

VILLAGE GROVE
AT VERRADO™

Grocery-Anchored Center Serving the Greater Verrado Community
Northwest Corner of Jackrabbit Trail & Indian School Road | Buckeye, AZ



AVAILABLE
Drive Thru Pad



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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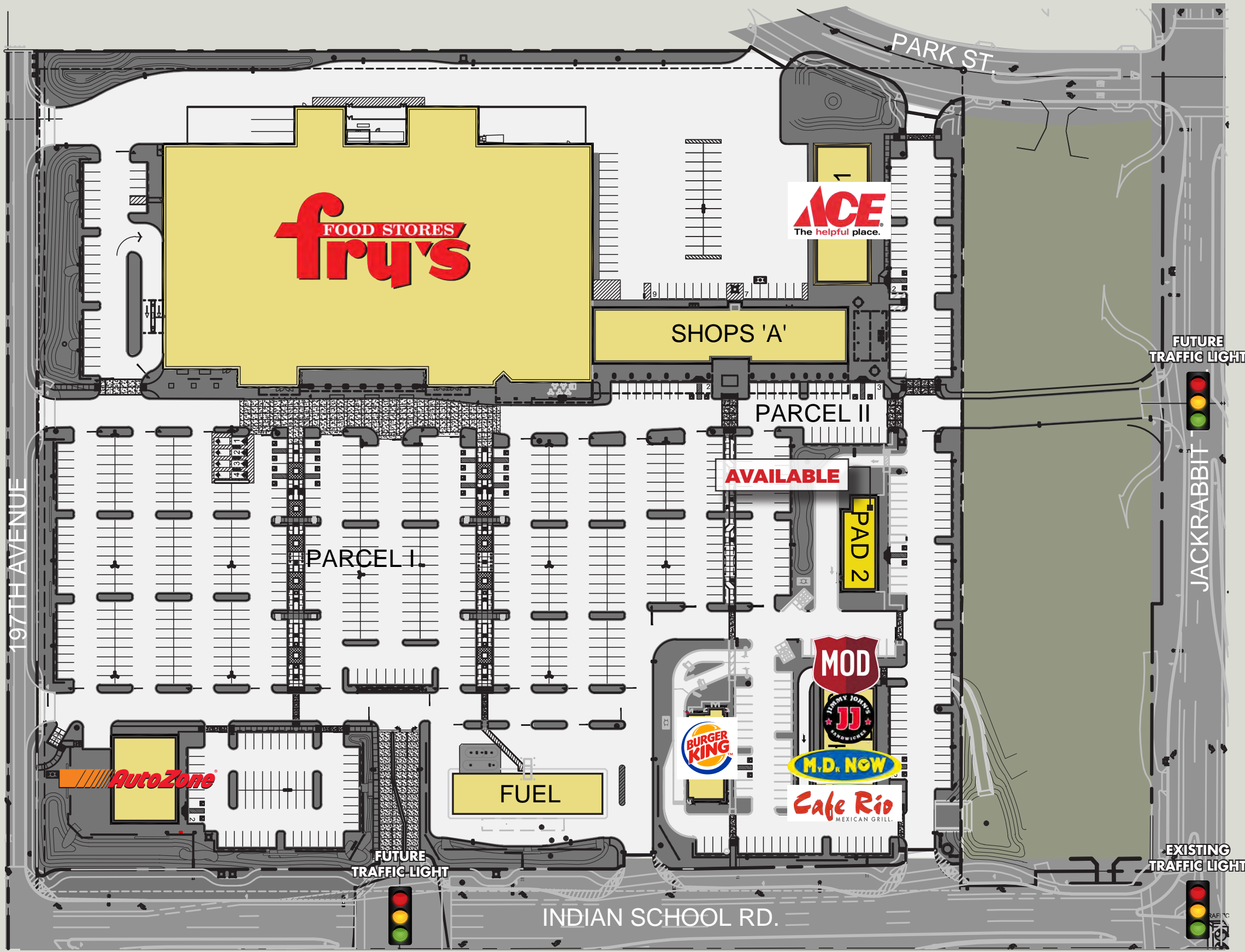
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AT VERRADO

