

HUDSON STATION | 22101 E QUEEN CREEK RD, QUEEN CREEK, AZ

Projected Opening Q1 2024



ACRES:
±21.78

ADDRESS:
22101 E QUEEN CREEK RD, QUEEN CREEK, AZ

SQUARE FEET:
±197,830

ZONING:
C-2
COMMERCIAL

SUMMARY:

Located in the rapidly growing community of Queen Creek, Arizona, this grocery anchored center's 5-mile trade area boasts an average household income of over \$100,000 and a population in excess of 130,000. In addition, there are over 60,000 housing units slated to begin construction within the trade area in the near future.



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets
Senior Vice President
Leasing
602.224.4147 Direct
480.596.9399 Office
bsheets@barclaygroup.com

OVERVIEW

DEMOGRAPHICS

Average Household Income

1 Mile	3 Miles	5 Miles
\$148,906	\$114,455	\$115,031

Total Population

1 Mile	3 Miles	5 Miles
2,998	55,111	136,732

Daytime Population

1 Miles	3 Miles	5 Miles
2,362	17,114	38,991

Total Households

1 Mile	3 Miles	5 Miles
670	15,933	40,339

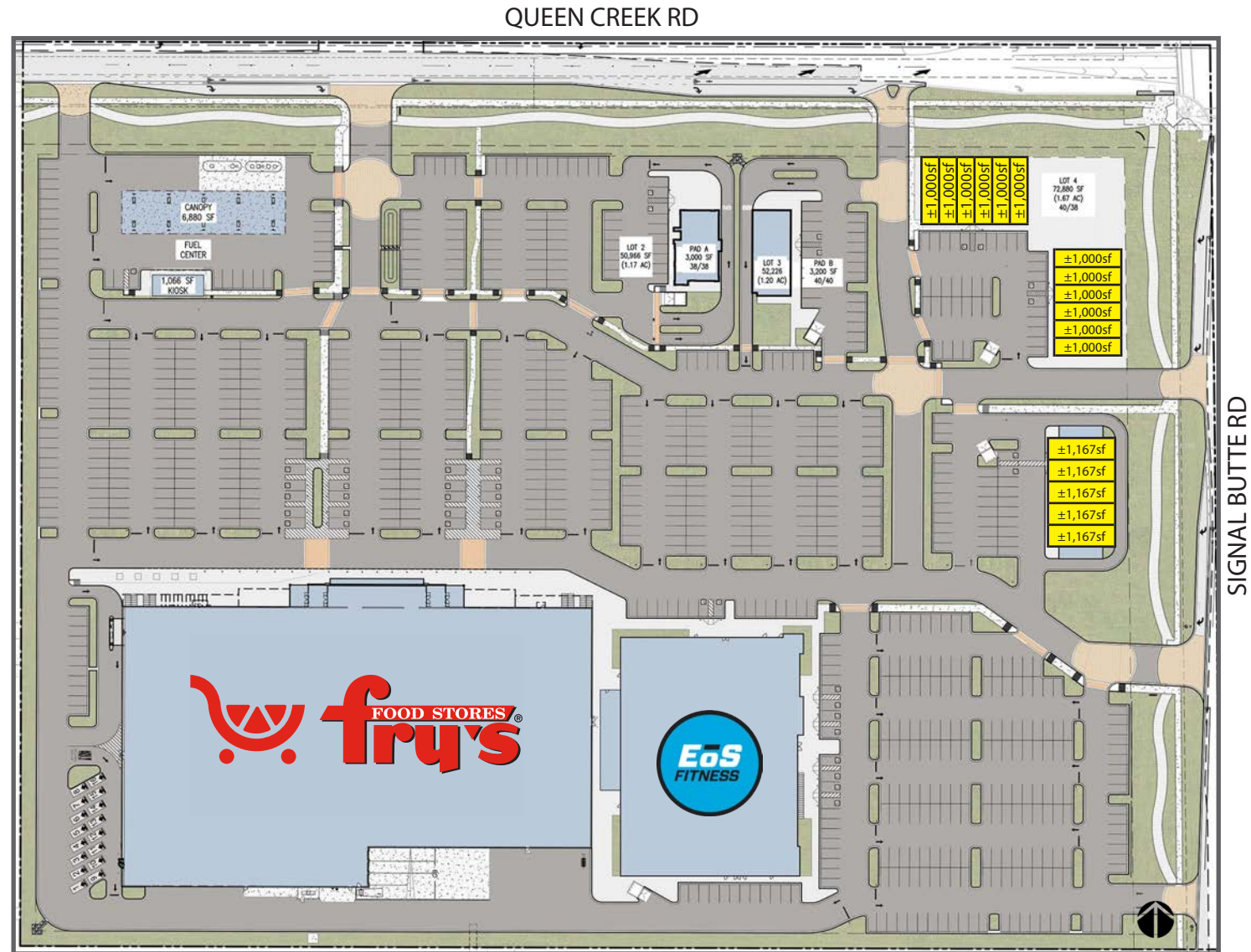
AVAILABLE

Shops & Pads.

TRAFFIC

Queen Creek Rd: 19,000 VPD

Signal Butte Rd: 19,000 VPD



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets
Senior Vice President
Leasing
602.224.4147 Direct
480.596.9399 Office
bsheets@barclaygroup.com

[illegible]

Brett Sheets
Senior Vice President
