



BUCKEYE COMMONS | ANCHOR, SHOPS & PADS AVAILABLE

SEC VERRADO WAY &
I-10

DEVELOPED BY

SIHI



property summary

AVAILABLE

Anchor, Shops & Pads

ZONING

C-2

PROPERTY HIGHLIGHTS

- » High visibility, with easy access to highly trafficked I-10. ADOT is widening I-10 between State Route 85 and Verrado Way.
- » Front door to Verrado Master plan
- » Exceptional incomes and high-residential growth in the trade area.
- » Located across the street from the recently announced Abrazo Health West Campus scheduled to break ground in 2022.



TRAFFIC COUNT

VERRADO WAY

I-10

N: ±20,574 VPD (NB/SB)

E: ±108,583 VPD (EB/WB)

S: ±16,862 VPD (NB/SB)

W: ±86,483 VPD (EB/WB)

ADOT 2021



MAG 2030 ESTIMATE

186,000



MAG 2040 ESTIMATE

305,400



ESTIMATE BUILDOUT

1.5 million

SEC

BUCKEYE COMMONS | ANCHOR, SHOPS & PADS AVAILABLE

VERRADO WAY & I-10



site plan



Tenant	SF
Costco	160,938
Major 1	55,000
Major 2	12,000
Major 3	23,000
Major 4	24,000
Major 5	22,000
Major 6	20,000
Major 7	22,500
Major 8	16,400
Shops A	5,800
Shops B	7,000
Shops C	10,593
Shops D	14,420
Shops E	12,800
Pad 1	3,500
Pad 2	4,000
Pad 3	4,500
Pad 4	2,500
Pad 5	5,845
TOTAL	426,776