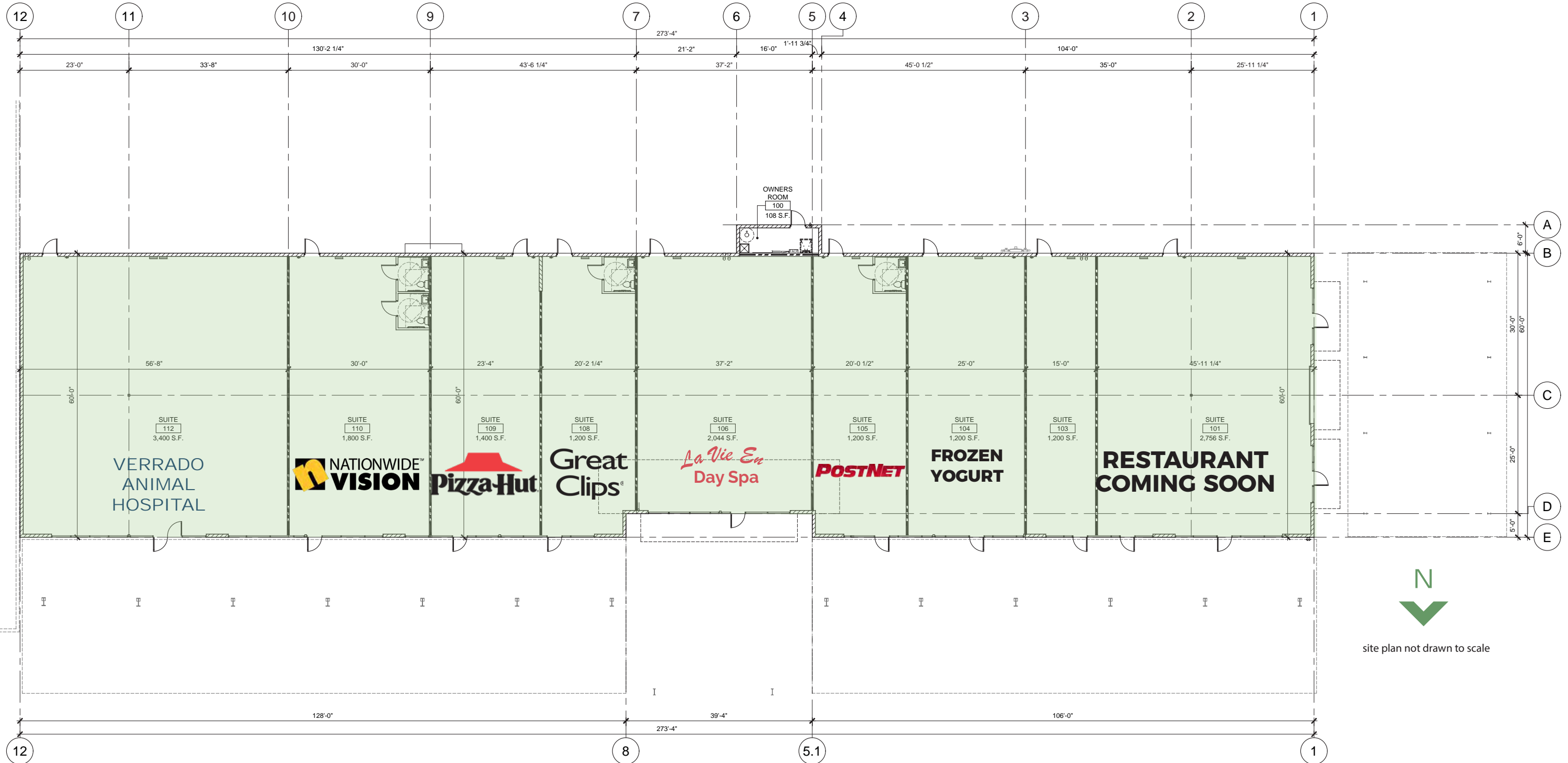


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