THE COLLECTIVE
• • • on Ocotillo • • •

S 226th St & Ocotillo Rd, Queen Creek, AZ

Medical Office Condos Available for Sale or Lease

Premier Queen Creek Location Delivering Q2 2027

Developed by

A.T. CRAFT

Sales and Leasing by

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THE COLLECTIVE on Ocotillo

Now Available for Sale or Pre-Lease

DELIVERING Q2 2027

Call for pricing

±48,000 RSF Class A medical office condo project available for sale or lease (divisible to 2,500 SF)

Within minutes to Banner Ironwood Medical Center, a 47 room center that focuses on emergency services, obstetrics, surgery and general medical care

Frontage on Ocotillo Road, with prominent building and monument signage opportunities

5:1,000 parking ratio with 1:1,000 covered parking stalls available for physicians

Zoning allows all clinic, medical, dental, and general office uses

Excellent ingress/egress from Ocotillo Road and 226th Street with on-site planned retail on the hard corner

Investment participation to Tenants subject to a separate offering*

*Any investment opportunity referenced herein is offered only through a separate private offering memorandum to qualified, accredited investors and is subject to applicable securities laws. Leasing of premises is not conditioned upon participation in any investment opportunity, and participation in any investment opportunity is not conditioned upon leasing

The Collective on Ocotillo

is a brand-new medical office development located at the highly visible southeast corner of Ocotillo Road and 226th Street among one of Queen Creek's fastest-growing corridors. This premier location offers excellent visibility, convenient access, covered parking, and nearby high-income earning communities. Designed to support strong medical co-tenancy and consistent customer traffic, the development features prominent monument and building signage to maximize exposure.

83,900
POPULATION

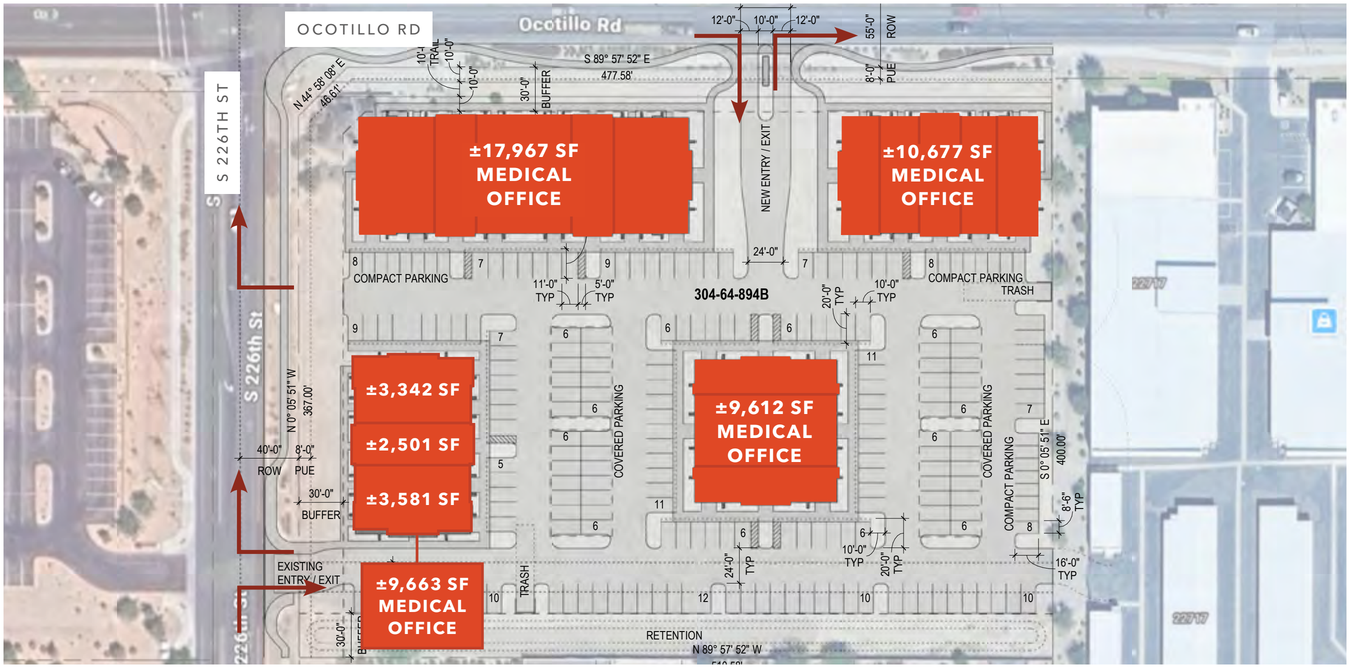
$142,008
HH INCOME

20,299
TRAFFIC COUNT

DRIVE TIMES

7 min	to State Route 24 access
10 min	Banner Ironwood Medical Center

Proposed Site Plan



*Site Plans and renderings subject to change

QUEEN CREEK HAS EVOLVED INTO ONE OF THE *FASTEST GROWING COMMUNITIES IN THE UNITED STATES*

56.9% Population Increase in 15 years

The town's population has experienced strong growth, increasing 56.9% since 2010. The current population is 83,900 with an anticipated 76% increase by 2035 to 147,670.

Best City for Business

Queen Creek was named a Best City for Business by the Arizona Chamber of Commerce & Industry in 2024.

