



Ocotillo Road and Signal Butte Road - Northeast Corner
Queen Creek, Arizona

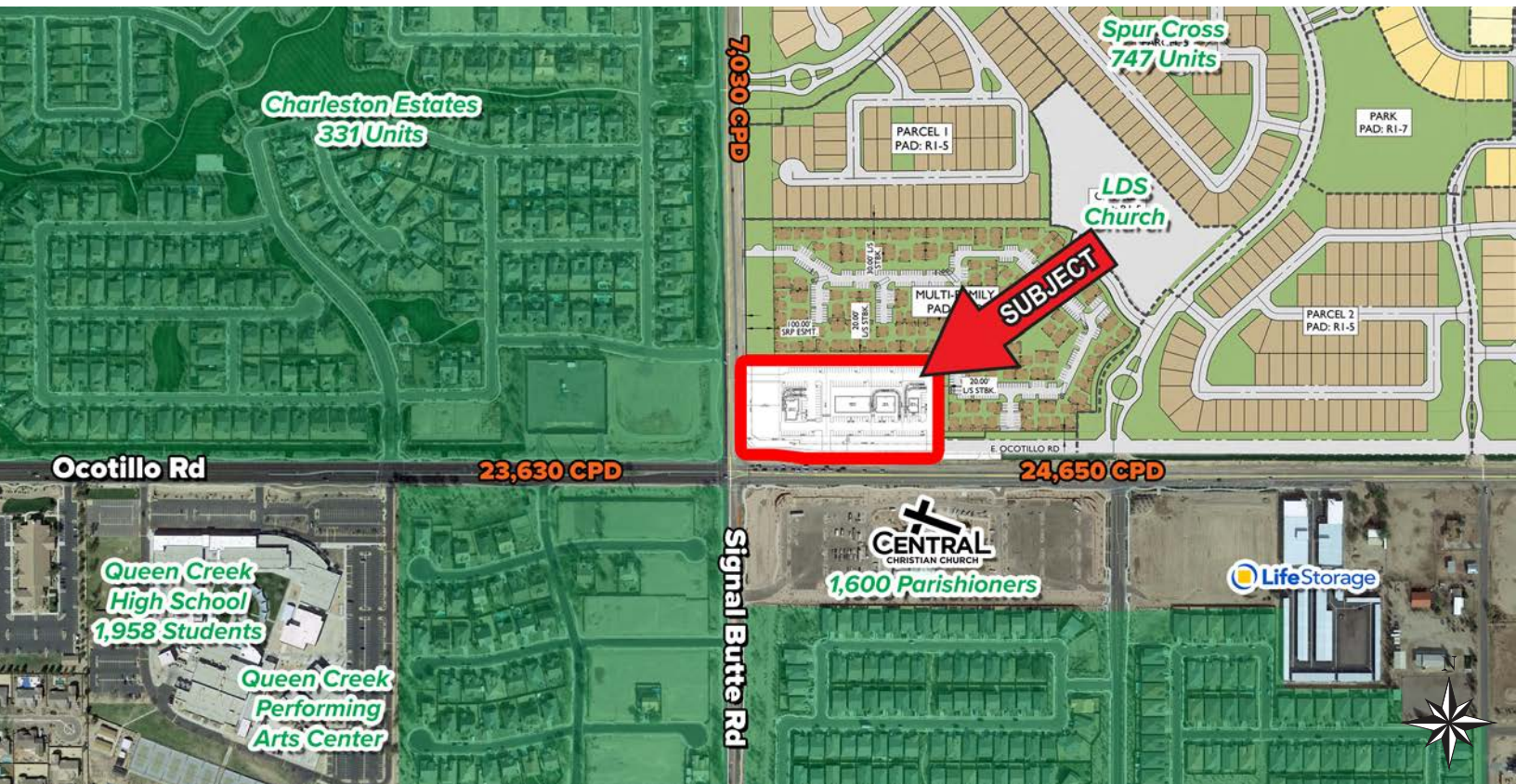


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SPUR CROSS RESTAURANT SPACES

Ocotillo Road and Signal Butte Road - Northeast Corner

Queen Creek, Arizona



SEEKING SPECIALTY/BOUTIQUE RESTAURANT

Property Highlights

- ±3.92 Acres (Net)
- 1 Mile west of new Safeway development
- Future SR24 freeway exit on Signal Butte Rd (Estimated construction start 2021)
- Strong residential growth in the trade area
- Surrounded by new Master Planned Communities
- Over \$100,000/yr median household income within 1 mile