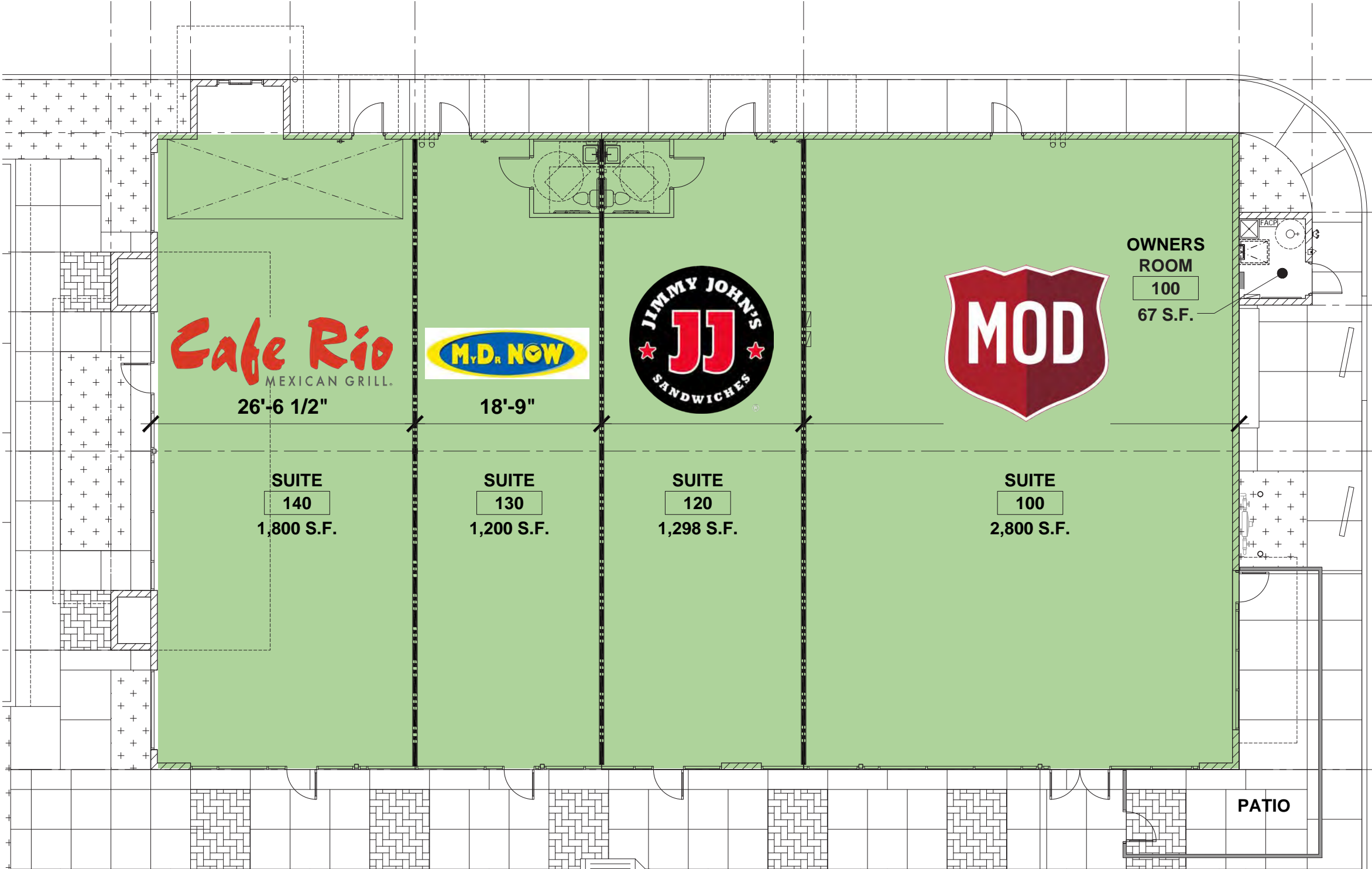


