

**AVISON  
YOUNG**

# Sunrise Market

## in Verrado Town Center

SEC Village Street & Sunrise Lane



 [View teaser video](#)

A ±35,000 sf brand new class A retail opportunity

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# Property overview

This brand new, class A, retail development has over ±35,000 square feet of retail space planned. Sunrise Market at Village Street and Sunrise Lane in Verrado will mirror Main Street's pedestrian-friendly, small town American appeal, integrating modern architectural elements that pay homage to the West Valley's agricultural heritage, along with greenery, trees and community spaces. Sunrise Market will be a hub for shopping, restaurants, and services.

Last remaining development opportunity in the 100% leased Main Street at Verrado.



**Retail space available**  
SEC Village St & Sunrise Ln in Verrado



Premium Verrado Main street location and only available development opportunity in an otherwise 100% leased up location



Main Street spirit, community focused environment and appealing architecture with small town American appeal



3-miles from I-10 Freeway & Verrado Way interchange



Located in Buckeye, Phoenix's fastest growing submarket, with on-going and future growth within Verrado

## Offering summary

Lease rate	Contact broker
Lot size	±116,170 sf
Availability	±1,553 - ±6,715 sf (demisable)
APN	502-77-776



# Dining, shopping & entertainment.

Located near Main Street at Verrado, a street lined with shops, eateries and services, Sunrise Market is centrally located near a variety of retail, services and entertainment.



THE BLUE DAISY  
DAY SPA / SALON / BOUTIQUE



a  
contemporary  
urban bistro



...and many more.



# Buckeye overview

Buckeye is the westernmost city in Metro Phoenix and a gateway to California markets. Plentiful job opportunities and affordable housing made it one of the nation's fastest growing cities in recent years.



With a population of 112,4000 in 2022, Buckeye's population has grown almost 67% since 2010. At 34 years old, the average age of residents is below the Metro average.



Buckeye's growth is exceeding other communities within the valley, issuing the most single-family residential permits in all of greater Phoenix.



Buckeye's housing market is very competitive. Average sale price is \$443,000, up over 15% since 2021. Most homes sold within 30 days of listing.



Buckeye contains a labor force of over 1,000,000 workers. Distribution centers being the biggest job creator within the city.

