

BUCKEYE
COMMONS



NOW OPEN



DEVELOPED BY

SIHI

SEC

VERRADO WAY INTERSTATE 10

ANCHOR, SHOPS & PADS AVAILABLE

439,439 SF OF RETAIL

BUCKEYE, AZ



PhoenixCommercialAdvisors.com

Summary

AVAILABLE Anchor, Shops & Pads

ZONING CC

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

N: ±20,574 VPD (NB/SB)

S: ±16,862 VPD (NB/SB)

ADOT 2021

I-10

E: ±108,583 VPD (EB/WB)

W: ±86,483 VPD (EB/WB)



MAG 2030 ESTIMATE

186,000



MAG 2040 ESTIMATE

305,400



ESTIMATE BUILDOUT

1.5 million

highlights



BUCKEYE COMMONS



Tenant	SF
Costco	160,938
Major 1	50,000
Major 2	16,500
Major 3	22,500
Major 4	20,800
Major 5	12,000
Major 6	10,000
Major 7	18,500
Major 8	55,000
Shops A	6,121
Shops B	11,035
Shops C	10,858
Shops D	14,400
Shops E	10,800
Pad 1	7,805
Pad 2	2,389
Pad 3	2,376
Pad 4	2,300
Pad 5	5,117
TOTAL	427,410