Traffic Counts

Ocotillo Rd 24,650 CPD

Signal Butte Rd 7,030 CPD

Total 31,680 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	6,365	51,523	122,527
Med Household Income	\$100,835	\$82,472	\$80,089
Estimated Households	1,681	16,149	38,322

Source: SitesUSA

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

CONTACT

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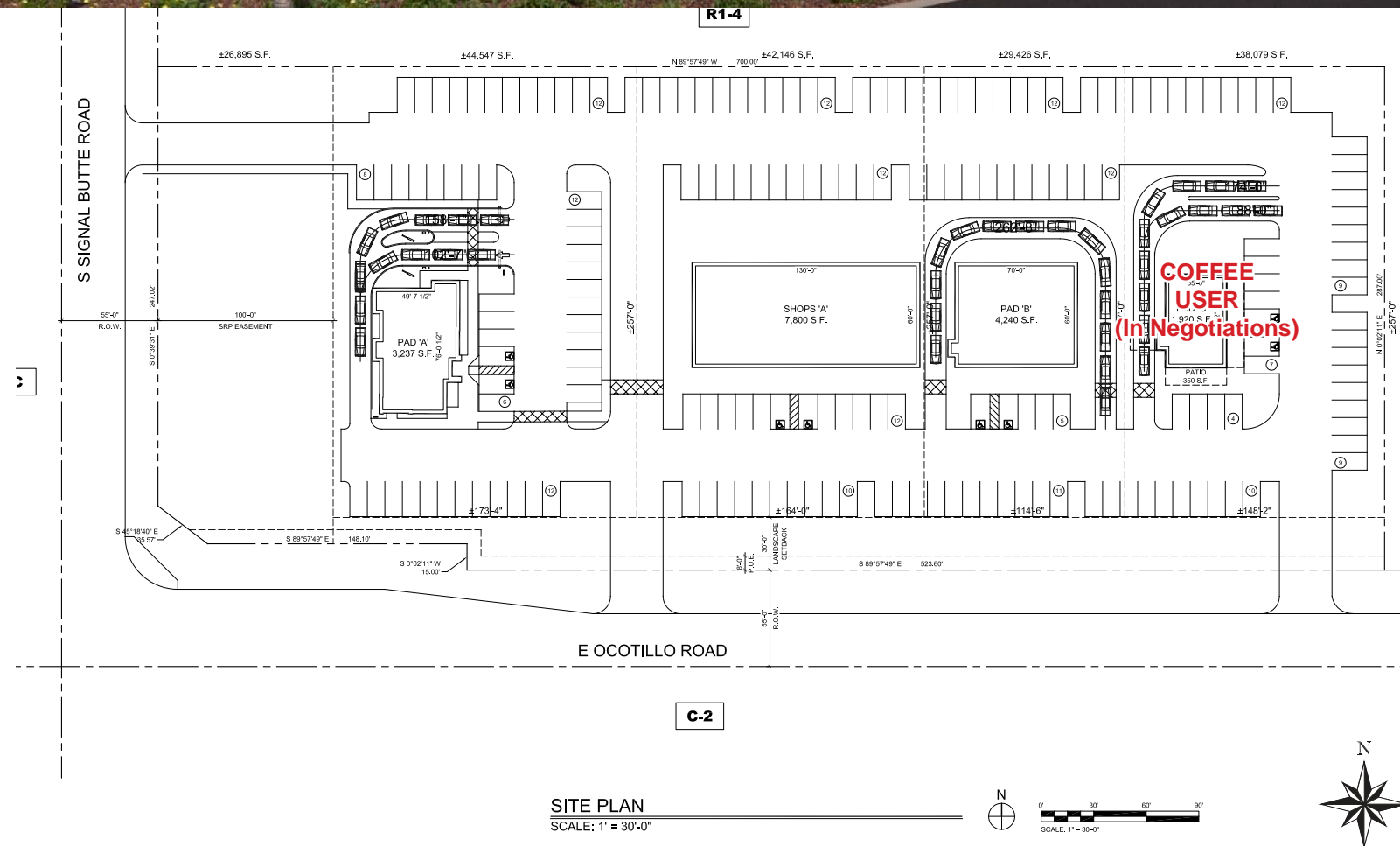
SPUR CROSS RESTAURANT SPACES

Ocotillo Road and Signal Butte Road - Northeast Corner

Queen Creek, Arizona



Representative Photo



SITE PLAN
SCALE: 1" = 30'-0"