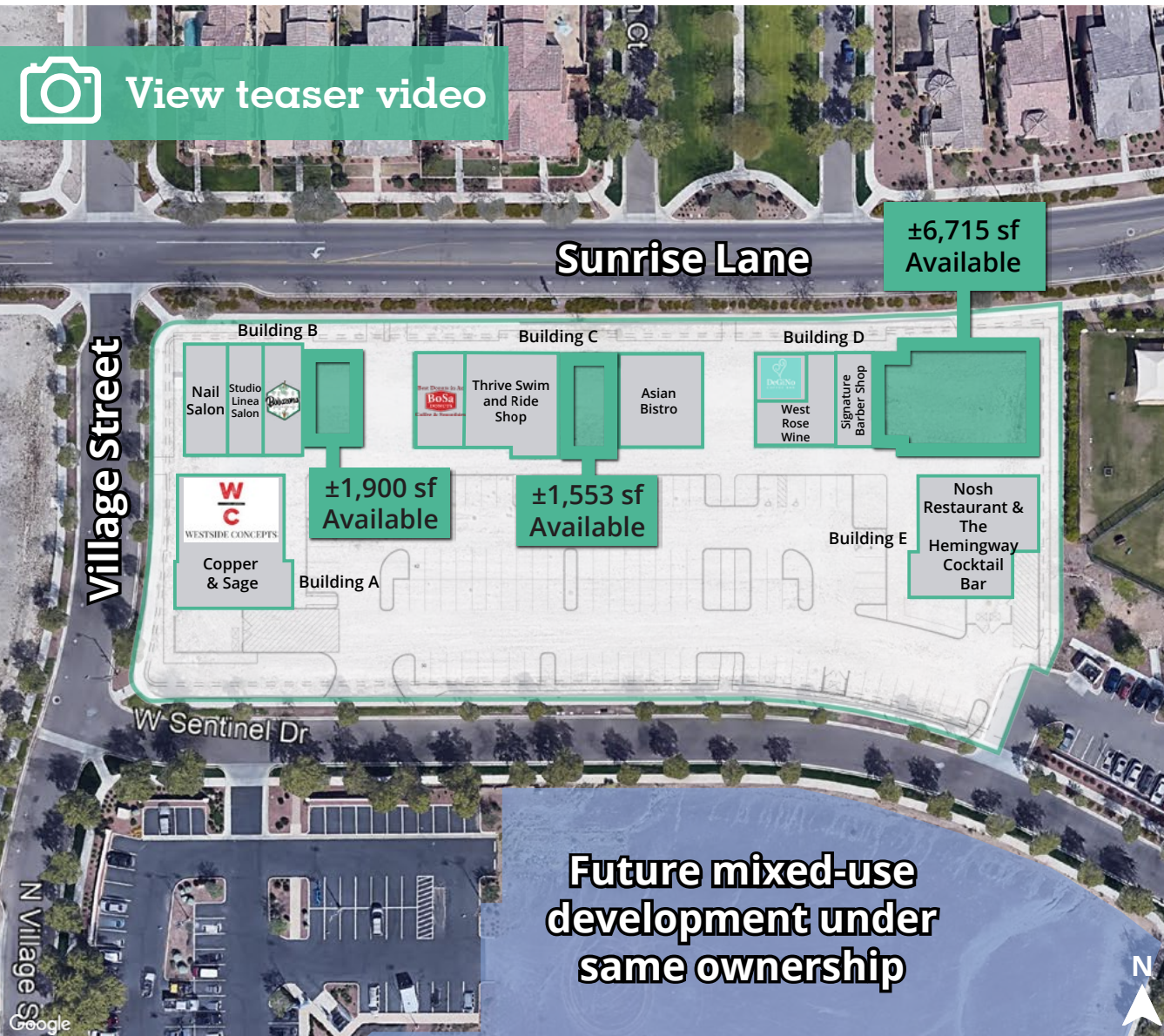


Buckeye is the first city in Maricopa County that travelers along I-10 from the West encounter. It is a critical hub for warehousing and logistics.

**#1 fastest growing city in the US over the past decade.**

# Site plan & availability

**Retail space available**  
SEC Village St & Sunrise Ln in Verrado



Tenant	Size
<b>Building A</b>	
Copper & Sage	4,855 sf
<b>Building B</b>	
Nail Salon	2,000 sf
Studio Linea Salon	726 sf
Bobazona	1,225 sf
<b>Available</b>	<b>±1,900 sf</b>
<b>Building C</b>	
Bosa Donuts	2,200 sf
Thrive Swim and Ride Shop	2,408 sf
<b>Available</b>	<b>±1,553 sf</b>
Asian Bistro	3,170 sf
<b>Building D</b>	
Degino Coffee Bar	709 sf
West Rose Wine	1,514 sf
Signature Barber Shop	839 sf
<b>Available</b>	<b>±6,715 sf (demisable)</b>
<b>Building E</b>	
Nosh Restaurant/Hemingway Cocktail Bar	4,632 sf

Due to its extreme dynamic growth, the City of Buckeye faces a significant retail deficit and density stands at only 39% compared to the rest of the Valley.