Leasing
602.224.4147 Direct
480.596.9399 Office
bsheets@barclaygroup.com

DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



INCOME



Households By Income

The largest group: \$100,000 - \$149,999 (24.1%)

The smallest group: \$25,000 - \$34,999 (3.5%)

Indicator ▲	Value	Diff	
<\$15,000	3.6%	-4.2%	
\$15,000 - \$24,999	3.9%	-3.2%	
\$25,000 - \$34,999	3.5%	-4%	
\$35,000 - \$49,999	9.2%	-3.1%	
\$50,000 - \$74,999	16.5%	-1.6%	
\$75,000 - \$99,999	14.8%	+1%	
\$100,000 - \$149,999	24.1%	+6.9%	
\$150,000 - \$199,999	13.3%	+5.8%	
\$200,000+	11%	+2.4%	

KEY FACTS

136,731

Population

31.5

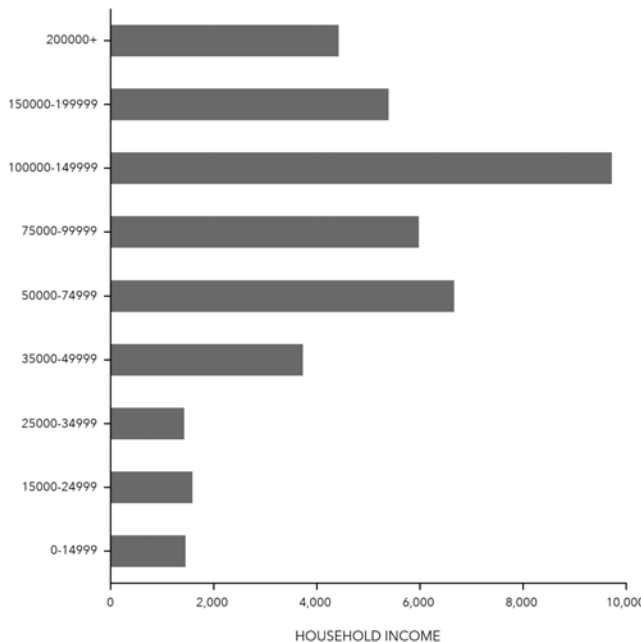
Median Age

40,339

Households

\$76,732

Median Disposable Income



Bars show deviation from Maricopa County

Average Household Size

for this area

3.39

which is more than the average for United States

Area	Value ▼	0	4
This area	3.39		
Maricopa County	2.68		
Arizona	2.63		
United States	2.58		

EDUCATION

7%

No High School Diploma



23%

High School Graduate



38%

Some College



32%

Bachelor's/Grad/Prof Degree

EMPLOYMENT

71%

White Collar

17%

Blue Collar

12%

Services

4.7%

Unemployment Rate



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets

Senior Vice President
Leasing

602.224.4147 Direct

480.596.9399 Office

bsheets@barclaygroup.com