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SPUR CROSS RESTAURANT SPACES

Ocotillo Road and Signal Butte Road - Northeast Corner

Queen Creek, Arizona



Spur Cross
QUEEN CREEK, ARIZONA

CONCEPTUAL NEIGHBORHOOD PARK
FO GROUP El Dorado Holdings, Inc.
PRELIMINARY - NOT FOR CONSTRUCTION

Representative Photos

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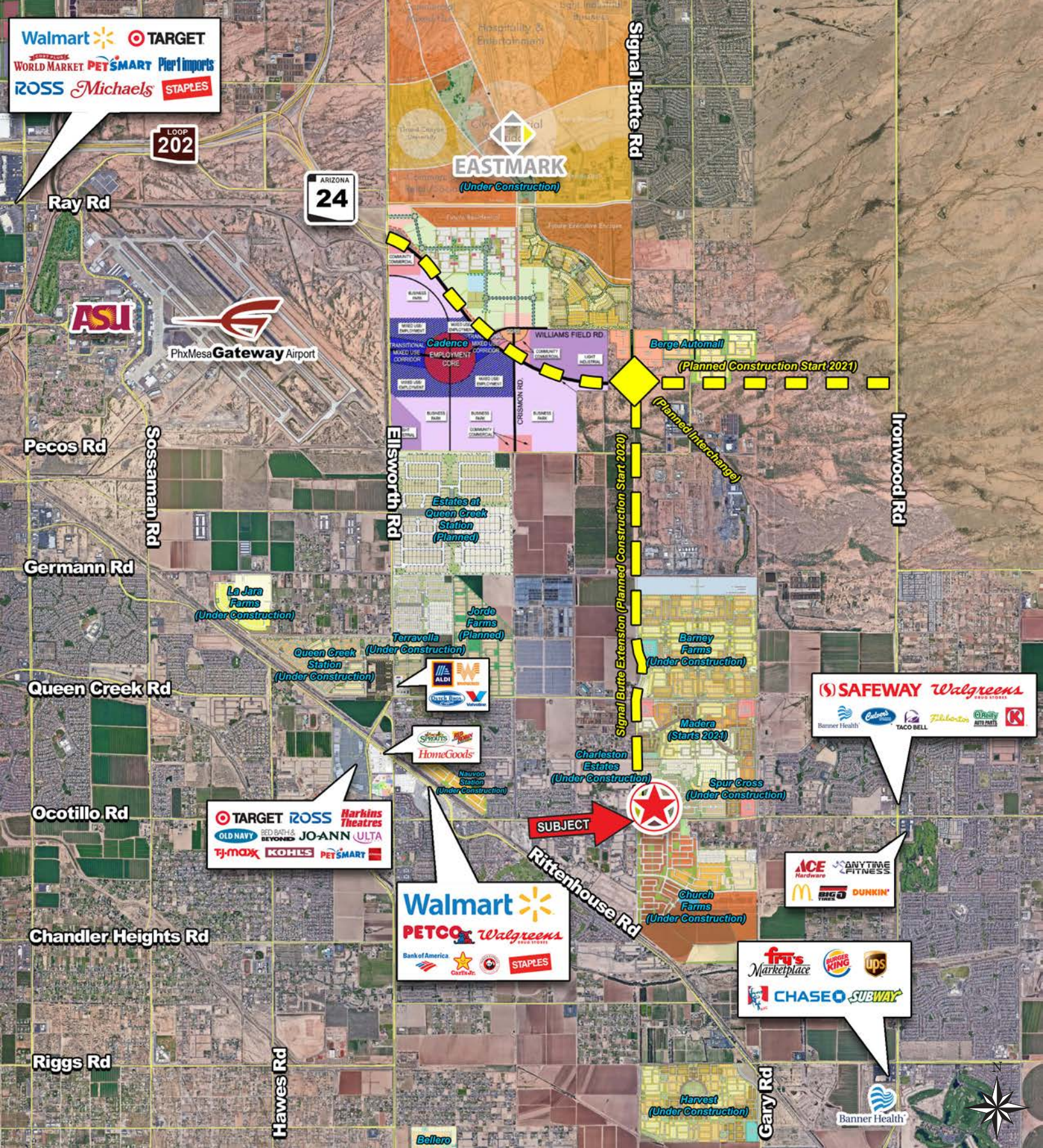
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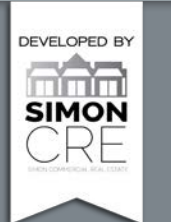


