



VERRADO MARKETPLACE



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I-10 & Verrado Way | Buckeye, AZ



ABOUT US

Verrado Marketplace will complement the small-town neighborhood charm that is the hallmark of the upscale Verrado community. The project will include high-quality tenants, design elements and finishes to create a vibrant shopping experience with dynamic restaurants, retailers, theaters and other modern features.

Verrado Marketplace will include over 500,000 SF of commercial space anchored with major department retailers, grocery and theater/entertainment components and will be poised to serve as the ultimate gathering spot where people can relax, shop, dine and play.

POPULATION

39,219	76,491	233,794
3 MILES	5 MILES	10 MILES

MEDIAN AGE

32.9	33.4	34.2
3 MILES	5 MILES	10 MILES

MEDIAN HOUSEHOLD INCOME

\$84,422	\$86,100	\$80,513
3 MILES	5 MILES	10 MILES



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OUR STORY

Nestled on more than 8,800 acres in the White Tank Mountains, Verrado is a vibrant, family-oriented community offering higher-than-average household incomes and booming home values.

Verrado exudes all the charm of America's historic small towns with shady-tree-lined streets, more than 75 neighborhood parks, and a quaint Main Street district where shops and restaurants are walkable. Residents enjoy world-class golf, recreational trails, state-of-the-art facilities, and community celebrations.



#2

LOCATED IN THE 2ND
FASTEST GROWING CITY
IN THE U.S.—BUCKEYE, AZ

Source: U.S. Census Bureau (2020)



260,197

2025 PROJECTED
POPULATION—
SURROUNDING AREAS OF
BUCKEYE AND VERRADO

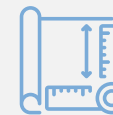
Source: ESRI



14,080

NUMBER OF HOUSES ENTITLED
WITHIN VERRADO

Source: Verrado.com



#1

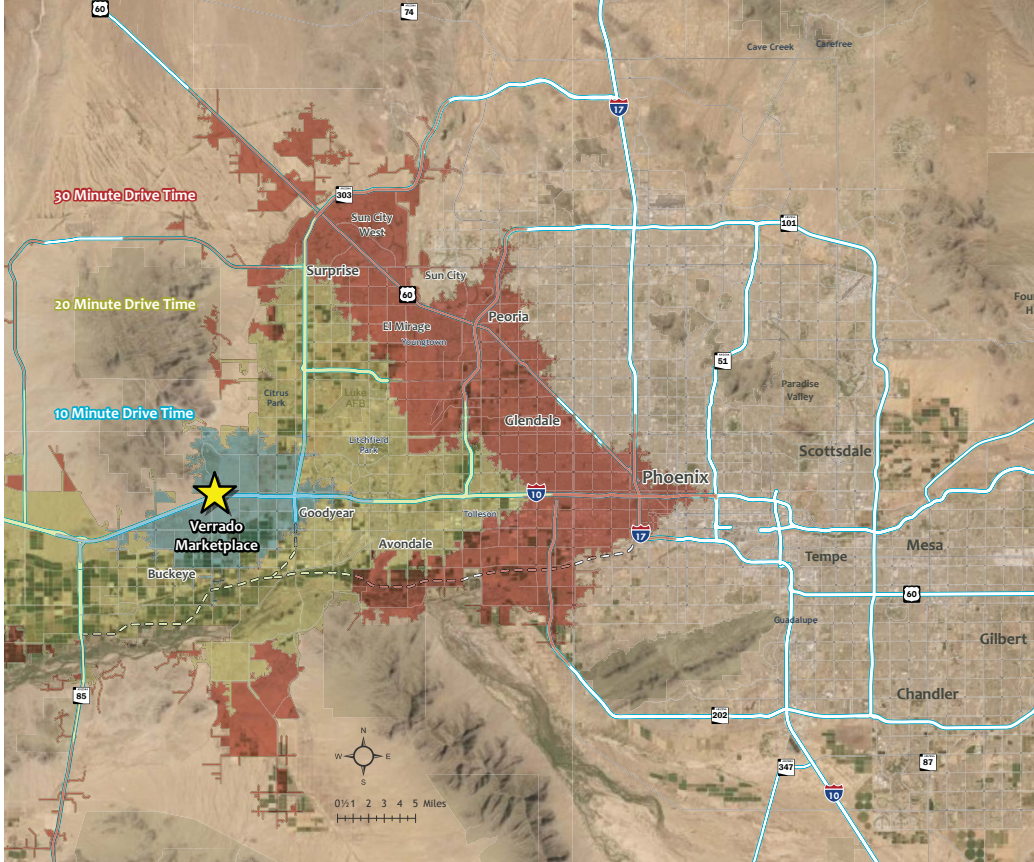
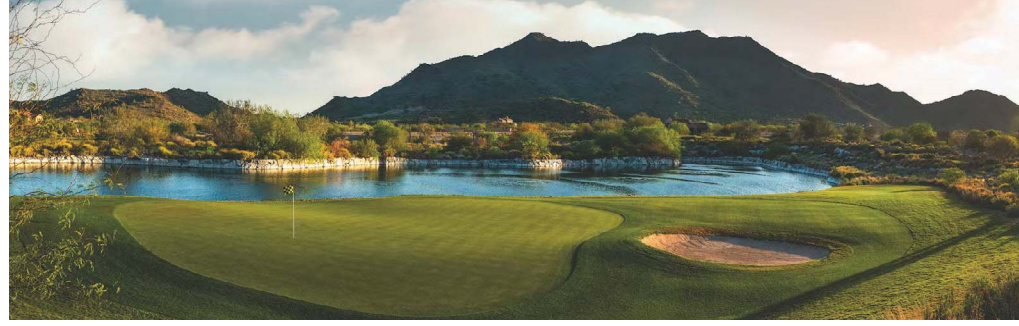
SELLING MASTER-PLANNED
COMMUNITY IN ARIZONA
FOR 2020 & 2021