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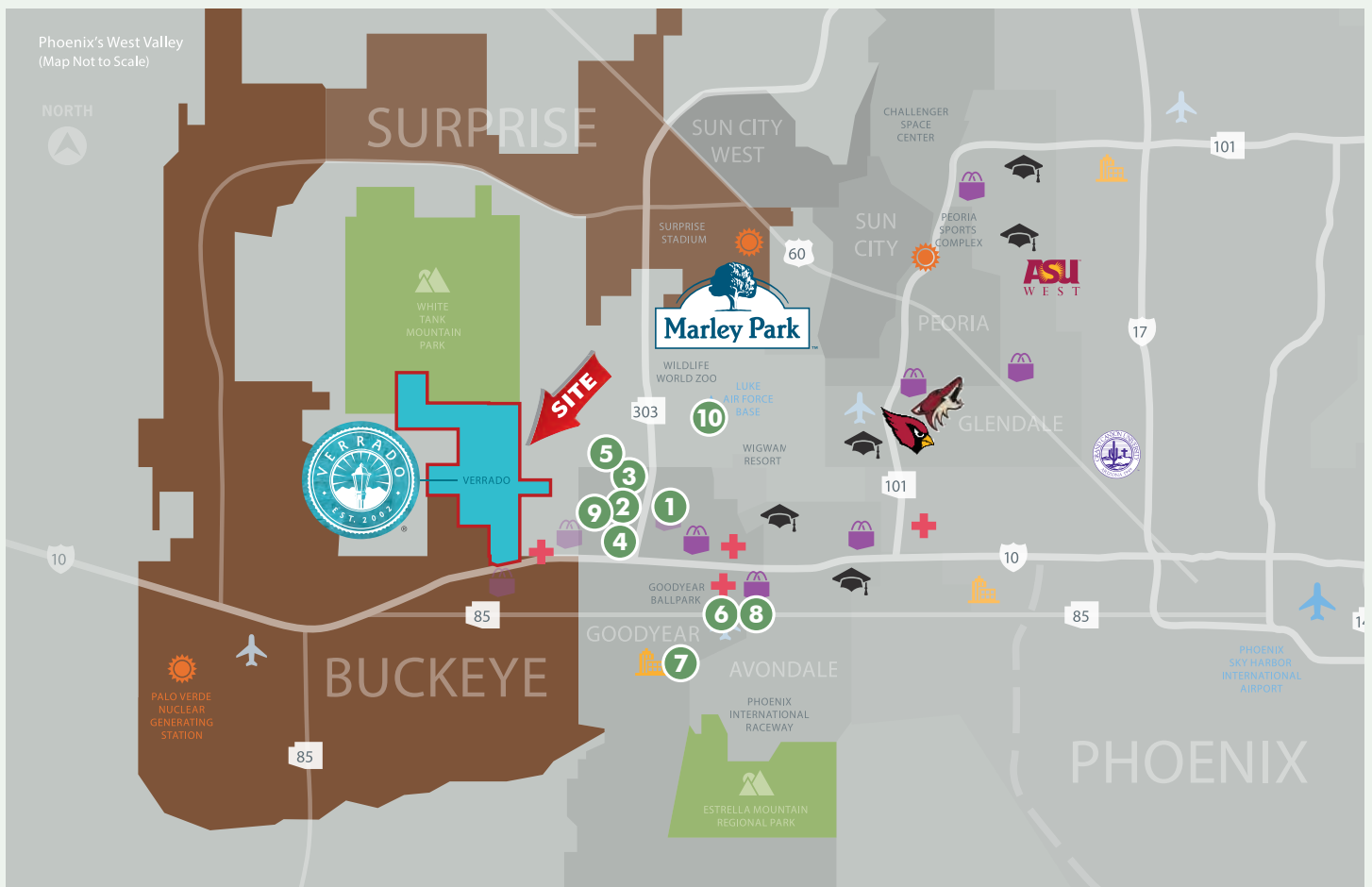
SHOPS A



SHOPS B



site plan not drawn to scale



Loop 303 Hub (Employment – Notable Info)

- | | | | | |
|---|---|--|---|--|
| 1

Distribution Center
±1,500 JOBS | 2

Distribution Center
±120 JOBS | 3

Center
±240 JOBS | 4

Facility
±1,500 JOBS | 5

Distribution Center
±130 JOBS
(Expected 2020) |
| 6

Goodyear
TBD JOBS | 7

Goodyear
TBD JOBS | 8

Microsoft
Data Center
±100 - 150 JOBS
(Timing TBD) | 9

Corporation
±200 JOBS | 10

Distribution Center
±1,500 JOBS |

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)