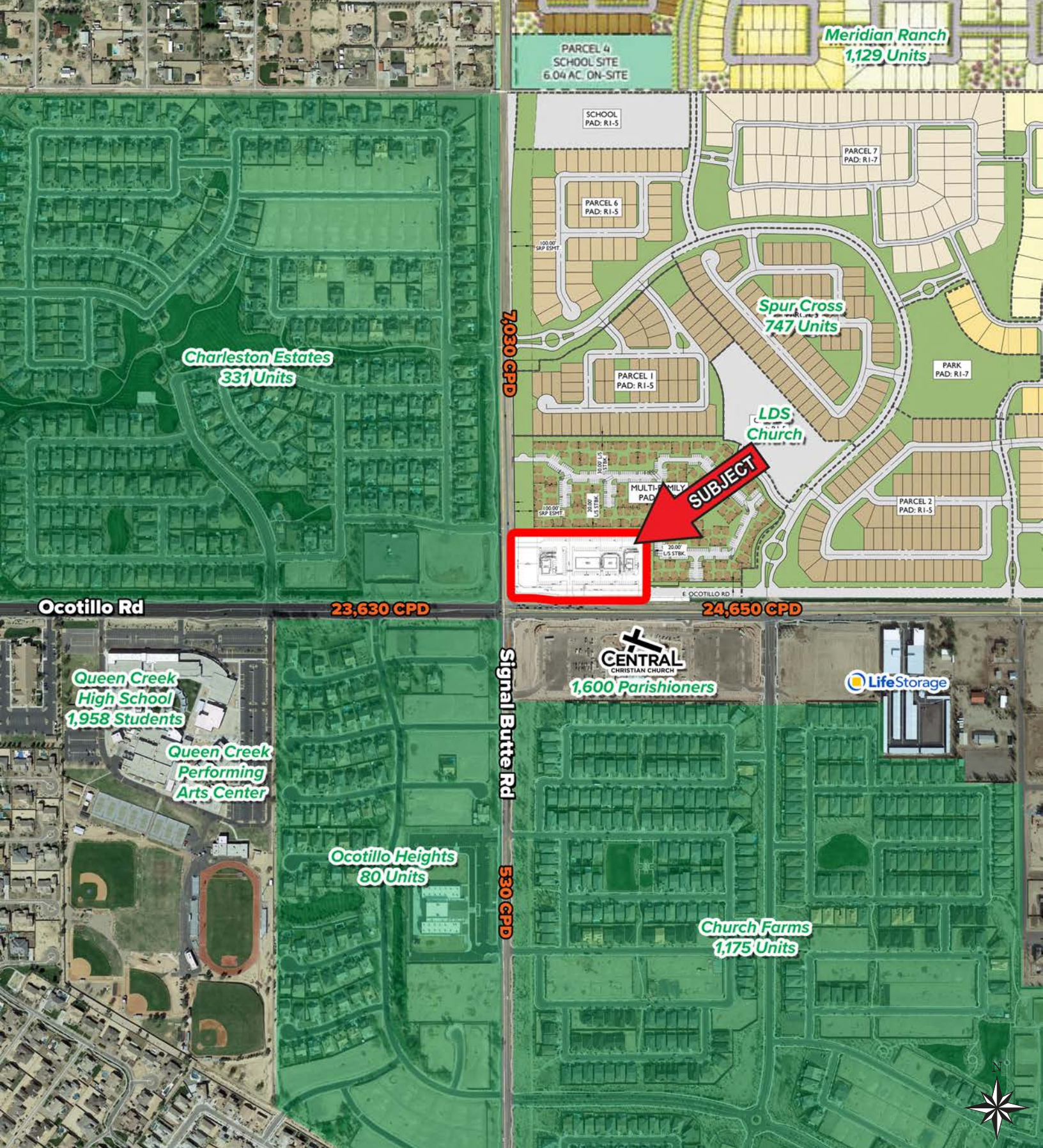




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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2485/-111.6001

