



±1,300 SF END CAP AVAILABLE FOR LEASE

NEC

# ELLSWORTH RD & RIGGS RD

QUEEN CREEK, AZ



# property highlights

**AVAILABLE** ±1,300 SF End Cap (Do Not Disturb Tenant)

**PRICING** Call for Pricing

**ZONING** Queen Creek, C-2

## LOCATION HIGHLIGHTS

- » **Rare End-Cap Available:** End-cap units are exceptionally rare in the East Valley, especially within this well established grocery anchored center.
- » **Established & Growing Retail Node:** Anchored by Fry's Marketplace and co-tenants including Starbucks, UPS Store, Great Clips, Stretch Lab, and more. The ±1,300 SF end-cap space offers excellent visibility and signage opportunity in a well-maintained, high-traffic shopping center.
- » **Households & Housing:** 1,470 households (1-mile), scaling to 52,380 (5-mile) by 2026. High homeownership rates (92.3% within 1-mile) indicate a stable, affluent residential base.
- » **Income Levels:** Affluent trade area with median household income of **\$161,352** (1-mile), **\$137,832** (3-mile), and **\$126,917** (5-mile). Average household incomes are even stronger at **\$196,350** (1-mile), **\$171,722** (3-mile), and **\$159,649** (5-mile). Per capita income supports robust retail spending power.
- » **Underserved Trade Area:** Positioned in a high-growth corridor of Queen Creek with limited traditional grocery competition nearby, benefiting the center's Fry's anchor and supporting complementary retail, QSR, services, and professional uses.



## TRAFFIC COUNTS

Ellsworth Rd

**N** ±25,069 VPD (NB & SB)  
**S** ±25,771 VPD (NB & SB)

Riggs Rd

**E** ±16,514 VPD (EB & WB)  
**W** ±22,261 VPD (EB & WB)

*Intrix 2024*

# site plan

## SHOPS A

SUITE	Tenant
100	UPS
110	Next Level Physical Therapy
120	Pinky Nails & Spa
130	Lapels Dry Cleaner
140	Pizza Hut

## SHOPS B

SUITE	Tenant
100	Coming Available
110	Stretch Lab
120	Great Clips
130	Nationwide Vision
140	Ike's Love & Sandwiches



# zoom aerial



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# demographics

2025 ESRI

## 2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	3,405	809	2,596
3 MILE	47,453	15,894	31,559
5 MILE	128,555	37,533	91,022

## 2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$161,352	\$196,350	\$60,641
3 MILE	\$137,832	\$171,722	\$52,999
5 MILE	\$126,917	\$159,649	\$50,437

## 2025 HOUSING UNITS



1,576

1 MILE

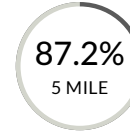
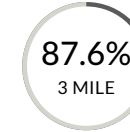
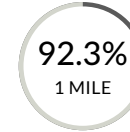
20,023

3 MILE

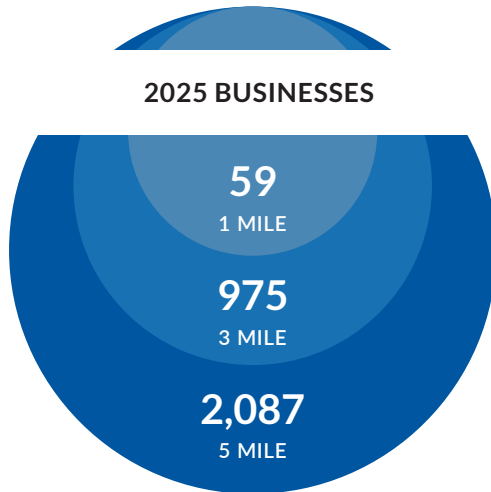
56,981

5 MILE

### OWNER OCCUPIED



## 2025 BUSINESSES



1 MILE      3 MILE      5 MILE

2025 POPULATION	5,163	60,309	165,566
2030 POPULATION	5,767	66,582	185,880



1 MILE      3 MILE      5 MILE

2025 HOUSEHOLDS	1,470	18,488	52,380
2030 HOUSEHOLDS	1,651	20,648	59,319



exclusively listed by

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