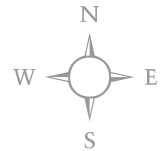
Victory District
(55 Plus Community)

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 >



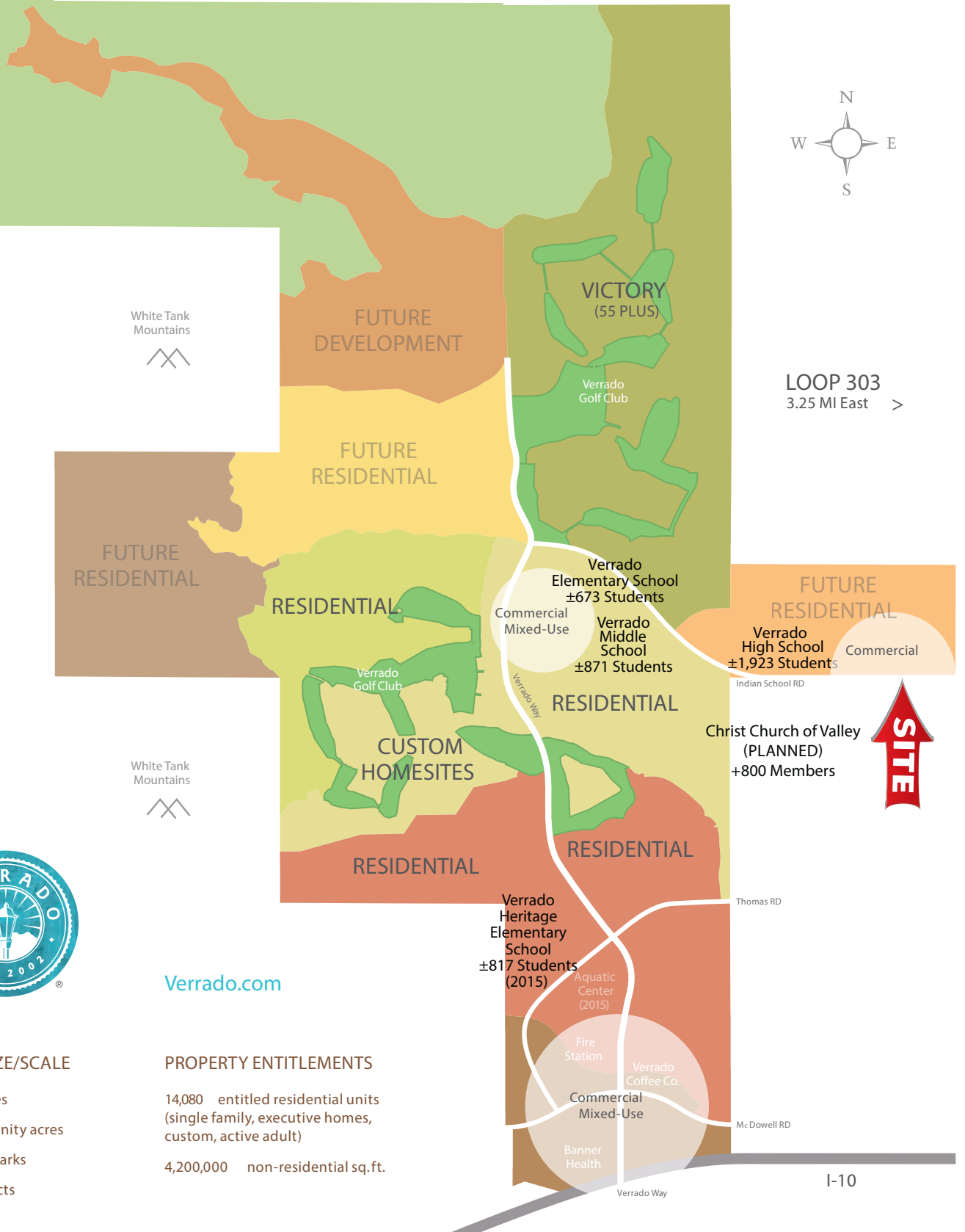
Verrado.com

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

Master Planned Communities

- Active Communities