# Trade area

Retail space available  
SEC Village St & Sunrise Ln in Verrado





# Photos


Retail space available  
SEC Village St & Sunrise Ln in Verrado




# Demographics

	1-mile	3-miles	5-miles
Population	<b>6,282</b>	<b>24,378</b>	<b>60,716</b>


	1-mile	3-miles	5-miles
Median age	<b>37.4</b>	<b>37.1</b>	<b>35.2</b>

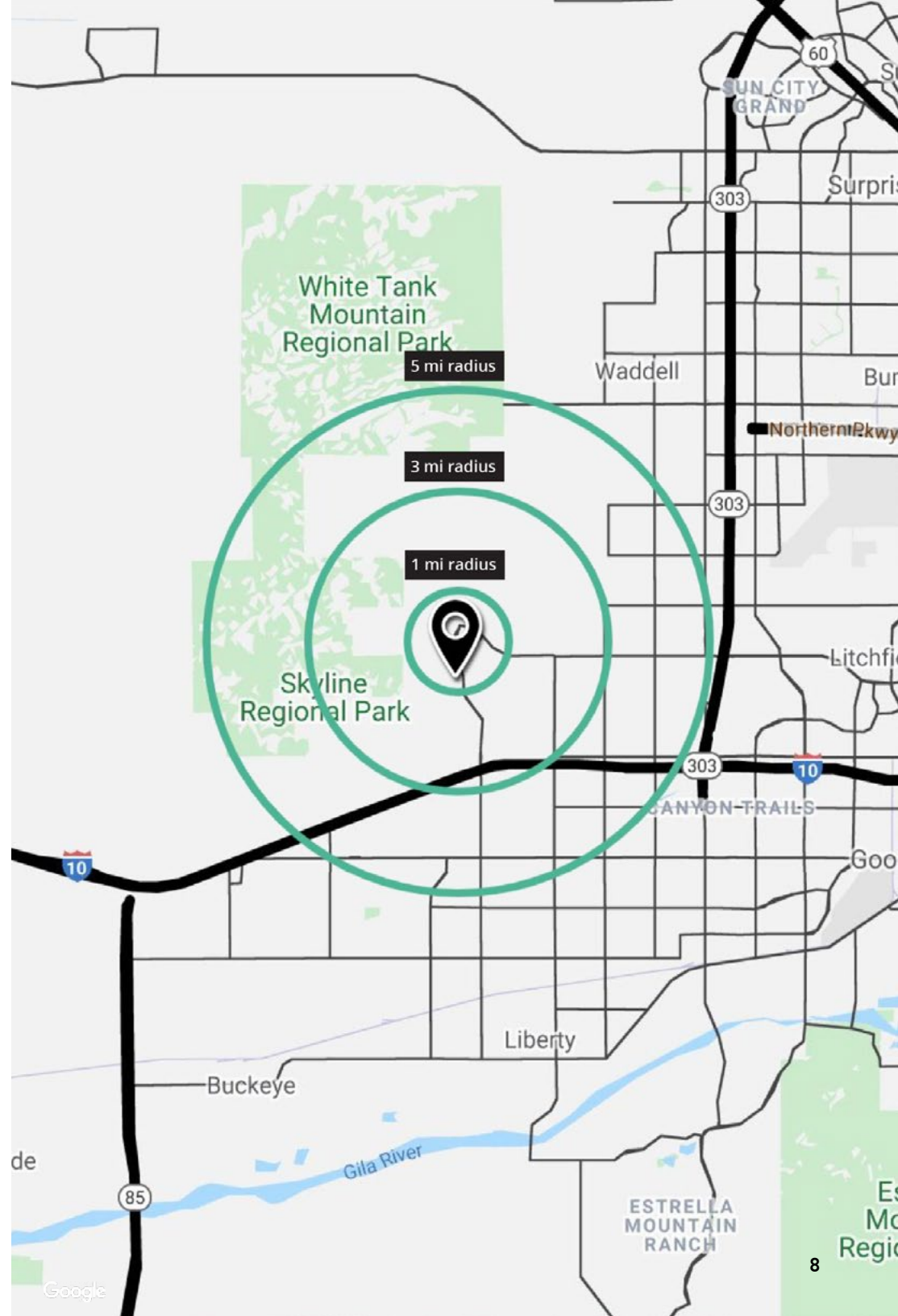
	1-mile	3-miles	5-miles
Labor force	<b>4,743</b>	<b>18,871</b>	<b>47,440</b>

	1-mile	3-miles	5-miles
Avg. HH income	<b>\$201,216</b>	<b>\$152,959</b>	<b>\$131,451</b>

	1-mile	3-miles	5-miles
HH units	<b>2,300</b>	<b>9,036</b>	<b>20,278</b>

## Traffic count

	I-10 Freeway	<b>±91,737 cpd</b>
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