


VILLAGE GROVE
AT VERRADO™

Grocery-Anchored Center Serving the Greater Verrado Community

Northwest Corner of Jackrabbit Trail & Indian School Road | Buckeye, AZ



JOIN
FOOD STORES
fry's
NOW OPEN!



3131 E Camelback Rd, Ste 340
Phoenix, AZ 85016
phoenixcommercialadvisors.com



A PASSION FOR
GREAT PLACES®

VERRADO IS A UNIQUE COMMUNITY

WITH SMALL TOWN CHARM



ESTABLISHED IN 2002,

VERRADO

QUICKLY EARNED

NATIONAL RECOGNITION

FOR ITS ORIGINAL TOWN PLANNING PRINCIPLES

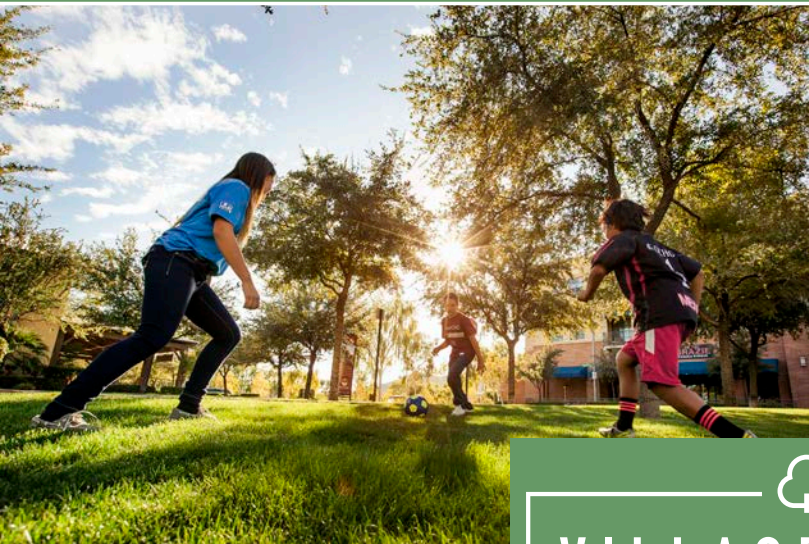