Source: RCLCO



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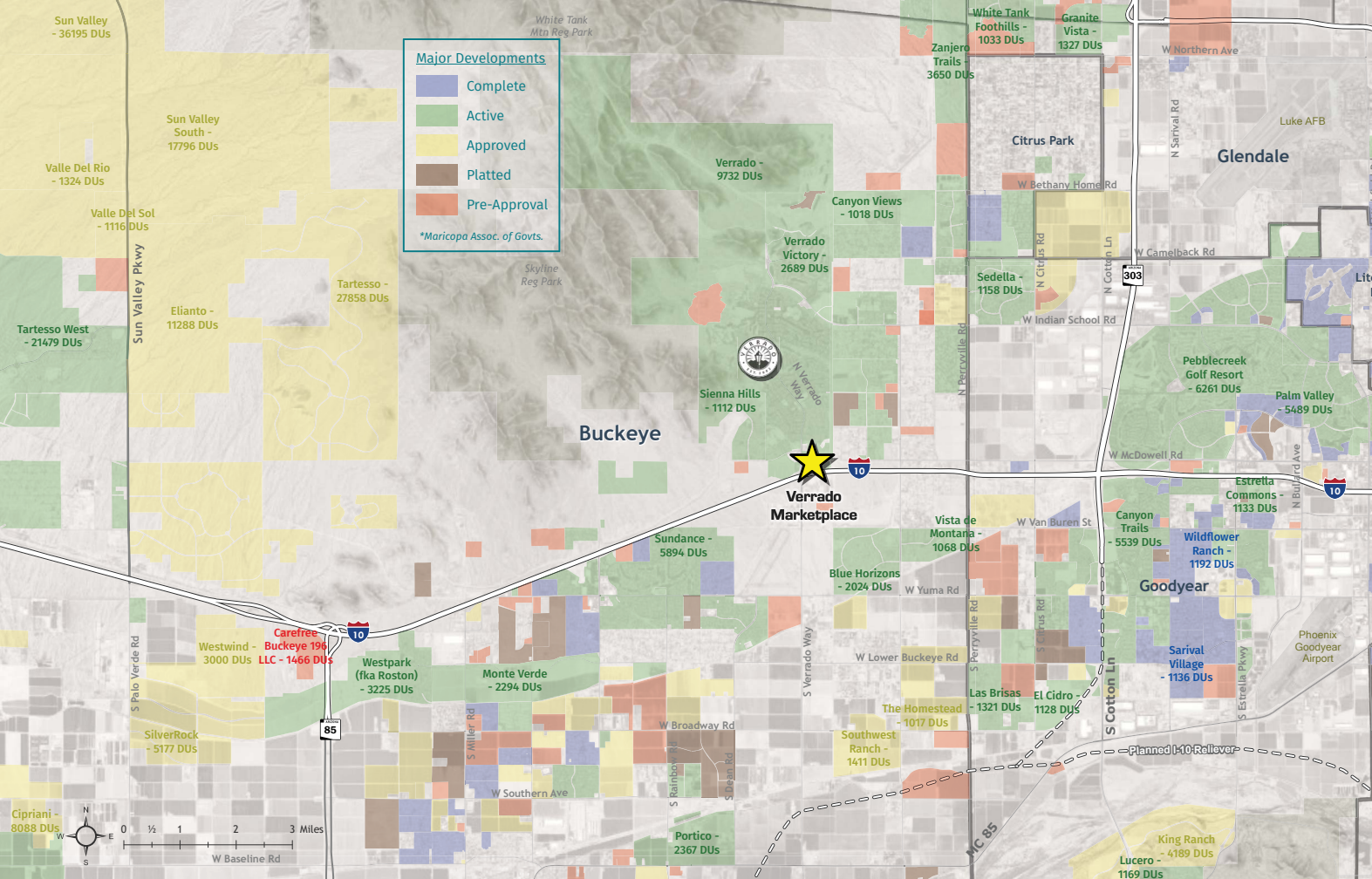
WHERE WE ARE