SEC

BUCKEYE COMMONS | ANCHOR, SHOPS & PADS AVAILABLE

VERRADO WAY & I-10



BUCKEYE COMMONS



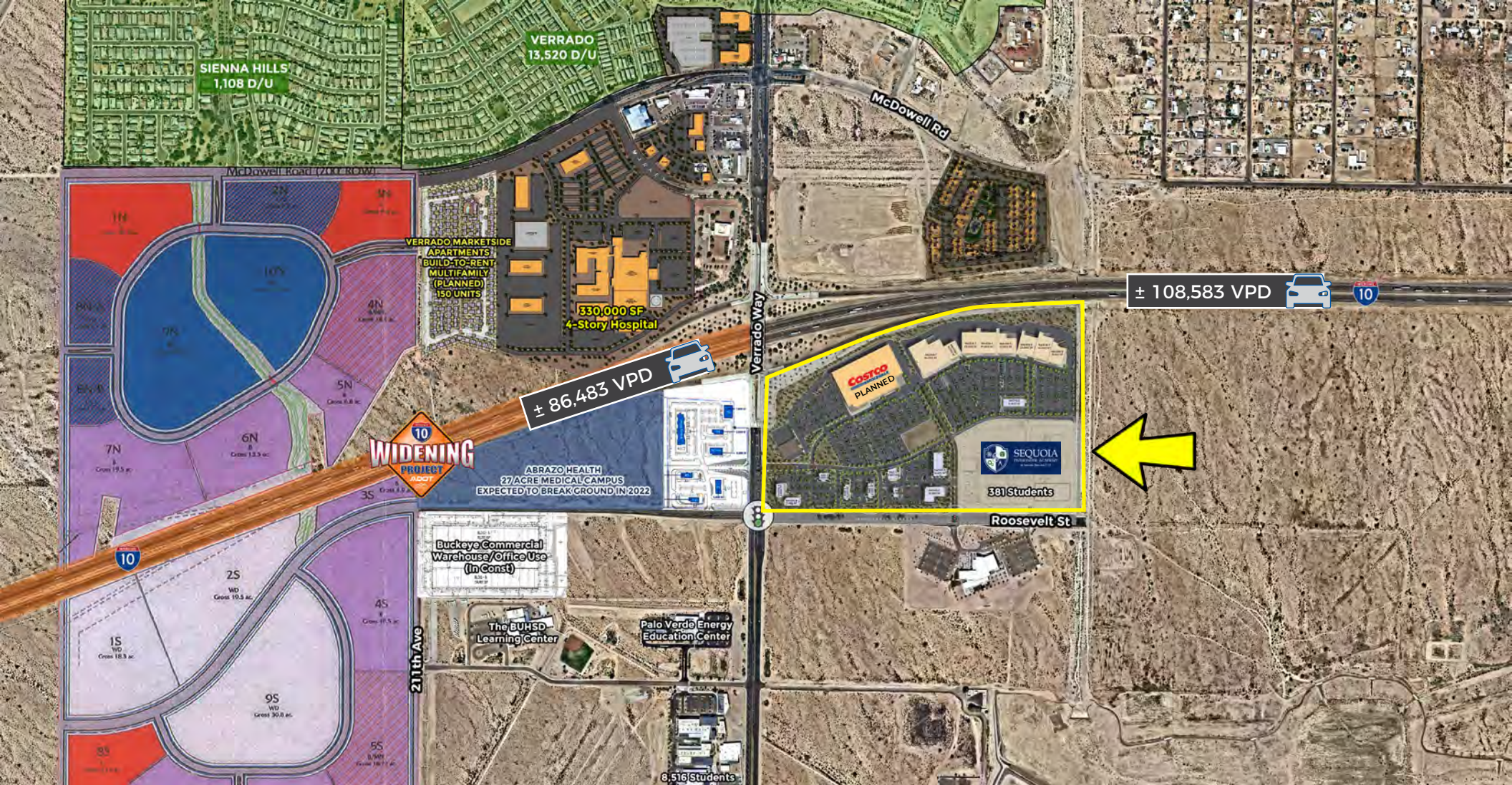
SEC

BUCKEYE COMMONS | ANCHOR, SHOPS & PADS AVAILABLE

VERRADO WAY & I-10



aerial



SEC

BUCKEYE COMMONS | ANCHOR, SHOPS & PADS AVAILABLE
VERRADO WAY & I-10



aerial



SEC

BUCKEYE COMMONS | ANCHOR, SHOPS & PADS AVAILABLE

VERRADO WAY & I-10



trade area growth

MASTER PLANNED COMMUNITIES



Festival Ranch
Del Webb

Trillium

ESTRELLA[™]
MOUNTAIN RANCH



HOUSING

Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 3,600+ SFR permits in 2022, which equates to an additional 12,600+ residents added to the community this year. Residential growth is far exceeding other communities in the valley and has the 2nd largest permit numbers in Greater Phoenix

source: growbuckeye.com

20

2020 Permits

3,343

City of Buckeye
Permitting Department

21

2021 Permits

2,617

City of Buckeye
Permitting Department

22

2022 Permit
Projection

3,600+

City of Buckeye
Estimate



#1

Fastest Growing City in US
(Over past decade)



35

Residential Developments
(Currently Active)



1.7M SF

Commercial Development
in 2021



1.4M

Labor Force
(within 45-minute commute)

SEC

BUCKEYE COMMONS | ANCHOR, SHOPS & PADS AVAILABLE

VERRADO WAY & I-10



demographics

2021 ESRI ESTIMATES



POPULATION

	1-Mile	3-Miles	5-Miles	Trade Area
2021 Total Population	5,789	39,219	76,584	173,539
2026 Total Population	6,366	43,072	84,759	193,030



HOUSING UNITS

	1-Mile	3-Miles	5-Miles	Trade Area
2021 Housing Units	2,134	13,280	24,963	56,879
Owner Occupied	81.2%	79.4%	80.1%	42,820
Renter Occupied	9.5%	11.2%	10.3%	8,076
Vacant	9.3%	9.4%	9.7%	5,983



DAYTIME POPULATION

	1-Mile	3-Miles	5-Miles	Trade Area
2021 Total Daytime Pop	4,419	29,021	54,810	127,848
Workers	1,402	8,758	17,536	40,291
Residents	3,017	20,263	37,274	87,557



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles	Trade Area
2021 Households	1,935	12,030	22,544	50,896
2026 Households	2,131	13,179	25,077	56,820



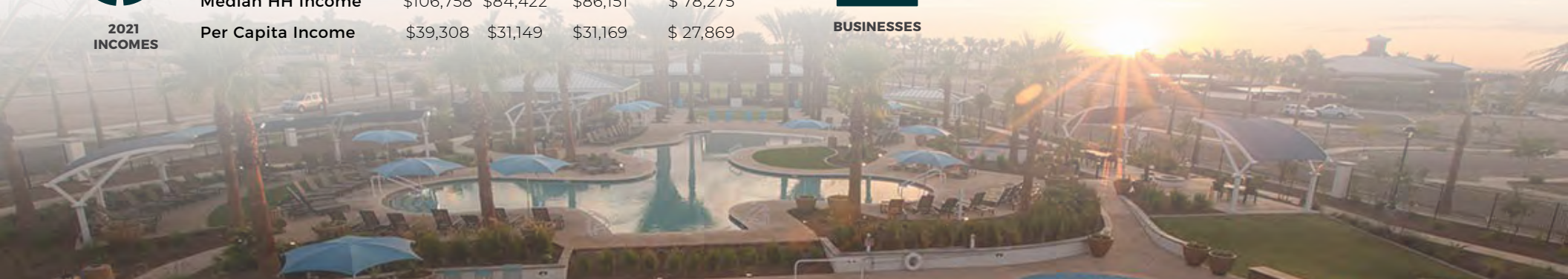
2021 INCOMES

	1-Mile	3-Miles	5-Miles	Trade Area
Average HH Income	\$125,254	\$101,984	\$105,478	\$ 75,665
Median HH Income	\$106,758	\$84,422	\$86,151	\$ 78,275
Per Capita Income	\$39,308	\$31,149	\$31,169	\$ 27,869



BUSINESSES

	1-Mile	3-Miles	5-Miles	Trade Area
2021 Businesses	45	281	617	1,587



BUCKEYE COMMONS | ANCHOR, SHOPS & PADS AVAILABLE

VERRADO WAY & I-10





Verrado District serving as the major

GATEWAY TO BUCKEYE



Life in Verrado...

It's a collection of wonderful little things that combine to make something even greater. Verrado's walkable Main Street district means shops and restaurants are only minutes from your door. Five highly performing schools and more than 75 neighborhood parks are yet another part of what makes Verrado so special. However you decide to spend your days, you can rest assured you'll end each one with an unforgettable White Tank Mountain sunset.

<https://www.verrado.com/life-verrado/#filter=.shopping>



exclusively listed by

ZACHARY PACE

(602) 734-7212

zpace@pcaemail.com

GREG LAING

(602) 734-7207

glaing@pcaemail.com

TEALE BLOOM

(602) 288-3476

tbloom@pcaemail.com

DEVELOPED BY

SIHI



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. September 23, 2022 3:25 PM

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016

P. (602) 957-9800 F. (602) 957-0889

www.phoenixcommercialadvisors.com