RF5

E Ocotillo Rd & S Signal Butte Rd

	1 mi radius			3 mi radius			5 mi radius		
Population									
Estimated Population (2019)	6,365			51,523			122,527		
Projected Population (2024)	6,855			57,876			139,587		
Census Population (2010)	1,494			30,600			83,201		
Census Population (2000)	282			2,349			9,277		
Projected Annual Growth (2019 to 2024)	490	1.5%		6,353	2.5%		17,060	2.8%	
Historical Annual Growth (2010 to 2019)	4,871	8.5%		20,923	4.5%		39,326	3.6%	
Historical Annual Growth (2000 to 2010)	1,212	43.0%		28,251	120.2%		73,924	79.7%	
Estimated Population Density (2019)	2,027	psm		1,823	psm		1,561	psm	
Trade Area Size	3.1	sq mi		28.3	sq mi		78.5	sq mi	
Households									
Estimated Households (2019)	1,681			16,149			38,322		
Projected Households (2024)	1,761			17,013			40,558		
Census Households (2010)	374			9,258			24,965		
Census Households (2000)	79			684			2,746		
Estimated Households with Children (2019)	894	53.2%		7,900	48.9%		18,677	48.7%	
Estimated Average Household Size (2019)	3.79			3.19			3.20		
Average Household Income									
Estimated Average Household Income (2019)	\$104,162			\$95,389			\$89,855		
Projected Average Household Income (2024)	\$115,198			\$112,443			\$101,199		
Estimated Average Family Income (2019)	\$101,955			\$100,260			\$94,050		
Median Household Income									
Estimated Median Household Income (2019)	\$100,835			\$82,472			\$80,089		
Projected Median Household Income (2024)	\$115,071			\$95,163			\$91,974		
Estimated Median Family Income (2019)	\$103,026			\$90,164			\$88,194		
Per Capita Income									
Estimated Per Capita Income (2019)	\$27,511			\$29,900			\$28,106		
Projected Per Capita Income (2024)	\$29,588			\$33,053			\$29,406		
Estimated Per Capita Income 5 Year Growth	\$2,077	7.5%		\$3,153	10.5%		\$1,301	4.6%	
Estimated Average Household Net Worth (2019)	\$1,224,766			\$909,578			\$846,667		
Daytime Demos (2019)									
Total Businesses	23			806			1,434		
Total Employees	561			8,594			13,698		
Company Headquarter Businesses	-	-	-	-			1	0.1%	
Company Headquarter Employees	-	-		172	2.0%		292	2.1%	
Employee Population per Business	24.3			10.7			9.6		
Residential Population per Business	275.9			63.9			85.4		

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Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography

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Race & Ethnicity						
White (2019)	5,148	80.9%	39,773	77.2%	94,094	76.8%
Black or African American (2019)	300	4.7%	2,439	4.7%	5,966	4.9%
American Indian or Alaska Native (2019)	63	1.0%	470	0.9%	1,263	1.0%
Asian (2019)	234	3.7%	1,905	3.7%	4,148	3.4%
Hawaiian or Pacific Islander (2019)	30	0.5%	132	0.3%	275	0.2%
Other Race (2019)	340	5.3%	4,514	8.8%	11,570	9.4%
Two or More Races (2019)	249	3.9%	2,289	4.4%	5,210	4.3%
Not Hispanic or Latino Population (2019)	4,973	78.1%	39,646	76.9%	93,061	76.0%
Hispanic or Latino Population (2019)	1,392	21.9%	11,877	23.1%	29,466	24.0%
Not Hispanic or Latino Population (2024)	5,287	77.1%	43,945	75.9%	104,643	75.0%
Hispanic or Latino Population (2024)	1,568	22.9%	13,931	24.1%	34,944	25.0%
Not Hispanic or Latino Population (2010)	1,303	87.2%	24,385	79.7%	65,086	78.2%
Hispanic or Latino Population (2010)	191	12.8%	6,215	20.3%	18,115	21.8%
Not Hispanic or Latino Population (2000)	206	73.0%	1,734	73.8%	6,657	71.8%
Hispanic or Latino Population (2000)	76	27.0%	615	26.2%	2,620	28.2%
Projected Hispanic Annual Growth (2019 to 2024)	176	2.5%	2,054	3.5%	5,478	3.7%
Historic Hispanic Annual Growth (2000 to 2019)	1,316	91.0%	11,262	96.4%	26,846	53.9%
Age Distribution (2019)						
Age Under 5	517	8.1%	4,115	8.0%	9,536	7.8%
Age 5 to 9 Years	546	8.6%	4,383	8.5%	10,457	8.5%
Age 10 to 14 Years	559	8.8%	4,434	8.6%	10,536	8.6%
Age 15 to 19 Years	429	6.7%	3,551	6.9%	8,461	6.9%
Age 20 to 24 Years	344	5.4%	2,856	5.5%	6,752	5.5%
Age 25 to 29 Years	448	7.0%	3,695	7.2%	8,454	6.9%
Age 30 to 34 Years	592	9.3%	4,305	8.4%	9,859	8.0%
Age 35 to 39 Years	535	8.4%	4,237	8.2%	9,923	8.1%
Age 40 to 44 Years	470	7.4%	3,508	6.8%	8,462	6.9%
Age 45 to 49 Years	398	6.2%	3,110	6.0%	7,272	5.9%
Age 50 to 54 Years	340	5.3%	2,576	5.0%	6,191	5.1%
Age 55 to 59 Years	326	5.1%	2,515	4.9%	6,133	5.0%
Age 60 to 64 Years	284	4.5%	2,383	4.6%	5,832	4.8%
Age 65 to 74 Years	348	5.5%	3,710	7.2%	9,208	7.5%
Age 75 to 84 Years	173	2.7%	1,664	3.2%	4,260	3.5%
Age 85 Years or Over	57	0.9%	480	0.9%	1,189	1.0%
Median Age	31.9		32.3		32.8	
Gender Age Distribution (2019)						
Female Population	3,192	50.1%	25,939	50.3%	61,401	50.1%
Age 0 to 19 Years	1,035	32.4%	8,057	31.1%	18,880	30.7%
Age 20 to 64 Years	1,879	58.9%	14,872	57.3%	35,062	57.1%
Age 65 Years or Over	278	8.7%	3,010	11.6%	7,460	12.1%
Female Median Age	31.7		32.5		33.0	
Male Population	3,174	49.9%	25,584	49.7%	61,126	49.9%
Age 0 to 19 Years	1,017	32.0%	8,426	32.9%	20,112	32.9%
Age 20 to 64 Years	1,857	58.5%	14,314	55.9%	33,816	55.3%
Age 65 Years or Over	300	9.4%	2,843	11.1%	7,198	11.8%
Male Median Age	32.1		32.1		32.6	