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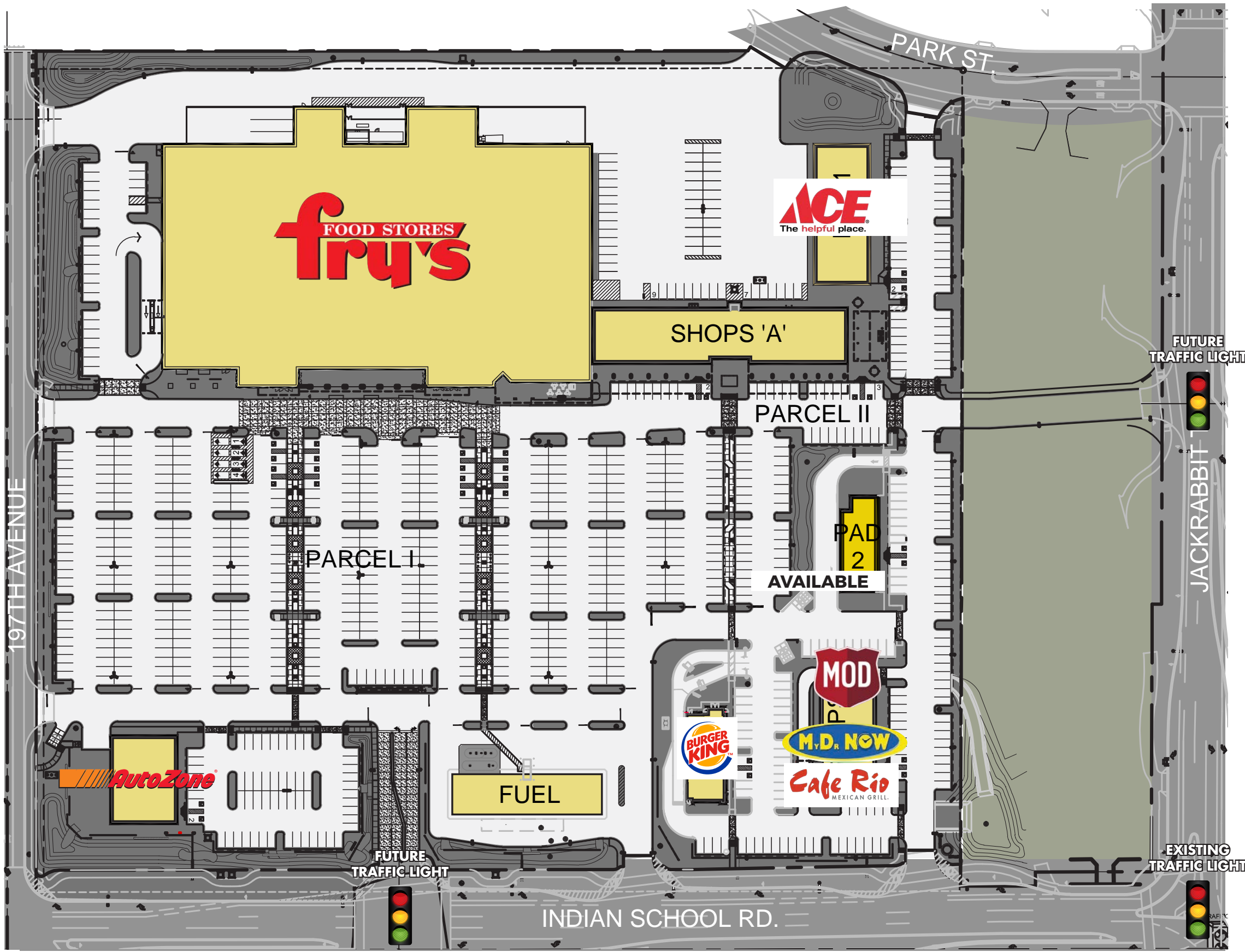
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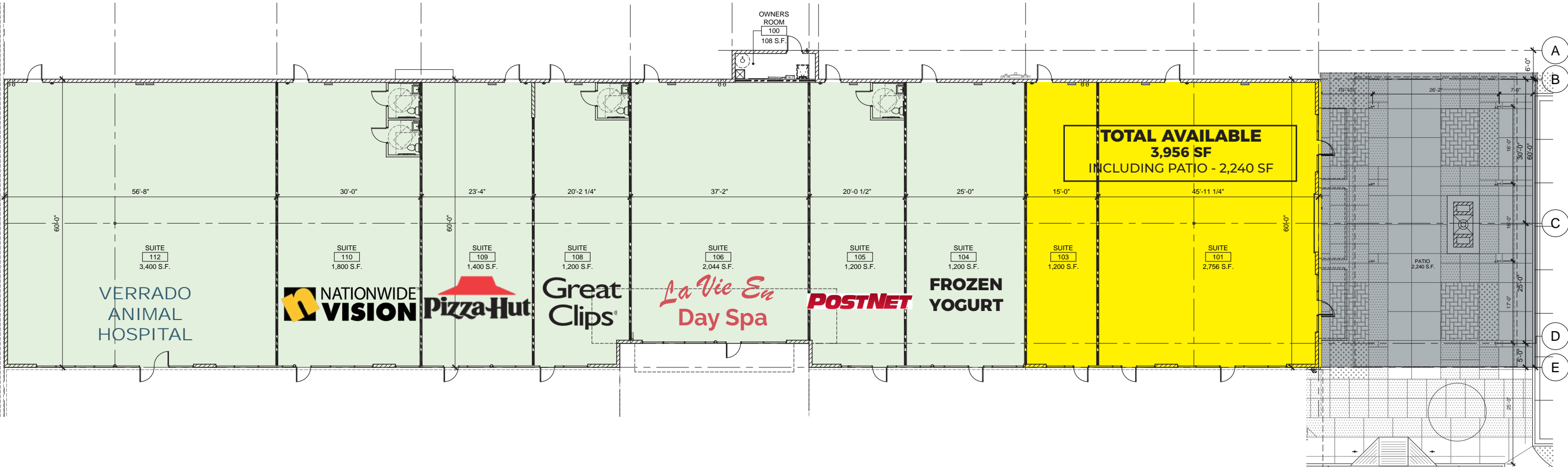
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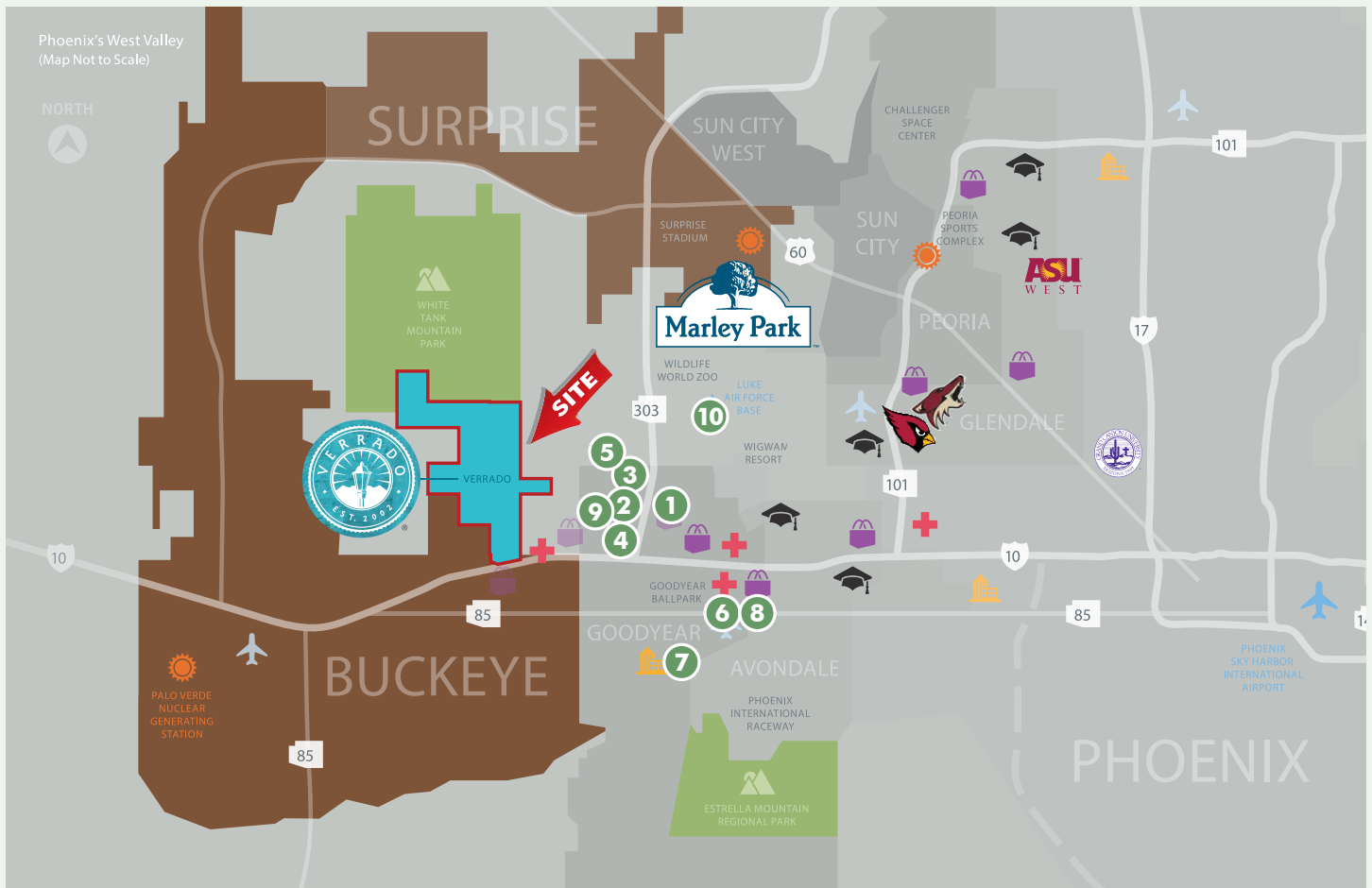
VILLAGE GROVE
AT VERRADO

