

OFFICE DEVELOPMENT
OPPORTUNITY



S ELLSWORTH RD

50,000+ VPD

S ELLSWORTH RD

E RIGGS RD

E RIGGS RD

38,000+ VPD

PECANS PROFESSIONAL PLAZA

NWC Ellsworth & Riggs, Queen Creek, AZ 85142

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coberealestate.com



FOR SALE OR LEASE | OFFICE/MEDICAL CONDO DEVELOPMENT

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CONCEPTUAL DESIGN
CONCEPTUAL DESIGN

THE OPPORTUNITY

Pecans Professional Plaza is a **two-building development opportunity** located off of Ellsworth and Riggs available **for sale or lease**. The project creating flexibility for **future leasing, owner-user occupancy, or individual building sales**. Surrounded by a strong mix of professional businesses, national retailers such as Fry's, AutoZone, and Tractor Supply Co., as well as local favorites including Backyard Taco and Playa Bowls, the **property benefits from an established and active commercial environment**.

OVERVIEW

- **Class A development** opportunity available for sale or lease
- **C-2 zoning**, which allows for a variety of users, including medical, dental, retail, and general office
- Situated on Ellsworth Road, this project is located near many major roadways, creating **easy access for occupants** and their clients

HIGHLIGHTS

- Sale and Lease Pricing: Contact Broker
- **1,250 - 10,000 SF available**
- **Surrounded by well-known retailers and businesses**

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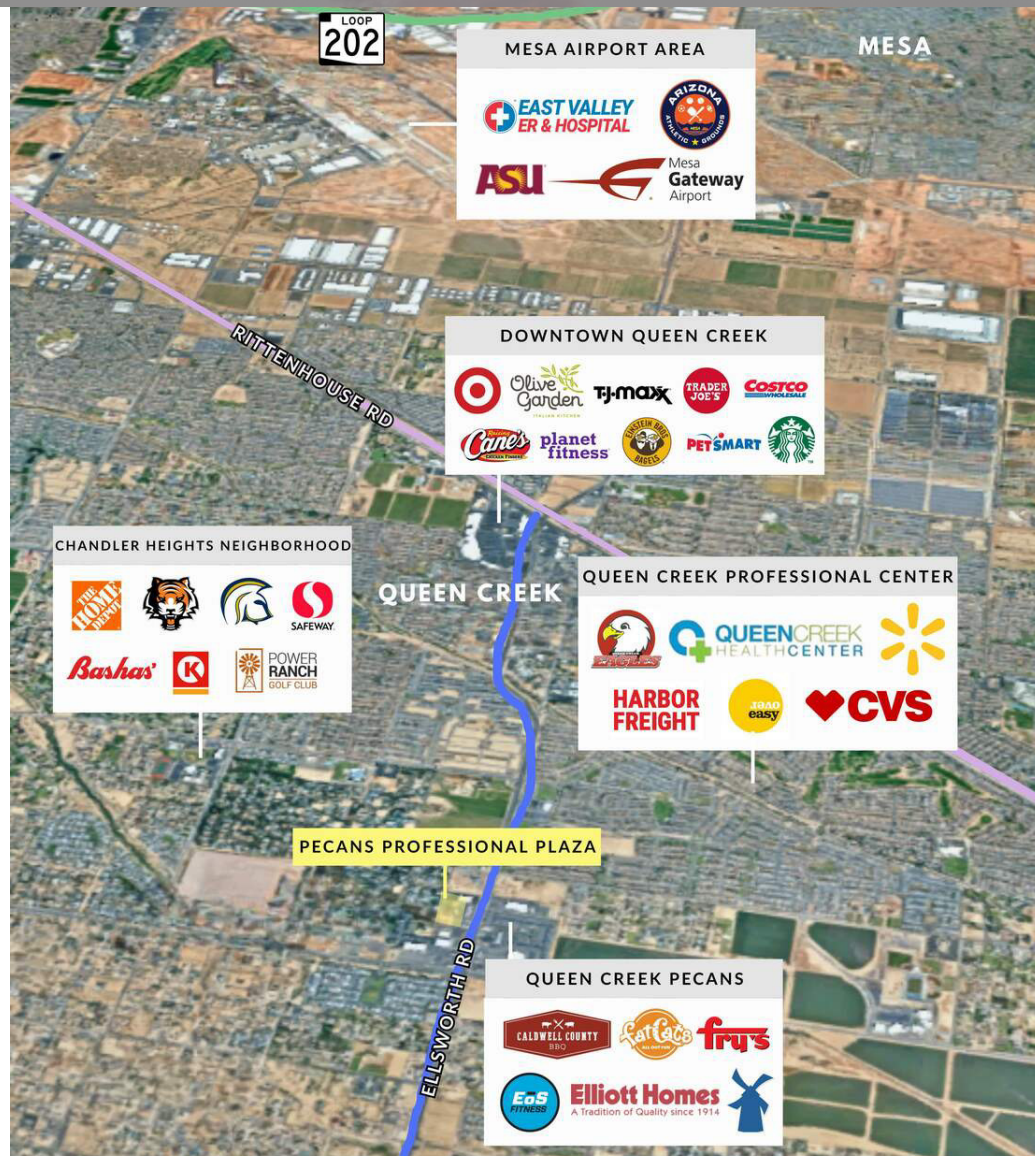
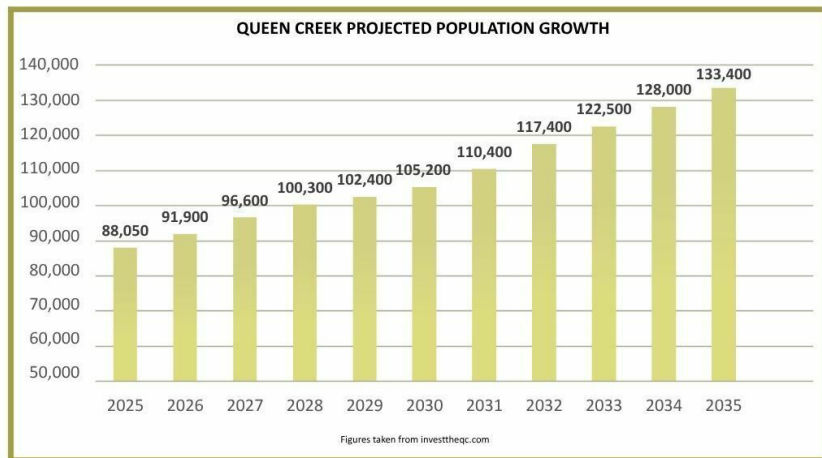


