

±17,070 SF OFFICE / MEDICAL BUILDING

The Carder Suites

26214 S. Ellsworth Road, Queen Creek, AZ



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**CARDER
DEVELOPMENT**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

THE PROPERTY



HIGHLIGHTS

Building Size ±17,070 SF

Divisible To ±2,500 SF

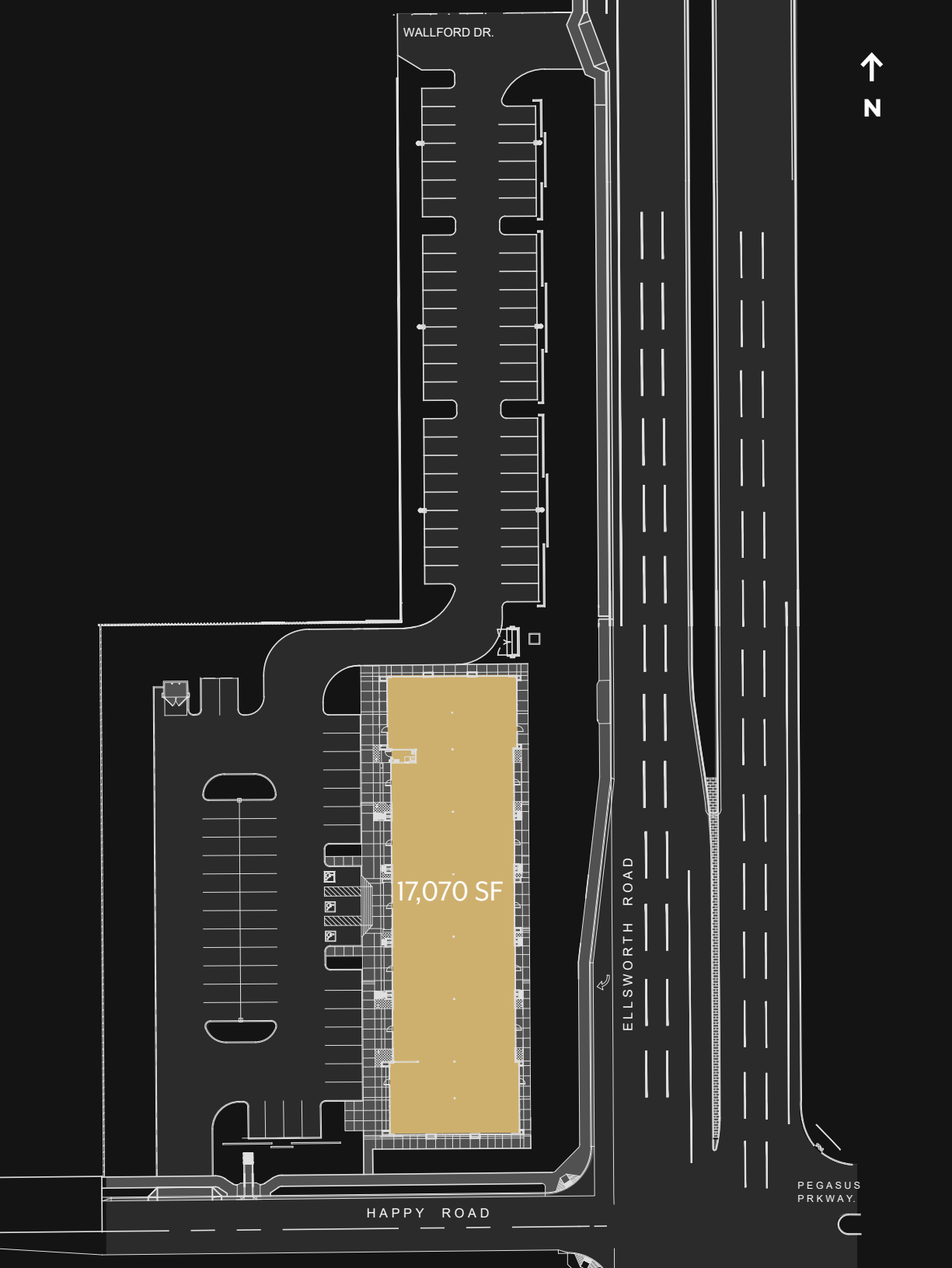
Building Type Class A Office / Medical

Zoning C-1

Parking Ratio 5.75/1,000

Delivering August 2026

Pricing Contact Broker



SITE PLAN

Divisibility for

2,200 SF

5,000 SF

7,500 SF

DEMOGRAPHICS

	3 Miles	5 Miles
Population	53,488	151,427
Avg HH Income	\$156,527	\$160,160
# of Households	16,925	47,924
Ellsworth Road		22,460 VPD
Empire Blvd		17,244 VPD

AREA AMENITIES



202

WILLIAMS FIELD RD.

AZA -
Phoenix-Mesa
Gateway Airport

LEGACY
PARK
(PLANNED
MIXED USE
COMPLEX)



ARIZONA
24



GERMANN RD.

HIGLEY RD.

ELLSWORTH RD.

SIGNAL BUTTE RD.

MERIDIAN RD.



OCOTILLO RD.

POWER RD.

CHANDLER HEIGHTS RD.



RIGGS RD.

SUBJECT

5AZ3



EMPIRE BLVD.

INDIAN RESERVATION

MARICOPA COUNTY



NORTH

RIGGS RD.

BRIDAL RANCH COMMUNITY

ELLSWORTH RD. 38,602 VPD

ORCHARD RANCHETTES

HAWES RD.

SAN TAN BLVD.

SUBJECT

PEGASUS ESTATES

PEGASUS AIRPARK

EMPIRE BLVD.



HUNT HWY.

QUEEN CREEK

One of Arizona's Fastest-Growing Communities

Queen Creek is one of the fastest-growing communities in Arizona, with thousands of new residents arriving each year and limited existing medical supply. Surrounded by expanding master-planned communities and major employment corridors, this location offers a unique opportunity to establish your practice in a high-demand, underserved market poised for long-term growth.



Rapid Growth

+56.9% Population since 2010
83,900 Residents Today

+76% Growth Projected by 2035
~1,600 New Homes Annually



Built-in Demand

Affluent master-planned communities, highly educated workforce, family-driven population growth



Development Momentum

347,000 SF Retail Planned (Within 3 Miles)



Regional Connectivity

Loop 202, SR 24, Access to Mesa, Gilbert, Chandler & Sky Harbor



Employment Drivers

LG, ZF, Apple, Google, Phoenix-Mesa Gateway Airport, ASU Polytechnic Campus



Business Climate

2024 Best City for Business