site plan





SITE





BUCKEYE
COMMONS



rendering



BUCKEYE COMMONS



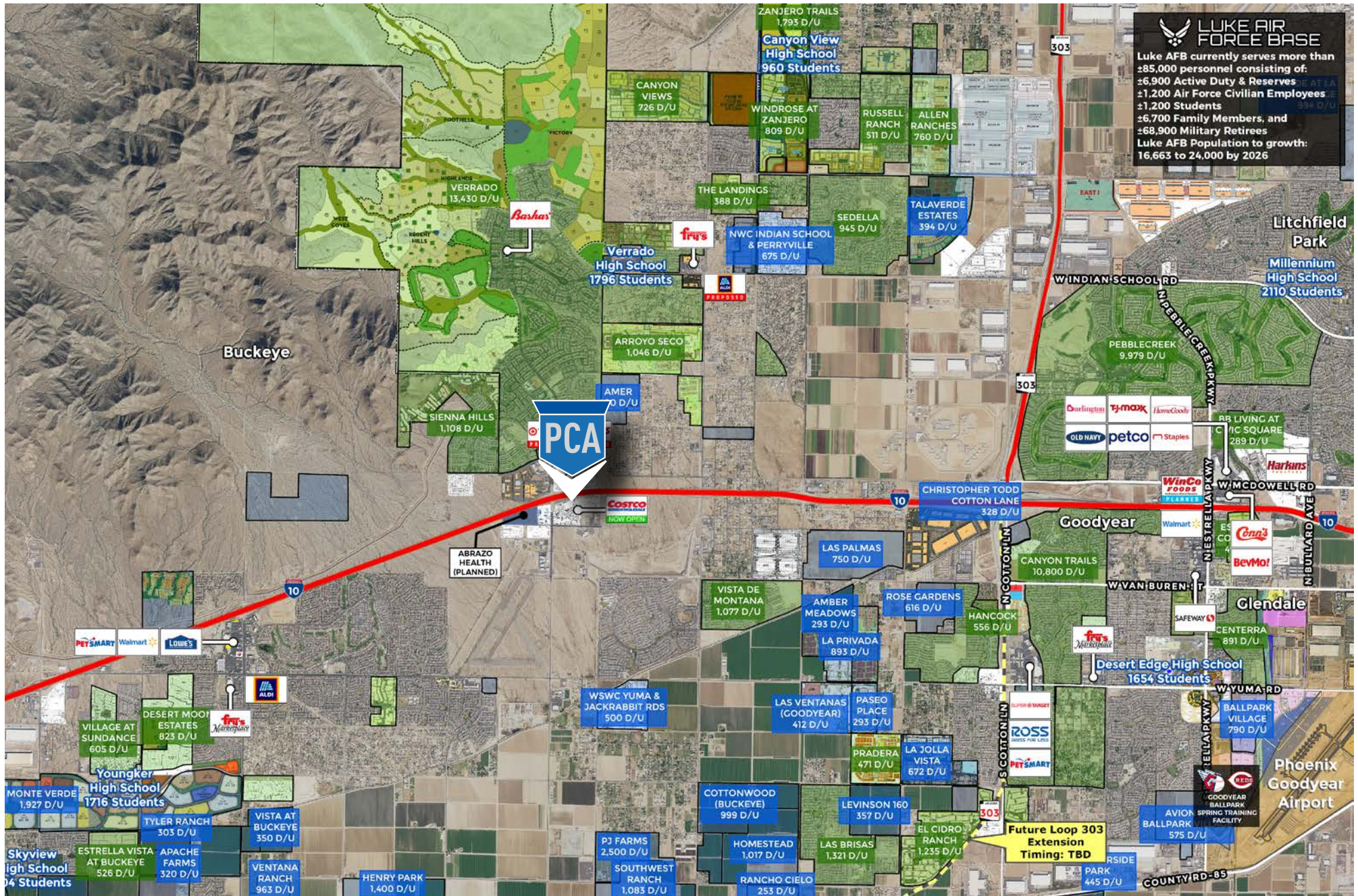
elevation





zoom aerial





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

MASTER PLANNED COMMUNITIES



Festival Ranch
Del Webb



2020 Permits

3,343

City of Buckeye
 Permitting Department



2021 Permits

2,617

City of Buckeye
 Permitting Department



2022 Permit
 Projection

3,600+

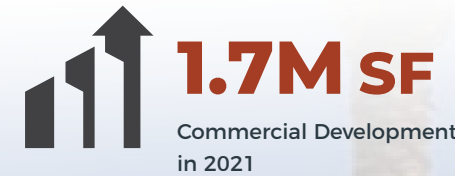
City of Buckeye
 Estimate



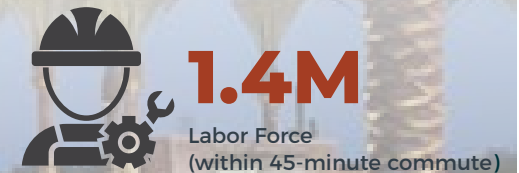
Fastest Growing City in US
 (Over past decade)



Residential Developments
 (Currently Active)



Commercial Development
 in 2021



Labor Force
 (within 45-minute commute)

trade area growth





Population

	1-Mile	3-Miles	5-Miles	Trade Area
2022 Total Population	4,842	45,410	89,294	190,684
2027 Total Population	4,987	47,595	95,300	203,304



Housing Units

	1-Mile	3-Miles	5-Miles	Trade Area
2022 Housing Units	1,537	15,470	29,667	62,980
Owner Occupied	80.7%	78.9%	79.1%	74.6%
Renter Occupied	13.3%	11.7%	11.6%	16.6%
Vacant	6.0%	9.4%	9.3%	8.9%



Daytime Population

	1-Mile	3-Miles	5-Miles	Trade Area
2022 Total Daytime Pop	3,389	30,256	58,883	130,988
Workers	763	6,135	13,471	32,713
Residents	2,626	24,121	45,412	98,275



Households

	1-Mile	3-Miles	5-Miles	Trade Area
2022 Households	1,445	14,012	26,904	57,400
2027 Households	1,488	14,712	28,903	61,570



2022 Incomes

	1-Mile	3-Miles	5-Miles	Trade Area
Average HH Income	\$133,745	\$114,759	\$118,322	\$106,918
Median HH Income	\$107,832	\$91,200	\$93,662	\$84,797
Per Capita Income	\$41,231	\$35,312	\$35,744	\$32,414



Business

	1-Mile	3-Miles	5-Miles	Trade Area
2022 Businesses	33	306	658	1,641

2022 ESRI ESTIMATES



demographics





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

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3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com