- Future Communities
- Complete Communities

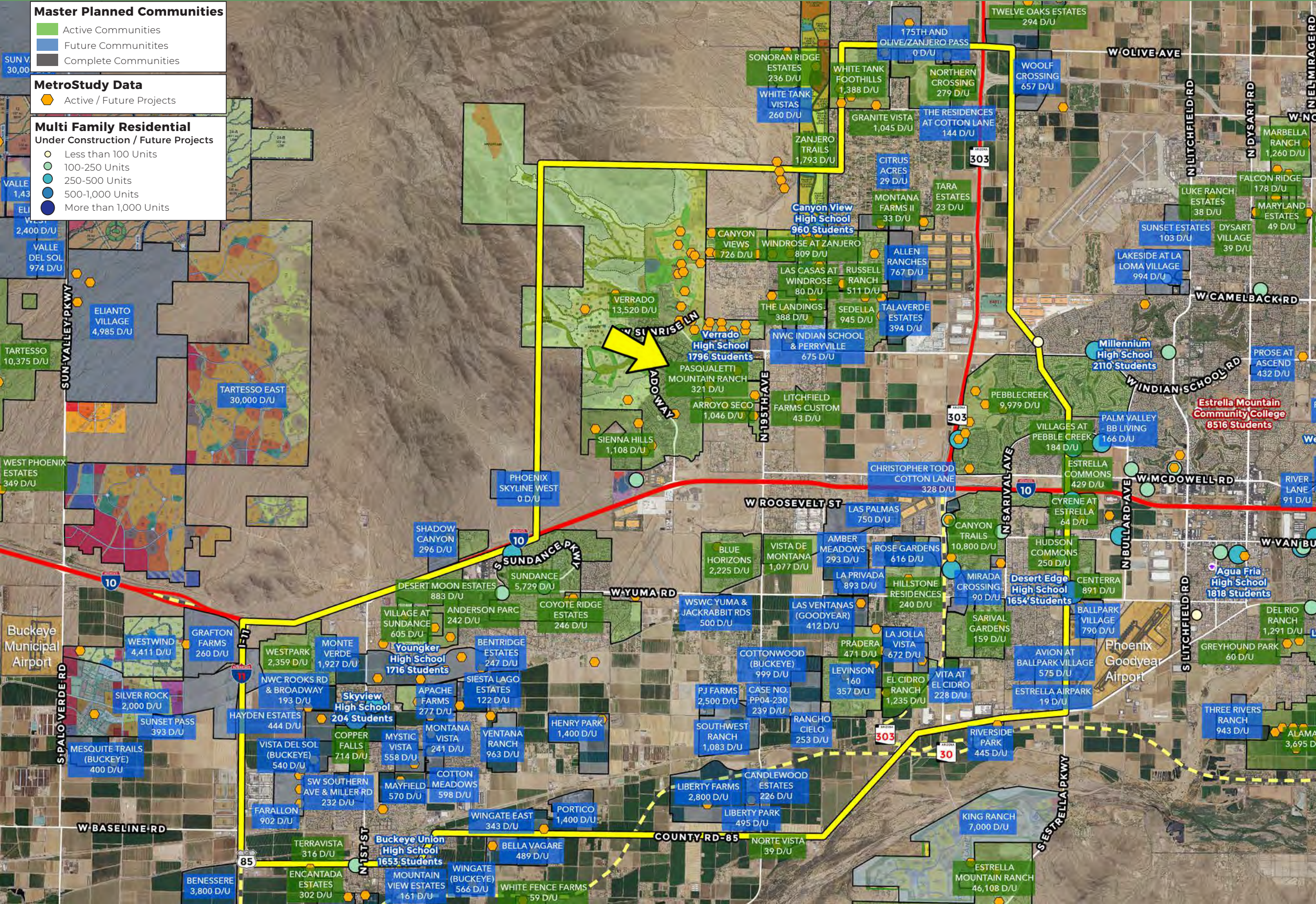
MetroStudy Data

- Active / Future Projects

Multi Family Residential

Under Construction / Future Projects

- Less than 100 Units
- 100-250 Units
- 250-500 Units
- 500-1,000 Units
- More than 1,000 Units



