

SHOPPES & OFFICES *at San Tan Heights*

NEW QUEEN CREEK DEVELOPMENT

2515 W. HUNT HIGHWAY, QUEEN CREEK, AZ 85142

OFFICE MEDICAL FOR LEASE

FREESTANDING RETAIL MEDICAL PAD FOR LEASE



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- Hunt Highway is the main access way in the San Tan Valley area
- $\pm 6,350$ homes under construction/planned within 1.75 miles with excellent Exposure and Strong Traffic Counts
- $\pm 199,661$ people within one mile with many housing developments under construction
- Signalized Intersection with Excellent accessibility
- Property Subtype Storefront Retail/Office



PROPERTY OVERVIEW

Location:	2515 W. Hunt Highway, Queen Creek, Arizona 85142
Delivery Date:	Q2 2026 <i>(Proposed)</i>
Available SF:	$\pm 3,607$ SF
Lease Rate:	\$45.00 PSF NNN
PAD Size:	$\pm 8,107$ SF <i>$\pm 3,607$ SF Available</i>
Lot Size:	± 6.40 AC ($\pm 278,784$ SF)
Zoning:	CB-1
Parcel / APN:	509-02-062K (Pinal)
PAD Type:	Medical Retail
Traffic Counts:	Hunt Highway: 28,629 VPD Village Lane: 5,776 VPD

HOUSING DEVELOPMENT MAP

MAP LEGEND

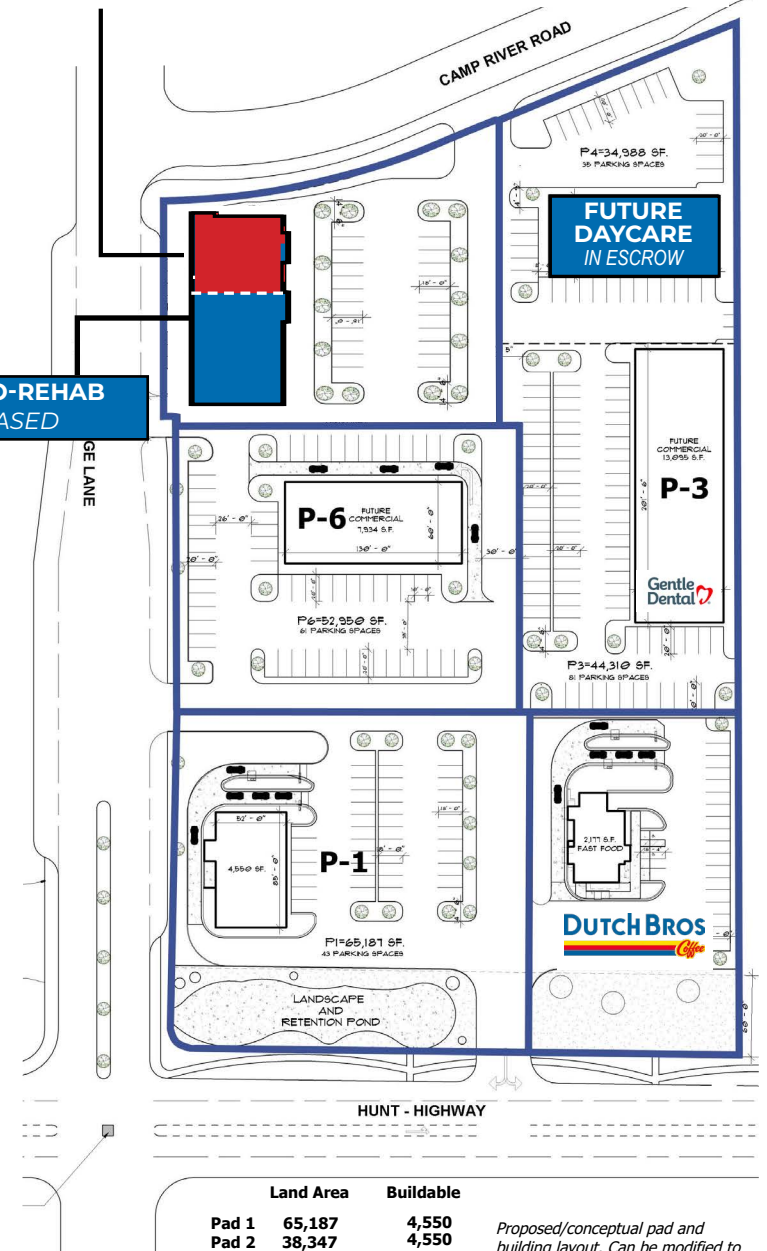
-  HOUSING DEVELOPMENT
-  SCHOOL / ACADEMY
- D/U** DEVELOPMENT UNITS





CONCEPTUAL SITE PLAN

±3,607 SF AVAILABLE FOR LEASE



COMMERCIAL EXPANSION: The commercial landscape in Queen Creek is flourishing, with an emphasis on retail, healthcare, education, and hospitality sectors. New shopping centers, dining establishments, and healthcare facilities are regularly emerging, catering to the growing needs of the community. This commercial expansion is strategically supported by the town's economic development policies, which aim to attract and retain high-quality businesses.