site plan not drawn to scale

SHOPS A



site plan not drawn to scale



Loop 303 Hub (Employment – Notable Info)

- | | | | | |
|---|---|--|---|---|
| <p>1</p>  <p>Distribution Center
±1,500 JOBS</p> | <p>2</p>  <p>Distribution Center
±120 JOBS</p> | <p>3</p>  <p>Center
±240 JOBS</p> | <p>4</p>  <p>Facility
±1,500 JOBS</p> | <p>5</p>  <p>Distribution Center
±130 JOBS
(Expected 2020)</p> |
| <p>6</p>  <p>Goodyear
TBD JOBS</p> | <p>7</p>  <p>Goodyear
TBD JOBS</p> | <p>8</p>  <p>Microsoft
Data Center
±100 - 150 JOBS
(Timing TBD)</p> | <p>9</p>  <p>Corporation
±200 JOBS</p> | <p>10</p>  <p>Distribution Center
±1,500 JOBS</p> |

Town of Buckeye Development/Facts


- 


CHRIST CHURCH OF VALLEY (PLANNED)
800 weekly visitors (Opens December 22)
- 


VERRADO WAY CORRIDOR
9 developments planned with an estimated 6,300 total lots to be improved
- 


#1 IN THE WEST VALLEY
Issues the 3rd most permits of any city in the greater Phoenix region in 2018

Attractions

- 

±988,000 ATTENDEES
per year / all events
- 

±1,009,000 ATTENDEES
per year / all events
- 

±244,820 ATTENDEES
combined (2019 Spring Training)
- 

±42,000 ATTENDEES
per event



VERRADO IS A DMB-DEVELOPED MASTER-PLANNED COMMUNITY IN THE SOUTHWEST PORTION OF METRO PHOENIX

- The community has two elementary, two middle and one high school.
- Loop 303 access off Indian School Road, plus a full-diamond interchange at Jackrabbit Trail and Interstate 10.
- The community has its own full-diamond interchange off of Interstate 10 at Verrado Way.
- The first residents moved in during summer of 2002.
- Banner Health opened its first phase of a new regional hospital at the northwest corner of Verrado Way & I-10.

Total Community
8,800 Acres

Entitled Residential
14,080 Units

Entitled Commercial
4,200,000 SF

Hiking Trails
21 Miles

71 Parks

Grade "A" Schools

VERRADO IS FILLED WITH AMENITIES

Verrado Golf Club
(18-Hole Golf Course)

The Center on Main
(Pools, Fitness Facilities)

Banner Health
(Primary Healthcare Facility)

Heritage Swim Park
(Resort Pool, Splash Pad, Grand Lawn)

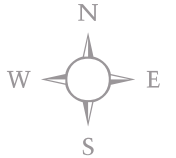
Victory District
(55 Plus Community)

Victory Golf Club
(18-Hole Golf Course - 2016)

VERRADO HAS BEEN NAMED "BEST PLACE TO LIVE" BY ARIZONA FOOTHILLS MAGAZINE



VERRADO DEVELOPMENT MAP



LOOP 303
3.25 MI East >

FUTURE
RESIDENTIAL

FUTURE
DEVELOPMENT

FUTURE
RESIDENTIAL

VICTORY
(55 PLUS)

Verrado
Golf Club

RESIDENTIAL

Verrado
Elementary School
±673 Students

Commercial
Mixed-Use

Verrado
Middle
School
±871 Students

FUTURE
RESIDENTIAL

Verrado
High School
±1,923 Students

Verrado
Golf Club

RESIDENTIAL

Christ Church of Valley
(PLANNED)
+800 Members



CUSTOM
HOMESITES

RESIDENTIAL

RESIDENTIAL



Verrado
Heritage
Elementary
School
±817 Students
(2015)

Aquatic
Center
(2015)

Fire
Station

Verrado
Coffee Co.

Commercial
Mixed-Use

Banner
Health

Thomas RD

Mc Dowell RD

Verrado Way

I-10



Verrado.com

COMMUNITY SIZE/SCALE

- 13 total square miles
- 8,800 total community acres
- 66 neighborhood parks
- 3 commercial districts

PROPERTY ENTITLEMENTS

- 14,080 entitled residential units (single family, executive homes, custom, active adult)
- 4,200,000 non-residential sq. ft.