Multi-Family Activity <small>*PCA does not guarantee the accuracy/completeness (estimate)</small>	Trade Area
Under Construction or Proposed Units	2,972
Metrostudy Housing Data Q2-2022	Trade Area
QUARTERLY AND ANNUAL OVERVIEW	
Quarterly Starts	1,088
Quarterly Closings	749
Annual Starts	3,508
Annual Closings	2,722
Housing Inventory	2,836
Vacant Developed Lots	4,091
PROJECT(S) BY STATUS	
Active / Available	15,329
Future	41,939
Total Active / Future Units	57,268
Demographic Profile 2022 ESRI Estimates	Trade Area
2022 Total Population	152,566
2027 Total Population	162,567
5 yr. % Growth	6.5%
Total Housing Units	51,955
Average Household Size	3.14
Median HH Income	\$89,529
Median Age	34.8
DAYTIME POPULATION	
Total	105,242
Employees	25,770
Residents	79,472



Verrado
13520 D/U

Jackrabbit Trl

24.07 Acres
Multi-Family
(Proposed)

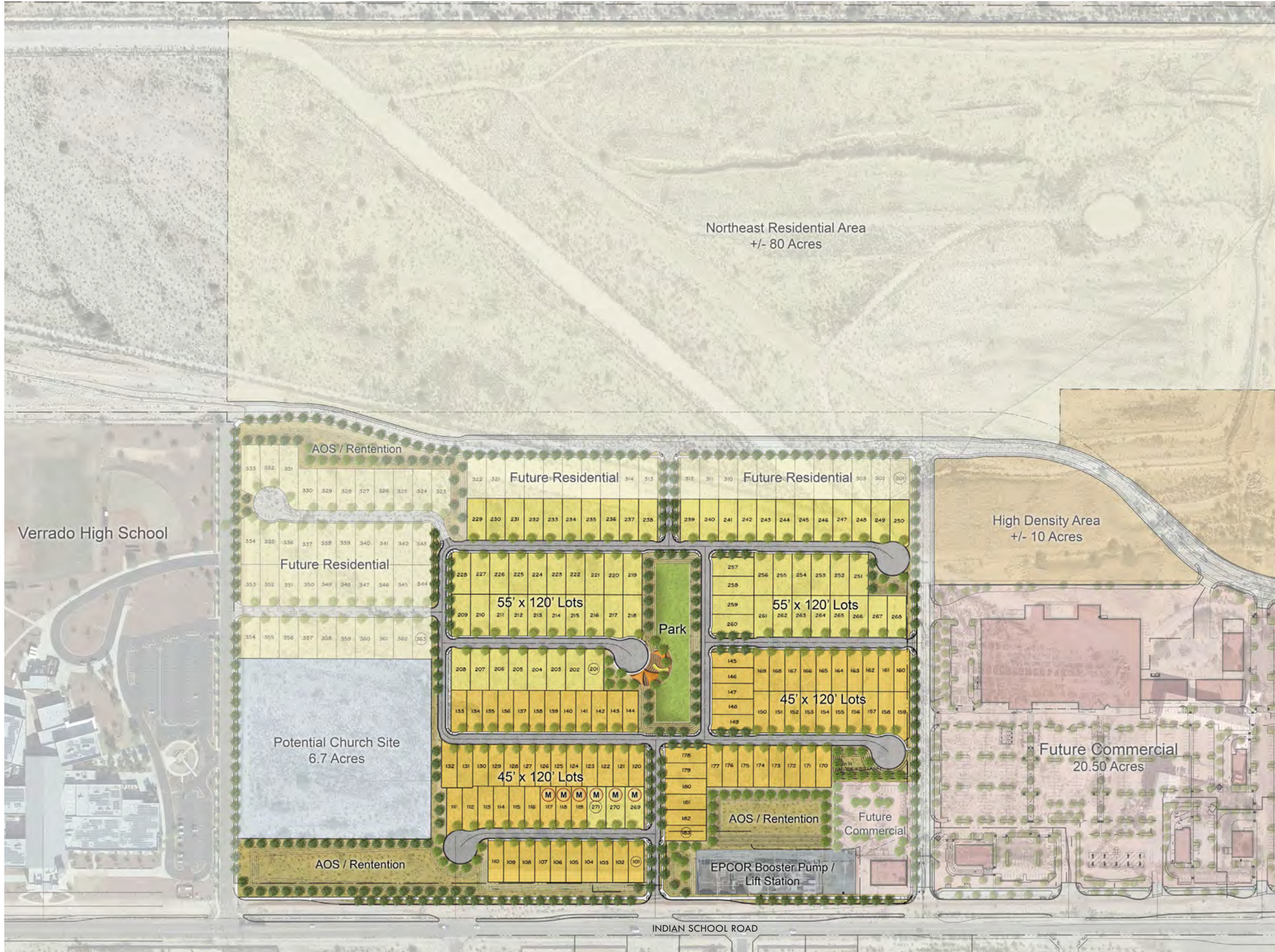
NE Indian School
& 195th Ave
63 D/U

±7,000 VPD

Indian School Rd

±5,500 VPD

Pasqualetti
Mountain Ranch
321 D/U

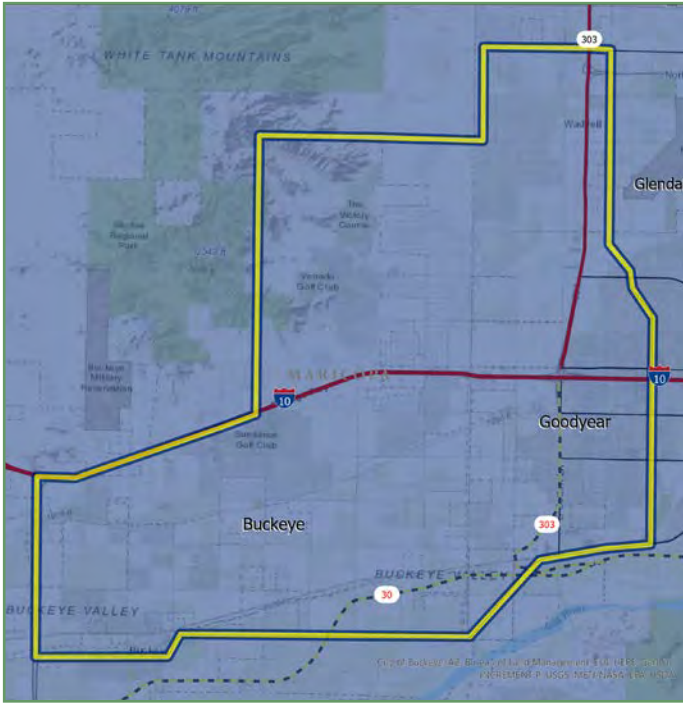


Phase 1 Gross Site Acreage	36.15 Acres
55' x 120' Lots	71 Lots
45'x120' Lots	83 Lots
Total Lots	154 Lots



NWC Jackrabbit Trail & Indian School Road | Buckeye, AZ

TRADE AREA DEMOGRAPHICS



Population Summary

2022 Total Population	152,566
2027 Total Population	162,567
2022-2027 Annual Rate	1.28%
2022 Total Daytime Population	105,242
Workers	25,770
Residents	79,472

Household Summary

2022 Households	47,426
2027 Households	50,754

Average Household Income

2022 Average Household Income	\$114,513
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Median Household Income

2022 Median Household Income	\$89,529
2027 Median Household Income	\$105,601

2022 Households By Income

Household Income Base	47,426
<\$15,000	3.0%
\$15,000 - \$24,999	2.9%
\$25,000 - \$34,999	4.1%
\$35,000 - \$49,999	9.2%
\$50,000 - \$74,999	19.7%
\$75,000 - \$99,999	17.1%
\$100,000 - \$149,999	24.9%
\$150,000 - \$199,999	10.3%
\$200,000+	8.9%

Median Age

2022	34.8
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