

FOR LEASE

\$36/SF NNN

QUEEN CREEK PROFESSIONAL VILLAGE

21321 E OCOTILLO ROAD, QUEEN CREEK, ARIZONA 85142
BUILDING M SUITE 132 | OFFICE/MEDICAL



EXCLUSIVELY LISTED BY:



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PROPERTY OVERVIEW

This move-in-ready ±1,450 SF condo sits inside Queen Creek Professional Village, an established medical-and-professional park already home to dental, medical, and specialty practices. It's a rare opportunity to secure built-out space in one of the tightest medical/office markets in the Valley — where quality suites turn over infrequently and lease quickly. The suite is thoughtfully laid out for a medical or professional practice, in Queen Creek — one of Metro Phoenix's Fastest-Growing Corridors. This built-out medical/office condo is ready for a long-term tenant to plant a flag and open its doors. **Ideal for** medical administration, therapy and behavioral health, optometry and light medical, legal practices, and insurance agencies.



HIGHLIGHTS



C-1 ZONING



LARGE WAITING/RECEPTION AREA, DEDICATED BREAK ROOM, PRIVATE RESTROOM



SIX PRIVATE OFFICES



OCOTILLO ROAD AND RITTENHOUSE ROAD CROSS STREETS



BUILT IN 2007



5/1,000 PARKING RATIO
ONE COVERED, RESERVED STALL



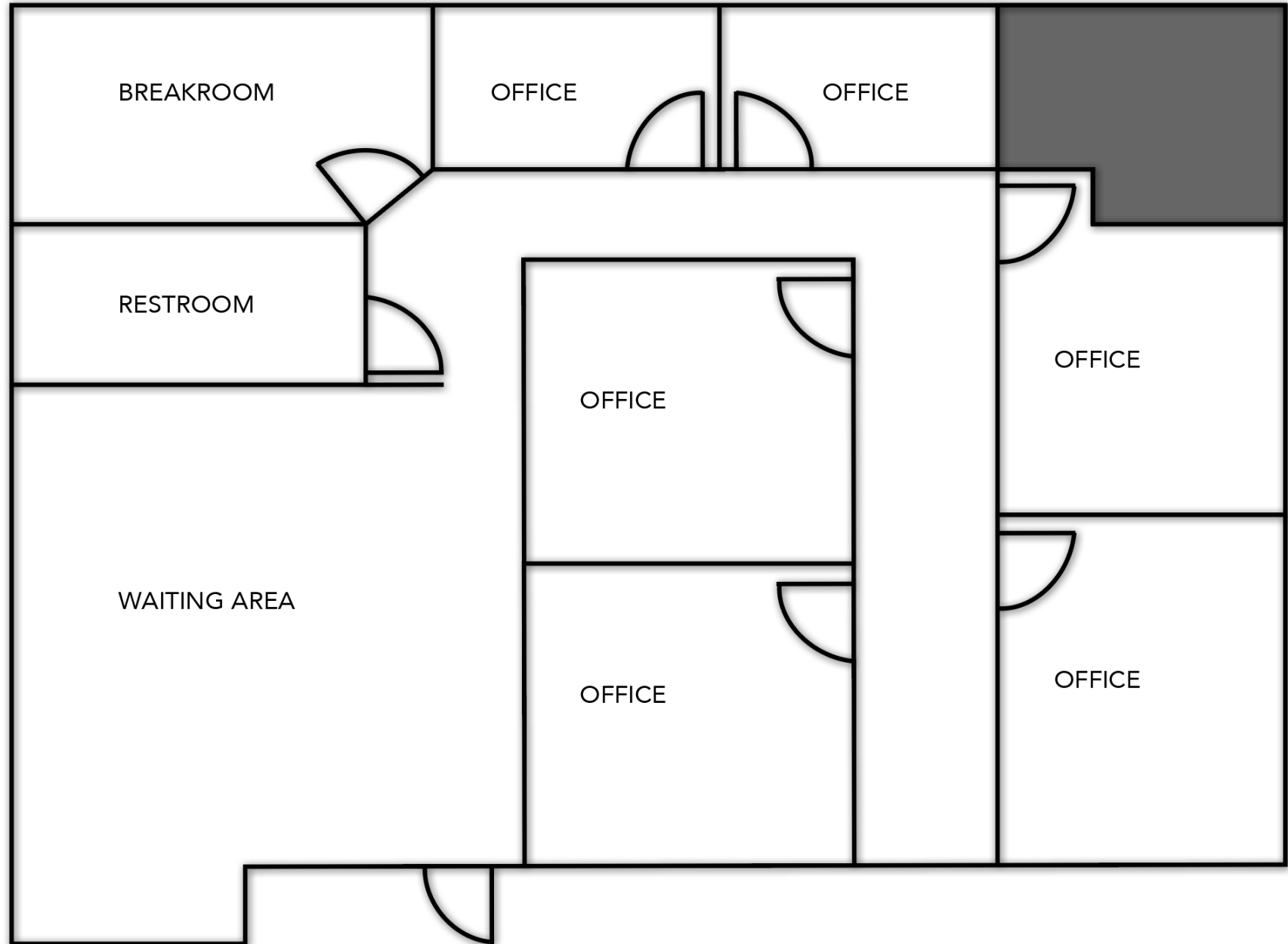
STRONG FRONTAGE



PARCEL NUMBER
314-03-913

FLOOR PLAN

SUITE 132 ±1,450 SF



LOCATION OVERVIEW

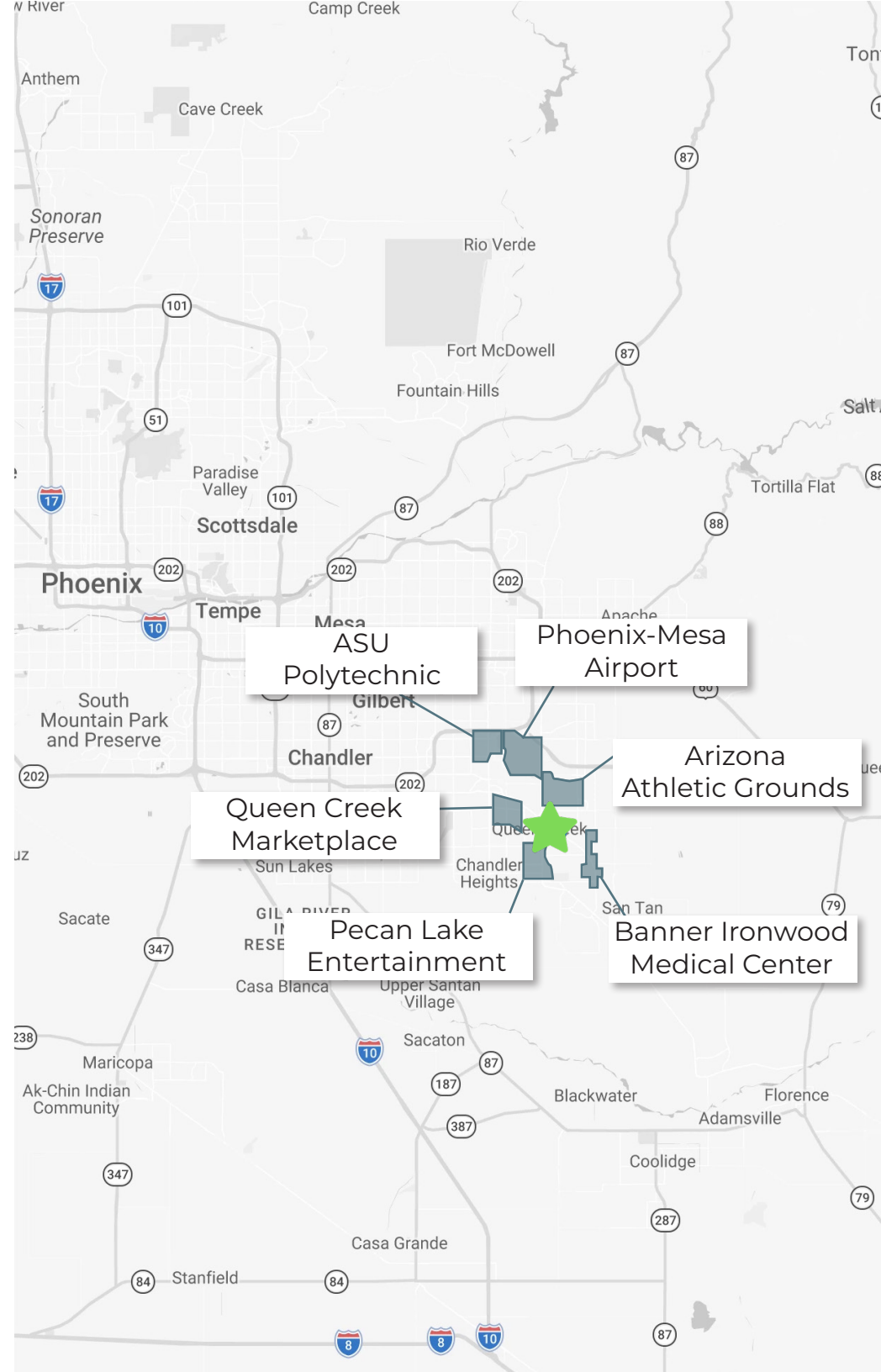
Queen Creek anchors the fast-growing southeast edge of metro Phoenix, one of the region's most active suburban growth corridors. 21321 E Ocotillo Road places a practice in the heart of an affluent, family-dense, and notably under-served healthcare market — a location where demand is strong and well-funded, but local medical supply remains thin.