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RF5

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Household Income Distribution (2019)							
HH Income \$200,000 or More	178	10.6%	1,071	6.6%	2,347	6.1%	
HH Income \$150,000 to \$199,999	210	12.5%	1,521	9.4%	3,155	8.2%	
HH Income \$100,000 to \$149,999	462	27.5%	3,483	21.6%	7,911	20.6%	
HH Income \$75,000 to \$99,999	278	16.5%	2,696	16.7%	6,452	16.8%	
HH Income \$50,000 to \$74,999	233	13.9%	3,107	19.2%	7,891	20.6%	
HH Income \$35,000 to \$49,999	156	9.3%	1,581	9.8%	4,039	10.5%	
HH Income \$25,000 to \$34,999	33	2.0%	820	5.1%	2,041	5.3%	
HH Income \$15,000 to \$24,999	64	3.8%	897	5.6%	2,098	5.5%	
HH Income Under \$15,000	66	3.9%	973	6.0%	2,386	6.2%	
HH Income \$35,000 or More	1,518	90.3%	13,459	83.3%	31,796	83.0%	
HH Income \$75,000 or More	1,128	67.1%	8,771	54.3%	19,866	51.8%	
Housing (2019)							
Total Housing Units	1,713		16,834		40,091		
Housing Units Occupied	1,681	98.1%	16,149	95.9%	38,322	95.6%	
Housing Units Owner-Occupied	1,597	95.0%	13,533	83.8%	32,292	84.3%	
Housing Units, Renter-Occupied	85	5.0%	2,616	16.2%	6,030	15.7%	
Housing Units, Vacant	32	1.9%	685	4.2%	1,769	4.6%	
Marital Status (2019)							
Never Married	1,118	23.6%	11,546	29.9%	28,682	31.2%	
Currently Married	3,059	64.5%	21,082	54.6%	48,155	52.3%	
Separated	100	2.1%	1,089	2.8%	3,300	3.6%	
Widowed	40	0.9%	1,236	3.2%	3,178	3.5%	
Divorced	425	9.0%	3,638	9.4%	8,682	9.4%	
Household Type (2019)							
Population Family	6,035	94.8%	47,384	92.0%	113,039	92.3%	
Population Non-Family	330	5.2%	4,137	8.0%	9,468	7.7%	
Population Group Quarters	-	-	2	-	20	-	
Family Households	1,473	87.6%	13,130	81.3%	31,373	81.9%	
Non-Family Households	208	12.4%	3,019	18.7%	6,949	18.1%	
Married Couple with Children	707	23.1%	6,022	28.6%	14,409	29.9%	
Average Family Household Size	4.1		3.6		3.6		
Household Size (2019)							
1 Person Households	122	7.2%	2,162	13.4%	5,015	13.1%	
2 Person Households	270	16.1%	4,492	27.8%	11,036	28.8%	
3 Person Households	312	18.6%	2,991	18.5%	6,802	17.8%	
4 Person Households	482	28.7%	3,180	19.7%	7,467	19.5%	
5 Person Households	280	16.6%	1,894	11.7%	4,493	11.7%	
6 or More Person Households	215	12.8%	1,431	8.9%	3,508	9.2%	
Household Vehicles (2019)							
Households with 0 Vehicles Available	16	1.0%	175	1.1%	614	1.6%	
Households with 1 Vehicles Available	296	17.6%	4,402	27.3%	10,037	26.2%	
Households with 2 or More Vehicles Available	1,369	81.4%	11,572	71.7%	27,671	72.2%	
Total Vehicles Available	3,713		33,372		79,045		
Average Vehicles Per Household	2.2		2.1		2.1		