INFRASTRUCTURE DEVELOPMENT: Infrastructure in Queen Creek is keeping pace with its growth, with significant investments in transportation, utilities, and technology. The expansion of roadways and the enhancement of public transportation options improve accessibility and connectivity, making Queen Creek an even more attractive location for businesses and residents. Moreover, the town's focus on sustainable development practices ensures that growth is balanced with environmental stewardship.

	Land Area	Buildable
Pad 1	65,187	4,550
Pad 2	38,347	4,550
Pad 3	44,310	13,095
Pad 4	34,988	7,475
Pad 5	45,958	10,200
Pad 6	52,950	7,934

Proposed/conceptual pad and building layout. Can be modified to fit specific users requirements.

OUTPATIENT MARKET PLANNER SCENARIO

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The following data is representative service line growth within a 5 mile radius of the project.

DATA AND ANALYTICS MARKET SCENARIO PLANNER - OUTPATIENT					
Service Line	2022 Volume	2027 Volume	2032 Volume	5 Yr Growth	10 Yr Growth
Endocrinology	4,930	6,518	7,894	32.2%	60.1%
Podiatry	36,234	45,435	55,063	25.4%	52.0%
Psychiatry	330,666	413,024	451,313	24.9%	36.5%
Spine	4,628	5,754	6,758	24.3%	46.0%
Vascular	37,541	46,402	56,071	23.6%	49.4%
Physical Therapy/Rehabilitation	610,523	753,181	908,236	23.4%	48.8%
Cardiology	221,613	270,963	317,853	22.3%	43.4%
Ophthalmology	202,882	247,704	295,642	22.1%	45.7%
Orthopedics	69,970	84,980	100,358	21.5%	43.4%
Pain Management	26,242	31,785	36,891	21.1%	40.6%
Lab	1,032,780	1,242,809	1,449,661	20.3%	40.4%
Miscellaneous Services	506,048	598,099	708,099	18.2%	39.9%
ENT	80,318	94,284	110,493	17.4%	37.6%
Nephrology	12,016	14,101	16,146	17.3%	34.4%
Evaluation and Management	2,454,503	2,816,304	3,290,459	14.7%	34.1%
Trauma	17,673	20,175	23,074	14.2%	30.6%
Oncology	34,603	39,399	44,517	13.9%	28.7%
Radiology	705,311	800,793	914,657	13.5%	29.7%
Gastroenterology	55,681	63,107	69,805	13.3%	25.4%
Neurology	41,850	47,381	53,527	13.2%	27.9%
Thoracic Surgery	1,275	1,443	1,578	13.2%	23.7%
Dermatology	104,735	118,028	131,995	12.7%	26.0%
Neurosurgery	2,189	2,465	2,830	12.6%	29.2%
General Surgery	14,215	15,963	17,675	12.3%	24.3%
Urology	23,030	25,815	28,526	12.1%	23.9%
Cosmetic Procedures	19,221	21,253	22,911	10.6%	19.2%
Gynecology	23,685	25,457	27,501	7.5%	16.1%
Pulmonology	34,322	35,233	36,098	2.7%	5.2%
Obstetrics	10,679	10,039	9,474	-6.0%	-11.3%

QUEEN CREEK, AZ

Queen Creek's population has surged, reflecting a diverse demographic profile that is both young and family-oriented. This growth is not merely a statistic but a testament to the town's allure, offering a high quality of life, excellent educational institutions, and a plethora of recreational activities. The increasing population density translates directly into heightened demand for retail, office, and residential spaces, marking Queen Creek as a hotspot for investors and developers alike.



\$128,000

Avg. Household Income (5 Mile Radius of Site)



199,661

Residential Population (5 Mile Radius of Site)



EMPLOYMENT MIGRATION

(Credit: AZ Central)

Pinal County has become the West's epicenter for Automotive and Advanced Manufacturing Companies.

Companies that have located to Pinal County are LG, Lucid Motors, Nikola, P&G, Kohler, CCP, and more.

Target Industries are Aerospace and Defense, Manufacturing, Electric Technology and Manufacturing, Transportation and Distribution, Natural and Renewable Resources (Mining, Agriculture, Solar). A committee is behind the latest effort to incorporate San Tan Valley.

"As an unincorporated area, San Tan Valley is currently depended on Pinal County government and services. The community has boomed as housing prices have soared in metro Phoenix, and residents and county officials have long expressed concerns that it's outgrown its roads, services and unincorporated status."