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PRIME QUEEN CREEK LOCATION

Whether you're seeking an **investment opportunity** or **premier location for your business**, Pecans Professional Plaza offers exceptional long-term value. Positioned among a **strong mix of established local businesses and well-maintained residential communities**, the property benefits from a desirable setting that **supports both tenant demand and overall success**. The plaza's professional environment provides strategic positioning and strong surrounding demographics, making it an **attractive opportunity for investors and occupants alike**.



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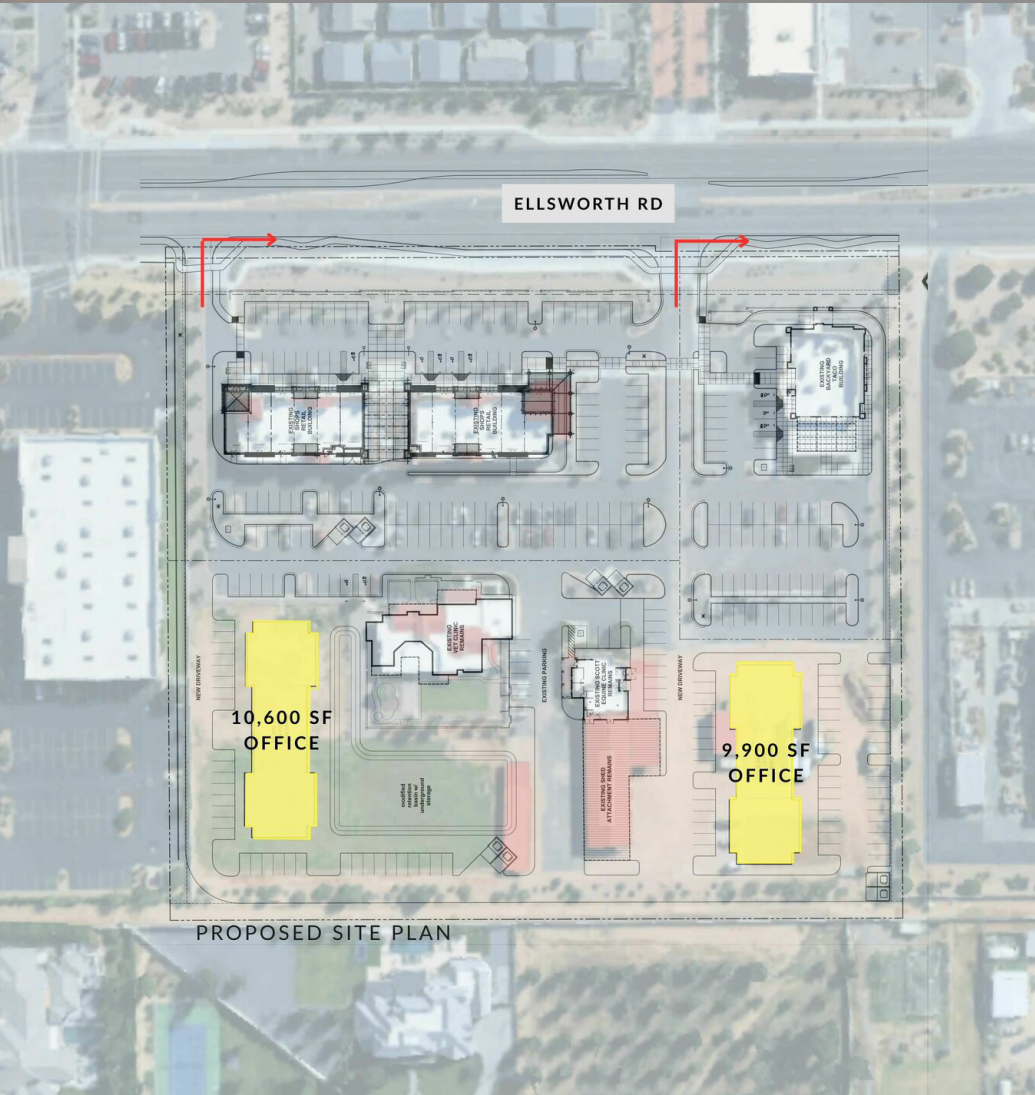
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PROPOSED SITE PLAN