Within five miles, the trade area holds 190,624 residents growing roughly 1.9% per year (71,082 inside three miles, growing 2%+), overwhelmingly young families with a median age of 34–36 and 52,625 children. Incomes run well above average — an average household income of \$174,150 within five miles and \$202,752 within three miles — and these households spend well above the U.S. average on healthcare, with physician-services spending indexing 169 and dental 149 at three miles, on \$671 million of annual healthcare spend within five miles.

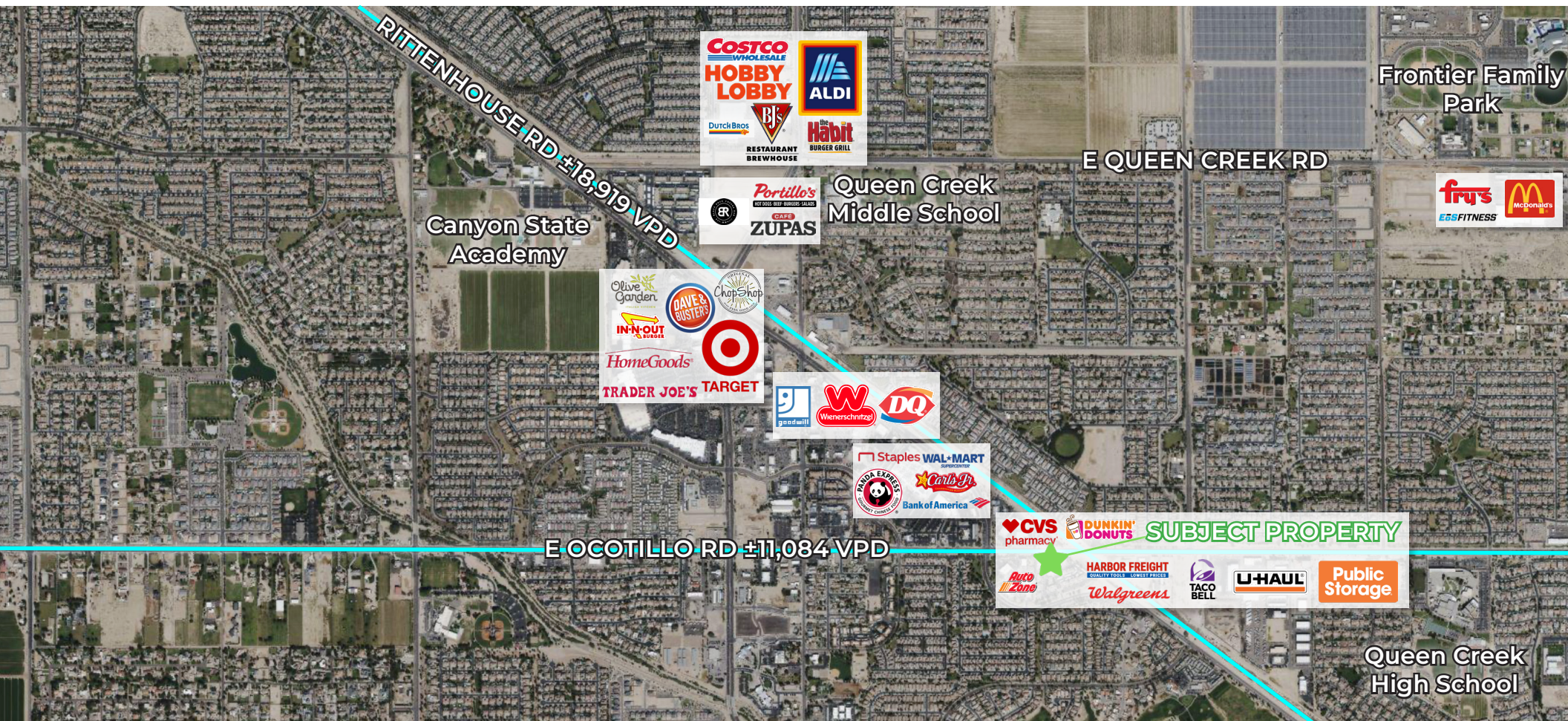
Yet the submarket carries only about 15.6 health establishments per 10,000 residents, against a U.S. norm of 25–30. The result is a compelling setup for an incoming provider: high, well-funded demand meeting limited local supply, in a community still building out its medical infrastructure.