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Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	4,661		37,815		90,093	
Estimated Civilian Employed	3,140	67.4%	24,843	65.7%	57,303	63.6%
Estimated Civilian Unemployed	109	2.3%	759	2.0%	1,898	2.1%
Estimated in Armed Forces	-	-	69	0.2%	72	-
Estimated Not in Labor Force	1,412	30.3%	12,144	32.1%	30,820	34.2%
Unemployment Rate	2.3%		2.0%		2.1%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	3,140		24,843		57,303	
Management, Business, Financial Operations	758	24.1%	4,119	16.6%	8,915	15.6%
Professional, Related	760	24.2%	5,664	22.8%	12,465	21.8%
Service	407	13.0%	4,504	18.1%	11,427	19.9%
Sales, Office	843	26.8%	6,839	27.5%	16,171	28.2%
Farming, Fishing, Forestry	-	-	22	-	138	0.2%
Construct, Extraction, Maintenance	198	6.3%	1,884	7.6%	4,213	7.4%
Production, Transport Material Moving	174	5.5%	1,811	7.3%	3,973	6.9%
White Collar Workers	2,360	75.2%	16,622	66.9%	37,552	65.5%
Blue Collar Workers	780	24.8%	8,222	33.1%	19,751	34.5%
Consumer Expenditure (2019)						
Total Household Expenditure	\$123.37 M		\$1.1 B		\$2.5 B	
Total Non-Retail Expenditure	\$64.68 M	52.4%	\$576.27 M	52.5%	\$1.31 B	52.4%
Total Retail Expenditure	\$58.68 M	47.6%	\$522.42 M	47.5%	\$1.19 B	47.6%
Apparel	\$4.47 M	3.6%	\$39.19 M	3.6%	\$88.87 M	3.6%
Contributions	\$4.05 M	3.3%	\$35.44 M	3.2%	\$80.25 M	3.2%
Education	\$3.93 M	3.2%	\$33.08 M	3.0%	\$74.17 M	3.0%
Entertainment	\$7.16 M	5.8%	\$62.88 M	5.7%	\$142.63 M	5.7%
Food and Beverages	\$18.18 M	14.7%	\$162.5 M	14.8%	\$369.72 M	14.8%
Furnishings and Equipment	\$4.43 M	3.6%	\$39.04 M	3.6%	\$88.54 M	3.5%
Gifts	\$3.01 M	2.4%	\$26.34 M	2.4%	\$59.53 M	2.4%
Health Care	\$10.13 M	8.2%	\$92.17 M	8.4%	\$210.3 M	8.4%
Household Operations	\$4.88 M	4.0%	\$43.13 M	3.9%	\$97.86 M	3.9%
Miscellaneous Expenses	\$2.33 M	1.9%	\$20.69 M	1.9%	\$46.98 M	1.9%
Personal Care	\$1.66 M	1.3%	\$14.76 M	1.3%	\$33.53 M	1.3%
Personal Insurance	\$913.45 K	0.7%	\$7.88 M	0.7%	\$17.82 M	0.7%
Reading	\$264 K	0.2%	\$2.36 M	0.2%	\$5.37 M	0.2%
Shelter	\$25.63 M	20.8%	\$229.11 M	20.9%	\$520.6 M	20.8%
Tobacco	\$665.09 K	0.5%	\$6.38 M	0.6%	\$14.68 M	0.6%
Transportation	\$22.86 M	18.5%	\$203.2 M	18.5%	\$462.21 M	18.5%
Utilities	\$8.82 M	7.1%	\$80.53 M	7.3%	\$183.96 M	7.4%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	3,970		32,183		76,784	
Elementary (Grade Level 0 to 8)	49	1.2%	714	2.2%	1,868	2.4%
Some High School (Grade Level 9 to 11)	90	2.3%	1,508	4.7%	3,791	4.9%
High School Graduate	926	23.3%	8,018	24.9%	19,400	25.3%
Some College	1,059	26.7%	8,642	26.9%	21,615	28.2%
Associate Degree Only	422	10.6%	4,116	12.8%	8,757	11.4%
Bachelor Degree Only	872	22.0%	5,855	18.2%	14,177	18.5%
Graduate Degree	554	13.9%	3,330	10.3%	7,176	9.3%