CONCEPTUAL DESIGN



CONCEPTUAL DESIGN

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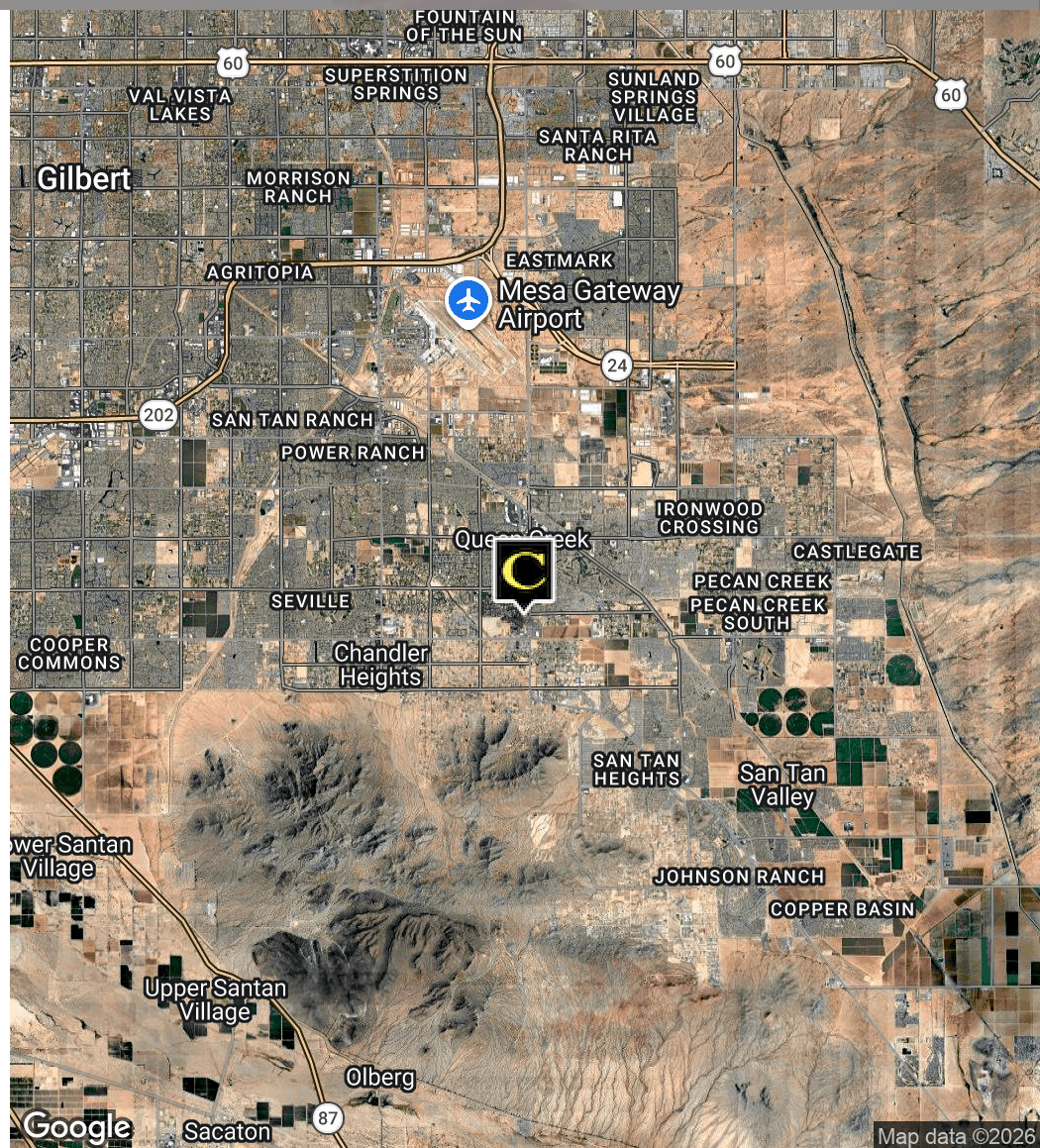
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,310 | 47,490 | 137,187 |
| Average Age | 35.6 | 36.2 | 36.8 |
| Average Age (Male) | 35.3 | 36.1 | 36.2 |
| Average Age (Female) | 35.2 | 36.5 | 36.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,234 | 14,663 | 43,614 |
| # of Persons per HH | 3.5 | 3.2 | 3.1 |
| Average HH Income | \$166,311 | \$146,025 | \$141,444 |
| Average House Value | \$665,267 | \$565,760 | \$536,098 |

2023 American Community Survey (ACS)



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