JACKRABBIT TRAIL & INDIAN SCHOOL ROAD | BUCKEYE, AZ

Q2-2021
Metrostudy Data Trade Area

QUARTERLY AND ANNUAL OVERVIEW

Quarterly Starts	522
Quarterly Closings	428
Annual Starts (Q2-20 to Q2-21)	2,026
Annual Closings (Q2-20 to Q2-21)	1,345
PROJECT(S) OVERVIEW - LIFETIME	
Housing Inventory (Models, Vacant, Under-Const.)	1,331
Available Lots	1,370
Future Lots	
Active (Planned)	1,185
Entitled (Proposed)	10,590

Demographic Profile:

2021 Estimates ESRI Trade Area

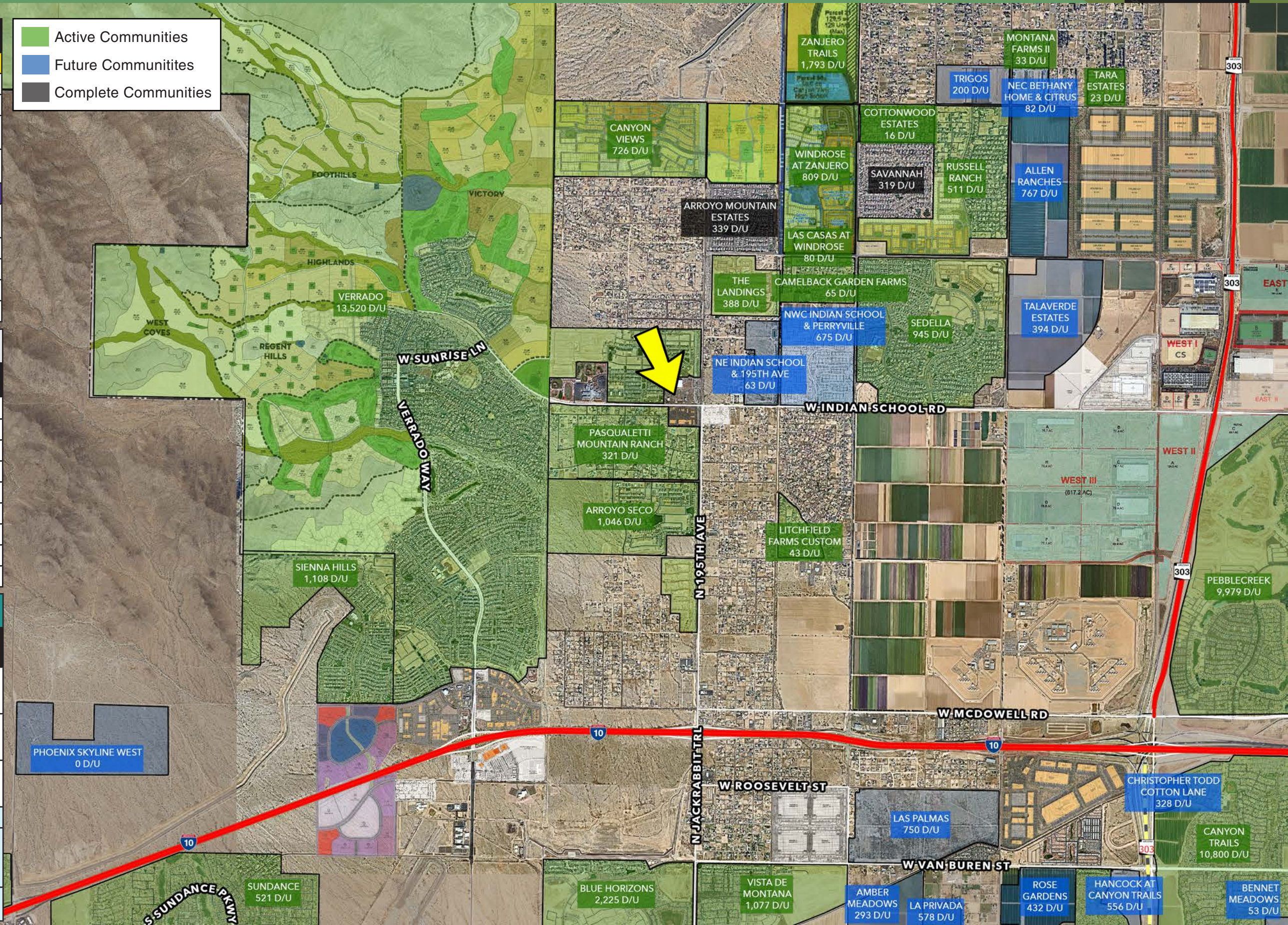
Total Population	33,244
Annual Growth Rate	2.47%
Average Household Size	3.13
Median HH Income	\$11,260
Median Age	34.6
Daytime Population	
Total	22,542
Employees	7,592
Residents	14,950

