

Buckeye Commons West

SWC I-10 & Verrado | Buckeye, AZ

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Join Abrazo!

VERRADO GOLF CLUB

VERRADO MIDDLE SCHOOL
VERRADO ELEMENTARY SCHOOL

VERRADO HIGH SCHOOL

LUKE AIR FORCE BASE
13 MILES

VERRADO
14,000 ENTITLED HOMES

ARROYO SECO NORTH
850 LOTS

VERRADO HERITAGE
ELEMENTARY SCHOOL

MCDOWELL ROAD

VERRADO WAY

+16,862 VPD

+108,583 VPD

Ground Lease Pads Available



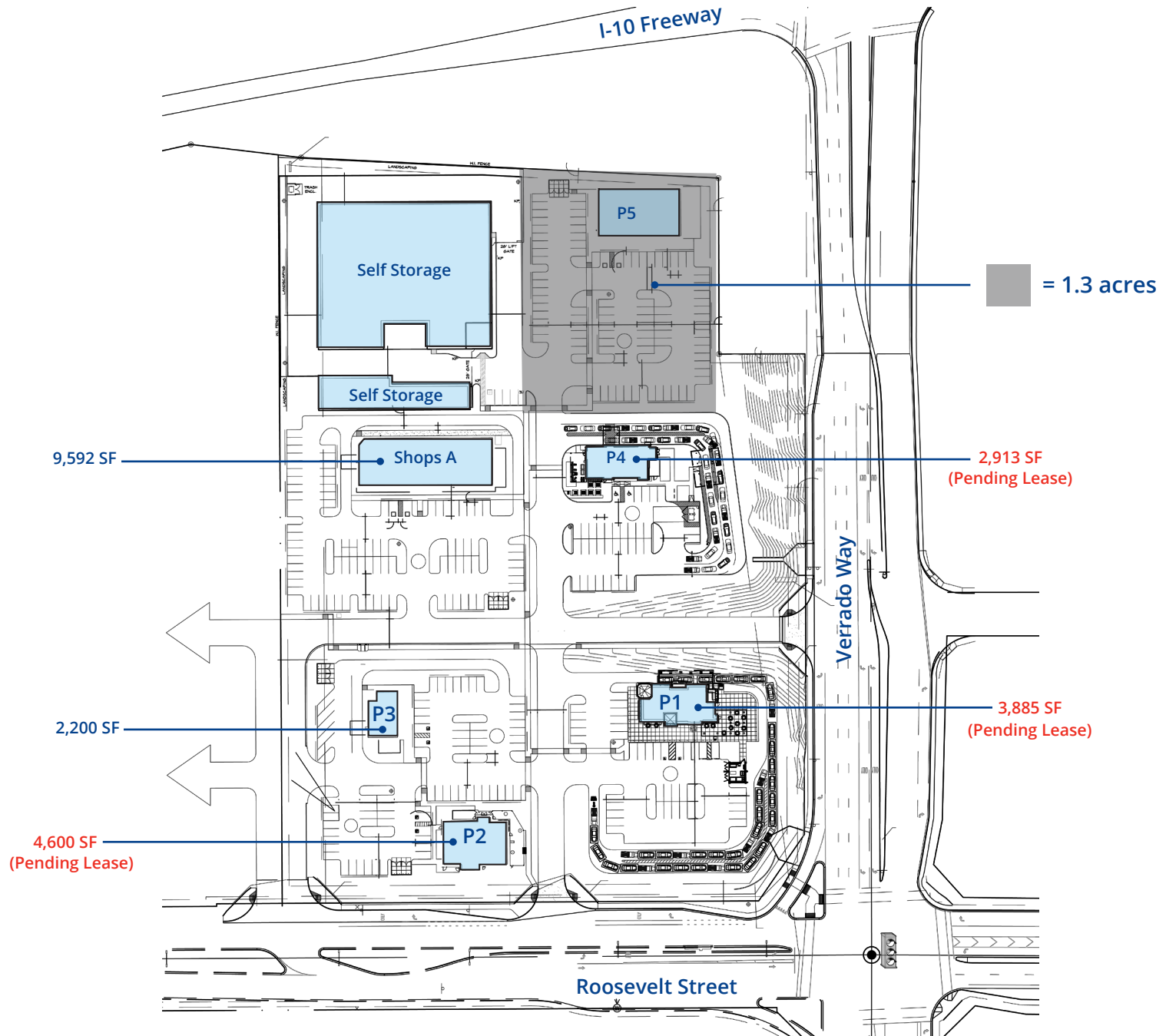
COSTCO WHOLESALE
PLANNED

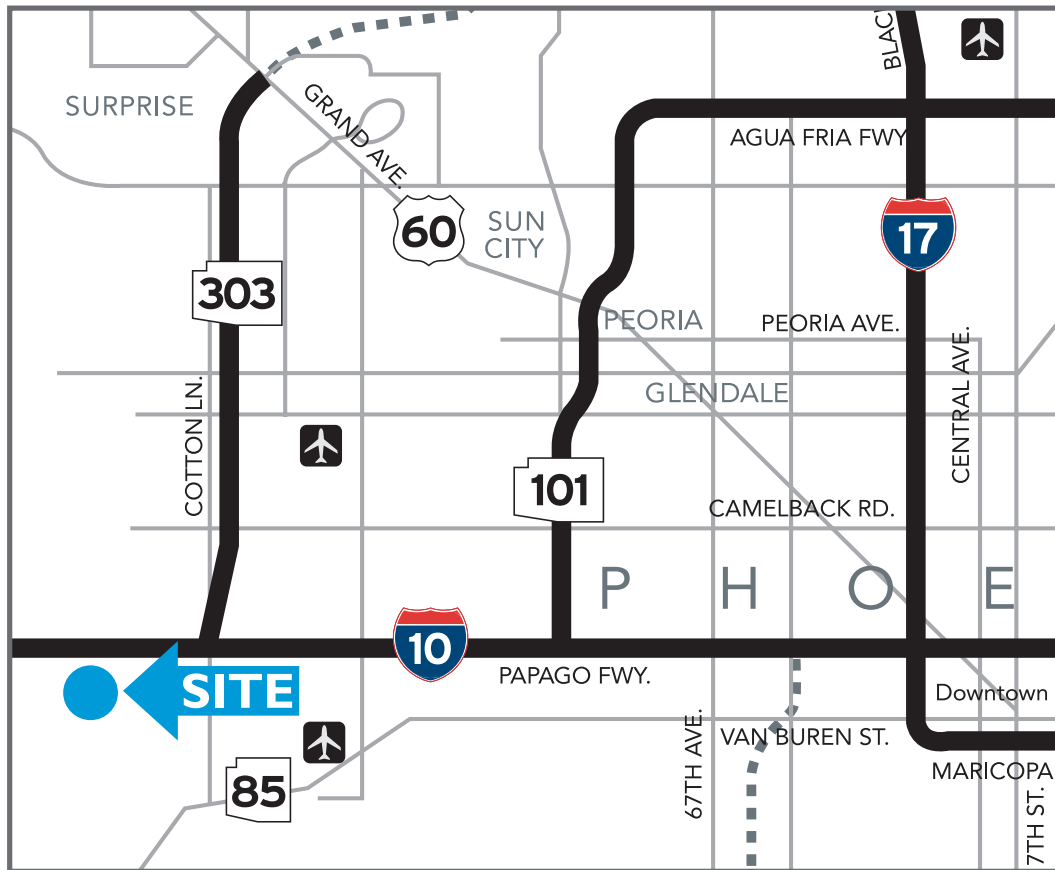
SEQUOIA

ROOSEVELT STREET

PHOENIX
26 MILES

Proposed Site Plan





Project Space

- › Total property size
 - SWC: 11.5 acres
- › Restaurant Pads
- › Shop Space Available

Property Highlights

- Buckeye is the nation's 5th fastest growing city (300,000 homes at full build-out)
- Verrado, a thriving master-planned community of 8,000 residents and entitled for 14,000 homes on 8,800 acres, lies just north of the asset.
- Strong trade area income levels with excellent retail sales numbers in Buckeye.
- Banner Health is planning a Medical Campus and Community Hospital one quarter mile north of property.
- Abrazo Health Campus coming soon to the West on 27 acres.

Area Demographics

	1 mile	3 miles	5 miles
Population Overview			
2021 Total Population	5,789	3,978	9,272
2026 Total Population	6,366	42,936	76,302
2021-2026 Annual Rate	1.92%	1.89%	2.05%
2021 Educational Attainment			
Population 25 years and over	3,525	24,230	48,054
No High School Diploma	3.7%	8.5%	10.0%
High school graduate, GED, or alternative	21.7%	24.3%	25.3%
College No Degree	28.9%	28.3%	28.5%
College or Advanced Degree	45.8%	38.8%	36.2%
Household Overview			
2021 Households	1,935	11,984	22,458
2026 Households	2,131	13,128	24,980
2021-2026 Annual Rate	1.98%	1.85%	2.16%
Household Income Trend			
2021 Median Income	\$106,758	\$84,544	\$86,104
2021 Average Income	\$125,254	\$102,095	\$105,403
2021 Home Value			
Average Home Value	\$473,383	\$386,855	\$378,897

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