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Units In Structure (2019)						
1 Detached Unit	1,634	436.7%	14,705	158.8%	35,155	140.8%
1 Attached Unit	10	2.8%	104	1.1%	296	1.2%
2 to 4 Units	6	1.5%	63	0.7%	119	0.5%
5 to 9 Units	9	2.4%	294	3.2%	329	1.3%
10 to 19 Units	2	0.7%	67	0.7%	90	0.4%
20 to 49 Units	3	0.7%	93	1.0%	111	0.4%
50 or More Units	12	3.1%	230	2.5%	263	1.1%
Mobile Home or Trailer	5	1.2%	503	5.4%	1,768	7.1%
Other Structure	-	-	90	1.0%	191	0.8%
Homes Built By Year (2019)						
Homes Built 2010 or later	893	238.8%	3,913	42.3%	7,082	28.4%
Homes Built 2000 to 2009	602	160.8%	9,872	106.6%	24,780	99.3%
Homes Built 1990 to 1999	20	5.5%	894	9.7%	2,862	11.5%
Homes Built 1980 to 1989	42	11.2%	541	5.8%	1,417	5.7%
Homes Built 1970 to 1979	88	23.4%	607	6.6%	1,348	5.4%
Homes Built 1960 to 1969	18	4.9%	154	1.7%	402	1.6%
Homes Built 1950 to 1959	14	3.8%	104	1.1%	258	1.0%
Homes Built Before 1949	3	0.9%	65	0.7%	172	0.7%
Home Values (2019)						
Home Values \$1,000,000 or More	21	7.6%	60	0.8%	91	0.5%
Home Values \$500,000 to \$999,999	197	69.8%	1,276	17.7%	2,433	12.2%
Home Values \$400,000 to \$499,999	282	99.8%	967	13.4%	2,133	10.7%
Home Values \$300,000 to \$399,999	453	160.3%	1,810	25.2%	4,201	21.1%
Home Values \$200,000 to \$299,999	434	153.6%	4,564	63.5%	10,446	52.5%
Home Values \$150,000 to \$199,999	144	51.0%	2,615	36.4%	7,579	38.1%
Home Values \$100,000 to \$149,999	25	8.7%	1,373	19.1%	3,257	16.4%
Home Values \$70,000 to \$99,999	6	2.1%	191	2.7%	472	2.4%
Home Values \$50,000 to \$69,999	2	0.8%	93	1.3%	295	1.5%
Home Values \$25,000 to \$49,999	7	2.6%	188	2.6%	424	2.1%
Home Values Under \$25,000	17	6.2%	357	5.0%	885	4.4%
Owner-Occupied Median Home Value	\$323,638		\$237,891		\$237,900	
Renter-Occupied Median Rent	\$1,298		\$1,009		\$1,013	
Transportation To Work (2019)						
Drive to Work Alone	2,170	67.8%	17,450	78.7%	40,353	79.4%
Drive to Work in Carpool	321	10.0%	2,376	10.7%	5,521	10.9%
Travel to Work by Public Transportation	96	3.0%	250	1.1%	416	0.8%
Drive to Work on Motorcycle	6	0.2%	52	0.2%	122	0.2%
Walk or Bicycle to Work	44	1.4%	280	1.3%	664	1.3%
Other Means	19	0.6%	135	0.6%	348	0.7%
Work at Home	546	17.1%	1,630	7.4%	3,406	6.7%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	325	10.1%	3,431	15.5%	7,966	15.7%
Travel to Work in 15 to 29 Minutes	982	30.7%	6,555	29.6%	13,198	26.0%
Travel to Work in 30 to 59 Minutes	996	31.1%	10,074	45.4%	25,199	49.6%
Travel to Work in 60 Minutes or More	283	8.8%	2,970	13.4%	7,032	13.8%
Average Minutes Travel to Work	28.9		31.8		32.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

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