All demographic and statistical data provided by Downtown Phoenix, Inc. The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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HOUSING HIGHLIGHTS

With more than 30 residential developments in the pipeline, this will result in over 21,000 new single family homes over the next five years.

3,900

2022 PROJECTED HOUSING PERMITS IN BUCKEYE, AZ

26%

INCREASE OVER 2019 SINGLE FAMILY RESIDENTIAL PERMITS

40,000+

NEW RESIDENTS MOVED INTO BUCKEYE BETWEEN 2010 AND 2020

*Source: GrowBuckeye.com and Verrado.com



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KEY EMPLOYERS

DAYTIME POPULATION



47,686
EMPLOYEES WITHIN
5-MILE RADIUS

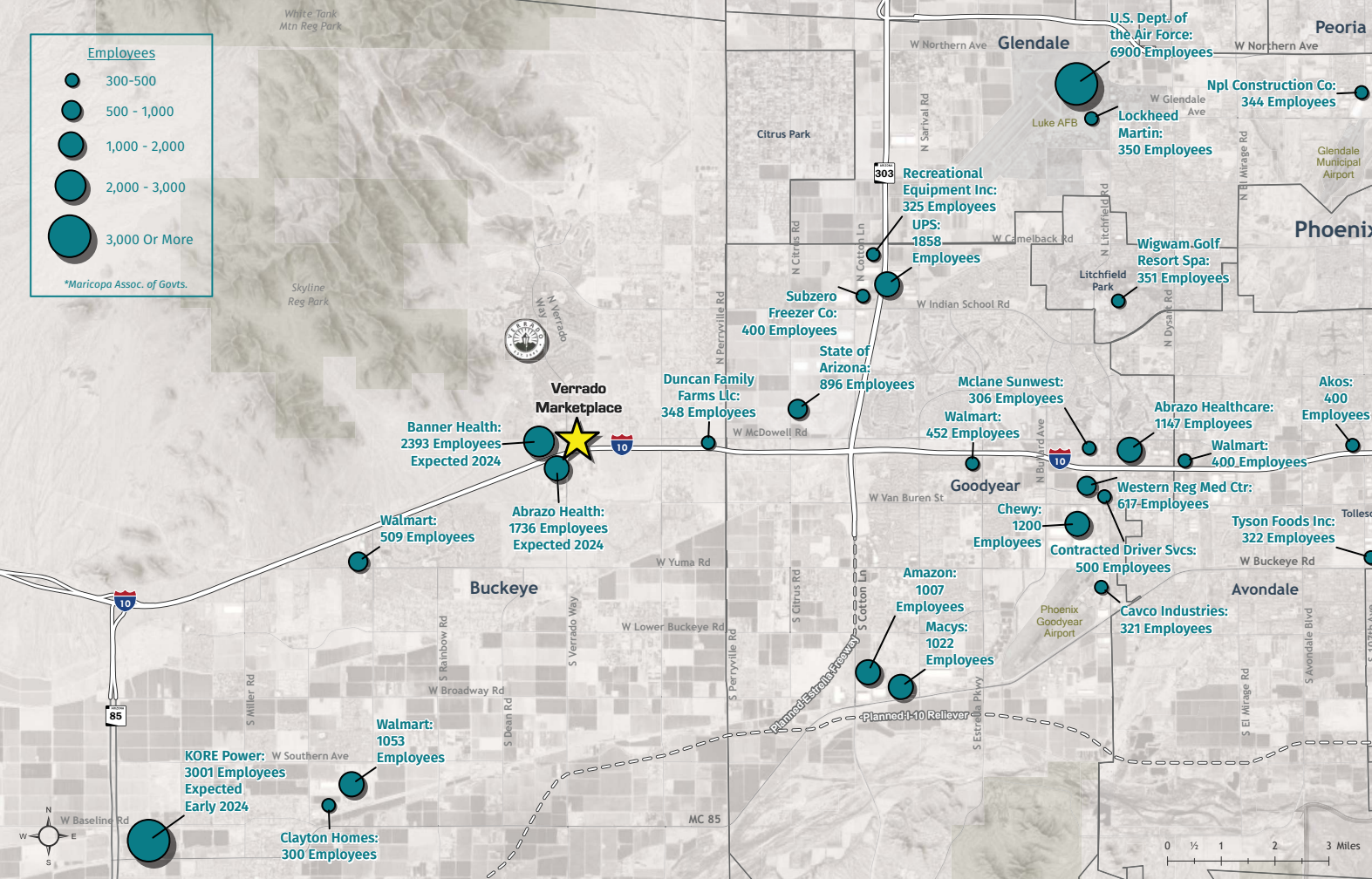
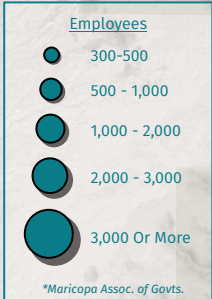


80.35%
WHITE COLLAR
WORKERS

Buckeye's key industries include:

- Healthcare
- Advanced Manufacturing
- Distribution & Logistics
- Energy
- Agricultural Technology
- Aviation

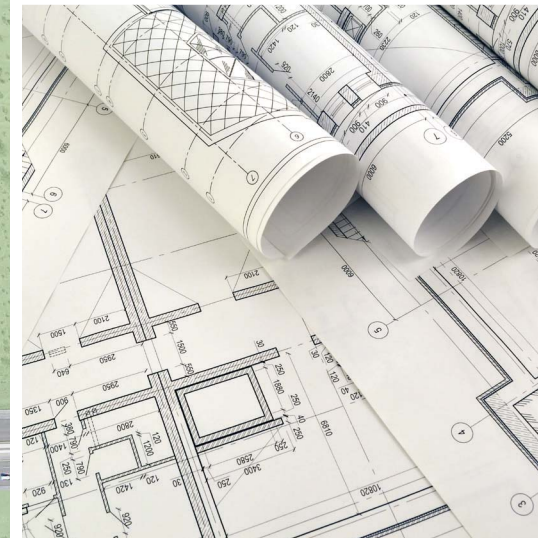
Source: GrowBuckeye.com



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SITE PLAN

- Planned 500,000 SF community and entertainment center
- Construction to begin in Fall 2023
- Anchored by best-in-class retail, grocery and theater/entertainment components



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