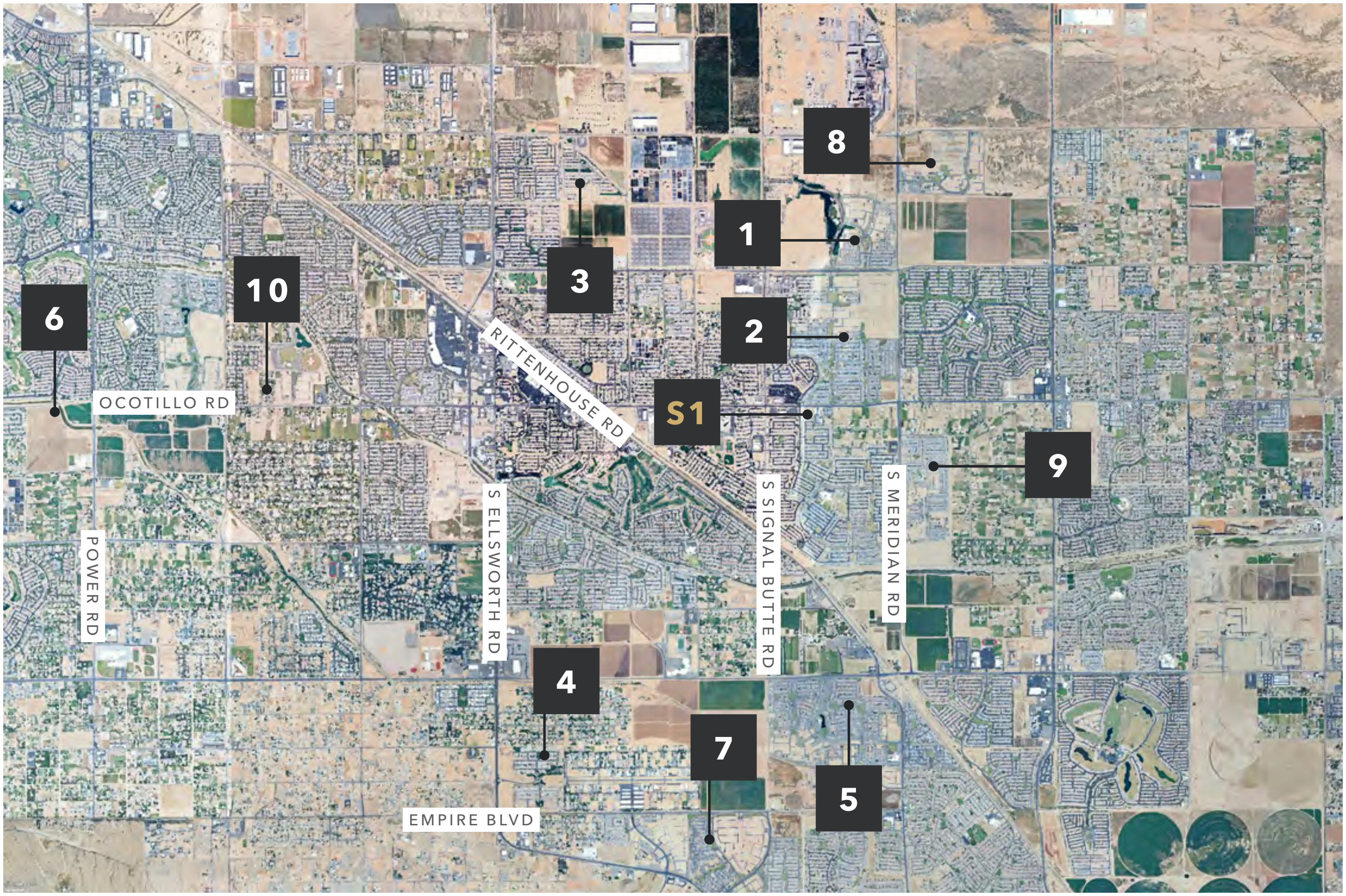
1,600 New Housing Permits Issued Annually

Queen Creek has been one of the fastest-growing suburbs in the region, with thousands of new homes added over recent years and roughly 1,600 new housing permits issued annually

347,000 SF of Planned Retail Development

347,000 SF of planned retail development is located within 3 miles of the project site.

Queen Creek Single Family Housing Development Map



NEW HOME DEVELOPMENT COMMUNITIES

S1	The Collective on Ocotillo		
1	Barney Farms - 1,718 units	6	Legado West - 325 units
2	Madera - 889 units	7	Preserve at San Tan - 1,200 units
3	Jorde Farms - 401 units	8	North Creek - 738 units
4	Bellero Estates - 88 units	9	Ovation at Meridian - 780 units
5	Harvest Enchancement Series - 62 units	10	Legado - 654 units

Close Proximity to Community Amenities

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UTILIZE THE *PREFERRED LENDER* AT THE COLLECTIVE ON OCOTILLO

Available for Buyers and/or Tenants:

OWNER/OCCUPIED COMMERCIAL REAL ESTATE

Up to 85% Loan to Value (non-SBA)

COMPETITIVE CONSTRUCTION FINANCING

Options up to 100% of improvement costs. One time close with fixed rate during construction phase.

FAST UNDERWRITING TURN TIMES

Days, not weeks!

AGRESSIVE RATES FOR:

- Real Estate
- Tenant Improvements
- Equipment

For more information on financing options available at the Project, please contact

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