Projected Growth Analysis:

*Calculated using Metrostudy Data and ESRI's Avg. Household Size. Trade Area

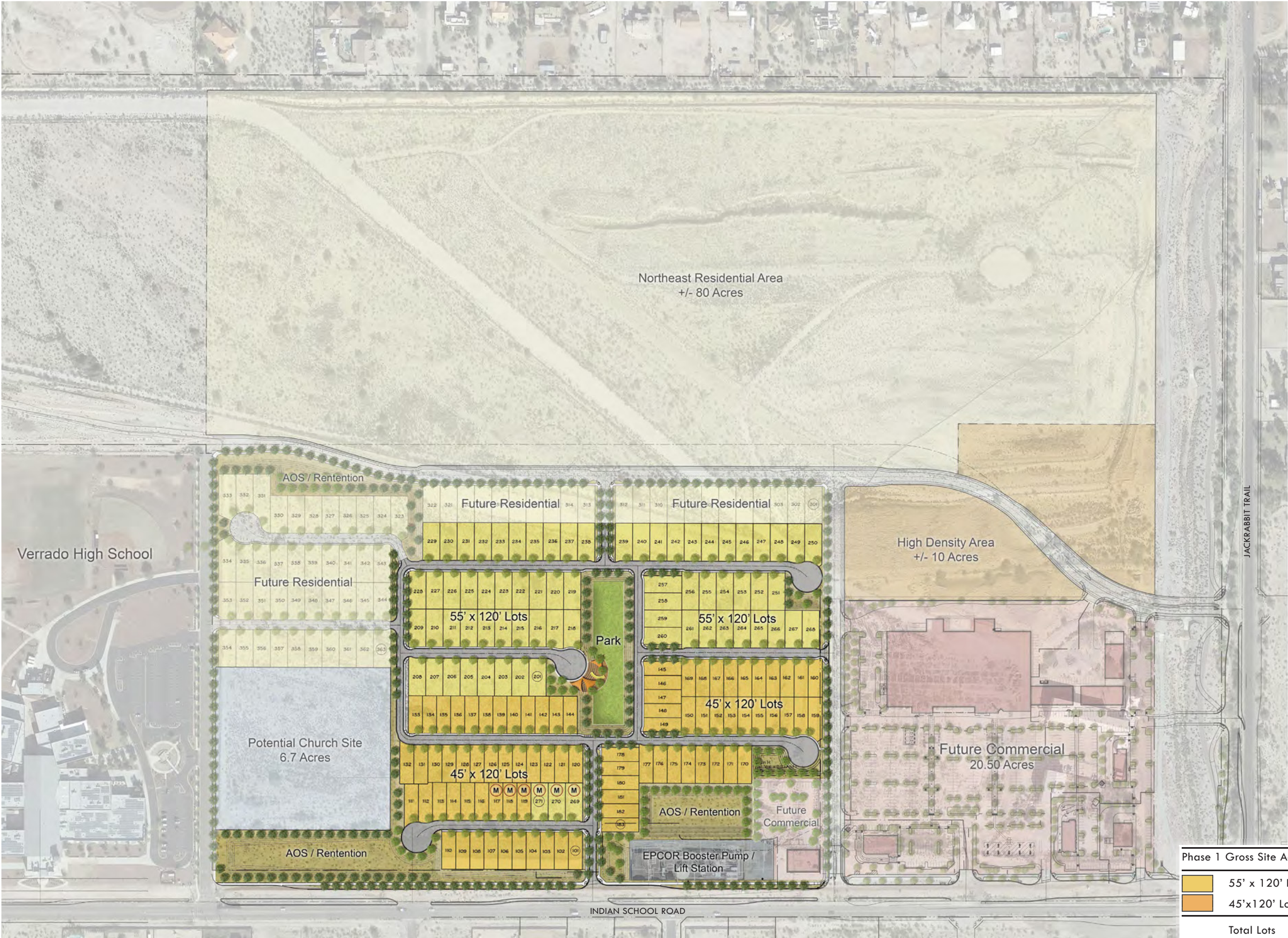
Annual Population Growth-Based on Annual Closings (Est 12 Month Build-Out)	4,209
Housing Inventory-Models, Vacant Homes, or Under-Const. Homes (Est 12-18 Month Build-Out)	4,166
Available Lots-Sites with Recorded Plat, Ready for Home to Be Built (Est 18-24 Month Build-Out)	4,288
Future Lots	
Active (Planned) (Timing Is Predicated on Zoning and Builder, Est. 6+ Months from Pre- Plat)	3,709
Entitled (Proposed) (No Timing Available)	33,146