NEARBY AMENITIES

1.4 Mi	Queen Creek Marketplace
3.6 Mi	Pecan Lake Entertainment
4.9 Mi	Banner Ironwood Medical Center
5.3 Mi	Phoenix-Mesa Gateway Airport
5.5 Mi	Arizona Athletic Grounds
6.5 Mi	ASU Polytechnic Campus



AERIAL VIEW

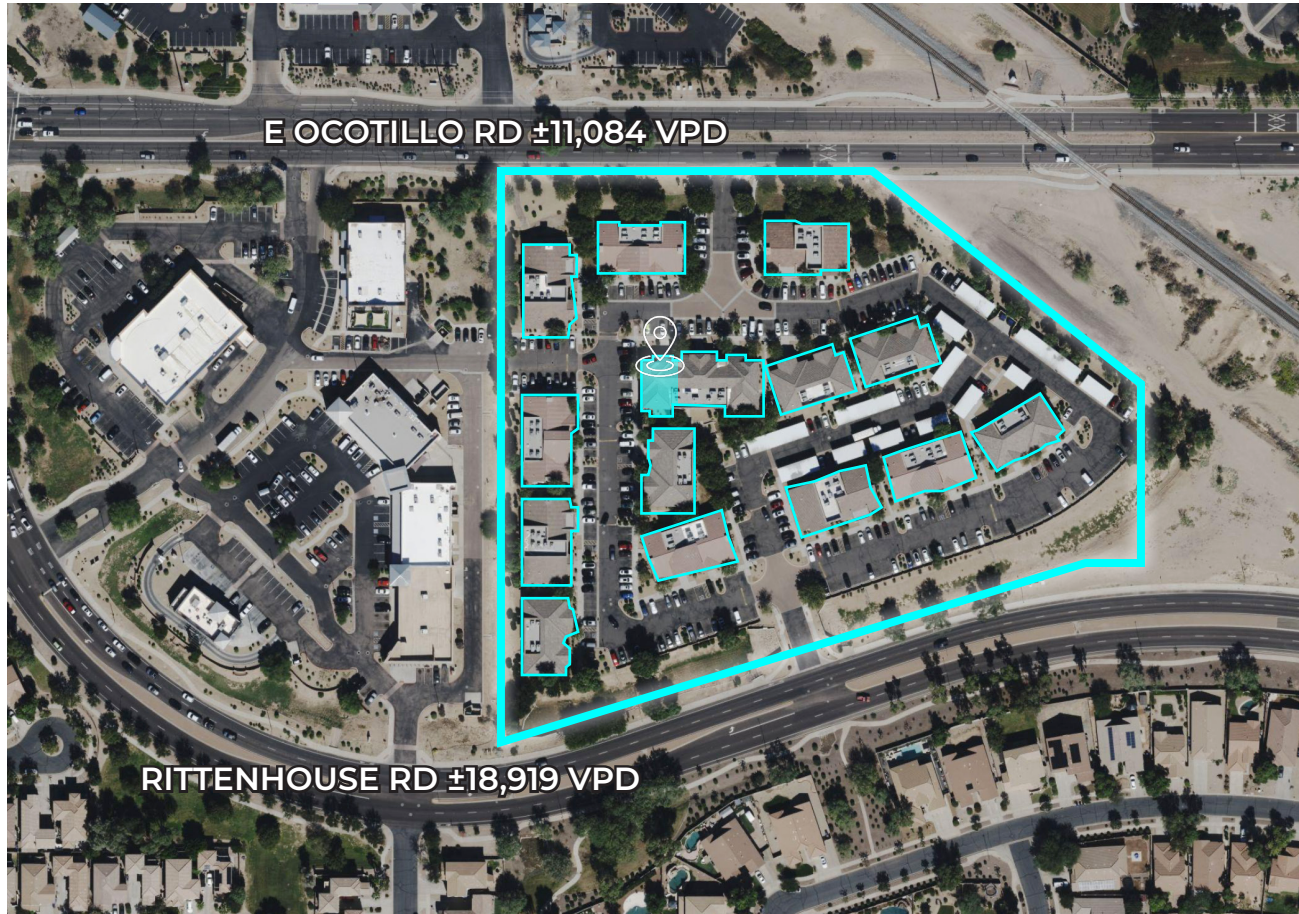


QUEEN CREEK PROFESSIONAL CENTER

- Skin and Cancer Center of Arizona
- Aspen Orthodontics
- Affinity Dental
- San Tan Animal Hospital
- Luxe Women's Health
- Prestige Primary Care

PARCEL MAP

APN: 314-03-913



Queen Creek Professional Center offers a premier medical and professional office opportunity in the heart of Queen Creek. Located near Ocotillo Road and Rittenhouse Road, the property benefits from exceptional accessibility, strong surrounding demographics, and continued residential and commercial growth, making it an ideal location for healthcare providers and professional office users.



HEALTH CARE

21321 E OCOTILLO RD
QUEEN CREEK, AZ

RING 1 MILE | RING 3 MILE | RING 5 MILE

Population Age	19<	19-34	35-64	65+	%
Population	28.5 32.2 30.6	20.9 16.8 18.4	41.2 40.6 38.0	9.4 10.4 13.0	
Has One Type of Insurance	24.4 27.7 26.5	19.0 14.5 15.6	34.6 34.5 32.4	3.8 3.6 5.3	
No Health Insurance	2.2 2.2 1.9	1.0 1.0 1.7	3.8 2.9 2.7	0.0 0.1 0.1	

HEALTH CARE EXPENDITURE

Annual Health Insurance Expenditures		
	1 Mile	\$6,506
	3 Mile	\$8,119
	5 Mile	\$7,202

