@cpiaz.com

JACK ELDER
D: 480.968.9618
M: 602.573.3210
jelder@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORPAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

PROPERTY HIGHLIGHTS

- 2nd gen Restaurant Space
- Excellent Monument & Building Signage Opportunity
- Hood & Walk-In Fridge/Freezer
- Former Pizza Hut/Burger Location
- ±107,537 Population Within 5 Miles
- Surrounded by Major National Retailers



AREA OVERVIEW

Suite 101 offers approximately 1,700 SF at The Shoppes at Indigo Trails, a well-positioned neighborhood retail center in the heart of Queen Creek. The property benefits from high traffic visibility, convenient access, and a strong surrounding mix of national retailers and established businesses, creating an attractive opportunity for a new operator.

Located within one of Queen Creek's high-growth areas, the property serves a strong and expanding customer base. The surrounding trade area includes approximately 107,537 residents and 33,534 households within five miles, offering excellent exposure to the growing Queen Creek community.



TYSON BREINHOLT

D: 480.966.7513

M: 602.315.7131

tbreinholt@cpiaz.com

CALEB ALLEN

D: 480.621.3290

M: 480.622.4174

callen@cpiaz.com

JACK ELDER

D: 480.968.9618

M: 602.573.3210

jelder@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

08.12.26



PROPERTY SUMMARY

ADDRESS	21258 E Rittenhouse Rd, Queen Creek, AZ 85142
SIZE	±94,216 SF Lot (2.16 Acres)
YEAR BUILT	2007
APN	304-65-989
ZONING	C-2
PARKING RATIO	4.33/1,000 SF
LEASE RATE	Contact Agent



TYSON BREINHOLT
D: 480.966.7513
M: 602.315.7131
tbreinholt@cpi.az.com

CALEB ALLEN
D: 480.621.3290
M: 480.622.4174
callen@cpi.az.com

JACK ELDER
D: 480.968.9618
M: 602.573.3210
jelder@cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORPAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

08.12.26



TYSON BREINHOLT
D: 480.966.7513
M: 602.315.7131
tbreinholt@cpi.az.com

CALEB ALLEN
D: 480.621.3290
M: 480.622.4174
callen@cpi.az.com

JACK ELDER
D: 480.968.9618
M: 602.573.3210
jelder@cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

THE SHOPPES AT INDIGO TRAILS



POPULATION

1 Mi: 10,732
3 Mi: 32,259
5 Mi: 107,537



HOUSEHOLDS

1 Mi: 3,366
3 Mi: 10,037
5 Mi: 33,534



HHI

1 Mi: \$77,636
3 Mi: \$88,831
5 Mi: \$73,555



TYSON BREINHOLT
D: 480.966.7513
M: 602.315.7131
tbreinholt@cpiatz.com

CALEB ALLEN
D: 480.621.3290
M: 480.622.4174
callen@cpiatz.com

JACK ELDER
D: 480.968.9618
M: 602.573.3210
jelder@cpiatz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORPAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiatz.com

08.12.26