- Active Communities
- Future Communities
- Complete Communities



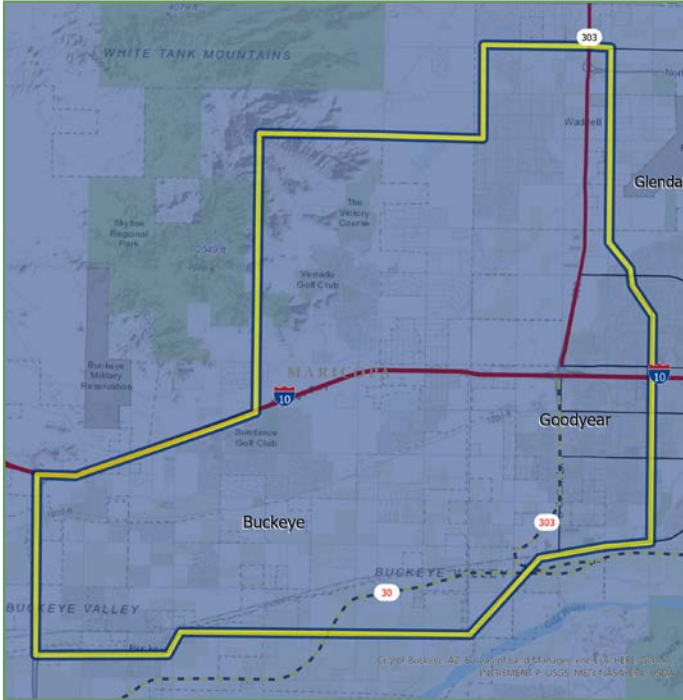
JACKRABBIT TRAIL & INDIAN SCHOOL ROAD | BUCKEYE, AZ





Phase 1 Gross Site Acreage	36.15 Acres
55' x 120' Lots	71 Lots
45'x120' Lots	83 Lots
Total Lots	154 Lots

TRADE AREA DEMOGRAPHICS



Population Summary

2021 Total Population	134,714
2026 Total Population	151,135
2021-2026 Annual Rate	2.33%
2021 Total Daytime Population	102,609
Workers	34,440
Residents	68,169

Household Summary

2021 Households	41,686
2026 Households	46,960

Average Household Income

2021 Average Household Income	\$100,747
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Median Household Income

2021 Median Household Income	\$82,403
2026 Median Household Income	\$93,621

2021 Households By Income

Household Income Base	41,686
<\$15,000	3.89%
\$15,000 - \$24,999	3.64%
\$25,000 - \$34,999	4.98%
\$35,000 - \$49,999	10.36%
\$50,000 - \$74,999	20.76%
\$75,000 - \$99,999	17.31%
\$100,000 - \$149,999	23.16%
\$150,000 - \$199,999	8.59%
\$200,000+	7.31%

Median Age

2021	34.1
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ESRI 2021 Estimates