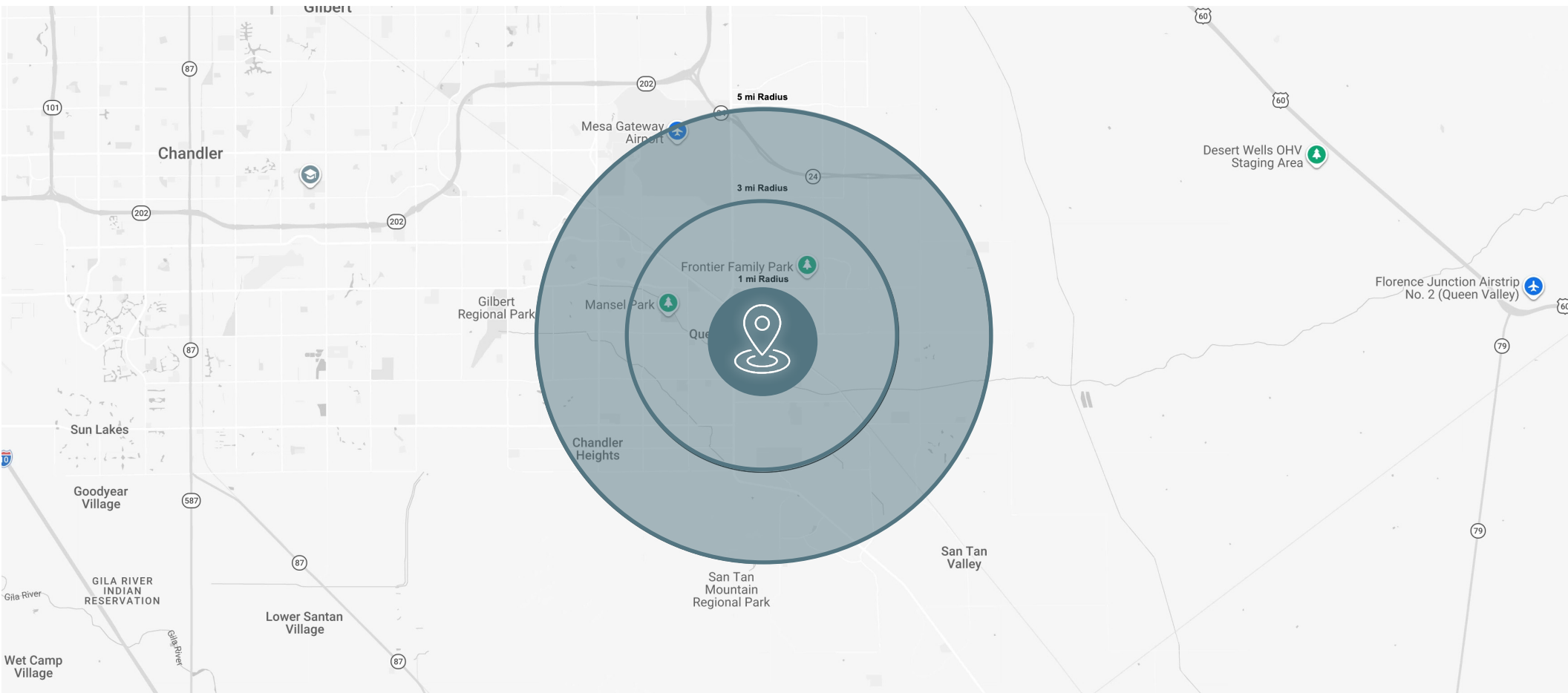
Medical Care		
	1 Mile	\$3,404
	3 Mile	\$4,287
	5 Mile	\$3,788

CONSUMER SPENDING

Health Care Annual Expenditure	1 Mile	3 Mile	5 Mile
Blue Cross/Blue Shield	\$1,978.50	\$2,489.70	\$2,148.40
Medicare Payments	\$1,126.90	\$1,386.40	\$1,339.70
Physician Services	\$391.90	\$493.40	\$428.90
Dental Services	\$653.60	\$844.20	\$735.70
Eyecare Servies	\$109.60	\$139.00	\$123.80
Lab Tests/X-Rays	\$106.40	\$133.90	\$116.10
Hospital Room & Hospital Service	\$505.00	\$622.10	\$537.40
Convalescent/Nursing Home Care	\$49.30	\$58.70	\$61.90

DEMOGRAPHICS

21321 E OCOTILLO RD
QUEEN CREEK, AZ



2026 SUMMARY (SOURCE: esri)	ONE MILE	THREE MILE	FIVE MILE
POPULATION	14,569	71,082	190,624
MEDIAN HOUSEHOLD INCOME	\$126,312	\$160,409	\$136,449
HOUSEHOLDS	4,496	21,465	61,030
MEDIAN DISPOSABLE INCOME	\$103,787	\$124,725	\$109,207
MEDIAN AGE	33.9	35.7	36.0

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ORION Investment Real Estate
7150 E Camelback Road Unit 425
Scottsdale, Arizona 85251



ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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