DEMOGRAPHICS 1, 3, 5 MILE RADIUS OF SITE

2024 SUMMARY (AlphaMap)

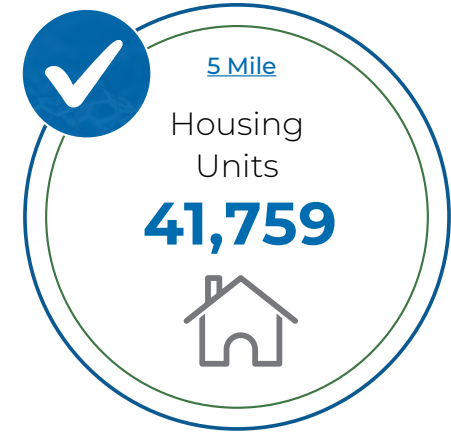
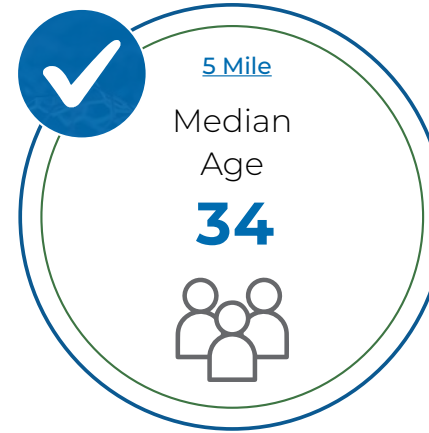
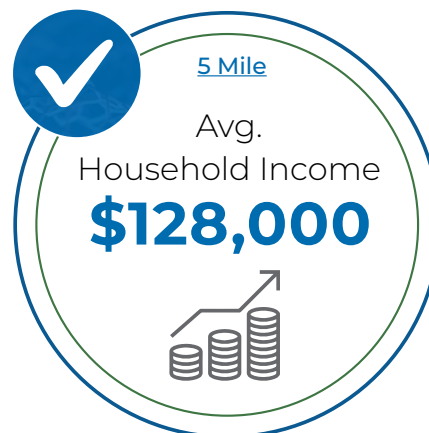
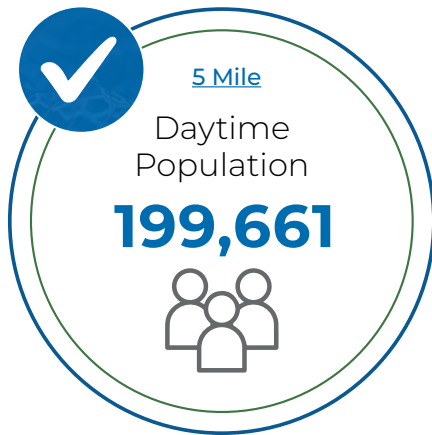
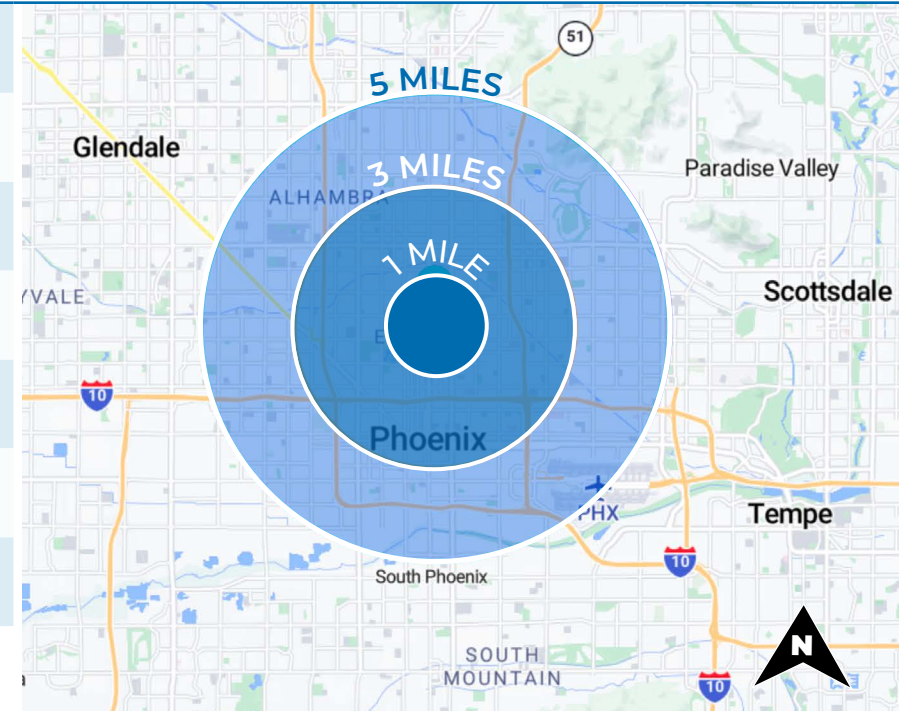
1 Mile

3 Mile

5 Mile

Daytime Population:	26,829	83,446	199,661
Estimated Population:	17,543	51,342	121,448
2029 Proj. Residential Population:	18,650	55,421	132,350
Average Household Income:	\$97,200	\$103,800	\$128,000
Total Consumer Expenditure:	\$237M	\$812M	\$2B
Median Age:	35	36	34
Housing Units:	5,869	18,444	41,759
Total Households:	5,426	16,476	37,923

DEMOGRAPHIC RADIUS RINGS



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QUEEN CREEK MEDICAL OFFICES *FOR LEASE*



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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.

