

**AVAILABLE**  
FOR LEASE & BUILD-TO-SUIT



**ABRAZO HEALTH | 27 ACRES**  
**ESTIMATED CONSTRUCTION - Q3 2023**

**±29,277 VPD**



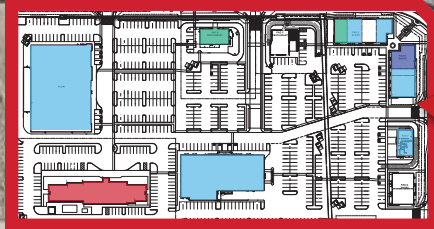
MAJOR 1 MAJOR 2 MAJOR 3 MAJOR 4 MAJOR 5 MAJOR 6 MAJOR 7



NAP

**ROOSEVELT ST**

**SUMMIT COMMUNITY CHURCH**



**INDUSTRIAL DEVELOPMENT**  
PHASE 1  
1,149,120 SF

# SWC VERRADO & ROOSEVELT | BUCKEYE, AZ

## SITE HIGHLIGHTS



**GROUND LEASE & BUILD-TO-SUIT**  
Available pads, shops, anchor, and medical space



**LESS THAN 1 MINUTE FROM I-10 (±114,791VPD\*)**  
Positioned at a hard corner, signalized intersection

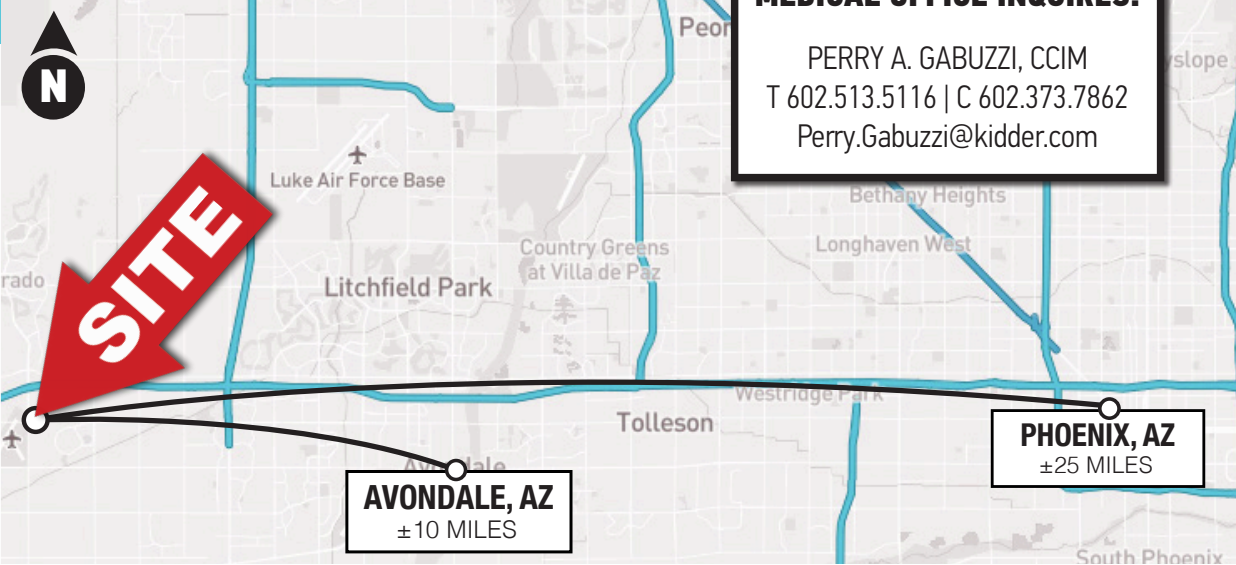


**35 ACTIVE RESIDENTIAL DEVELOPMENTS**  
Across the street from new planned center anchored by Costco, Abrazo Health West Campus, and 150 acre logistics park



**±300 PEOPLE MOVING TO PHOENIX MSA PER DAY**  
West Valley is one of the fastest-growing industrial markets in the U.S., increasing employment rapidly

\*Traffic counts sourced from City of Buckeye 2023



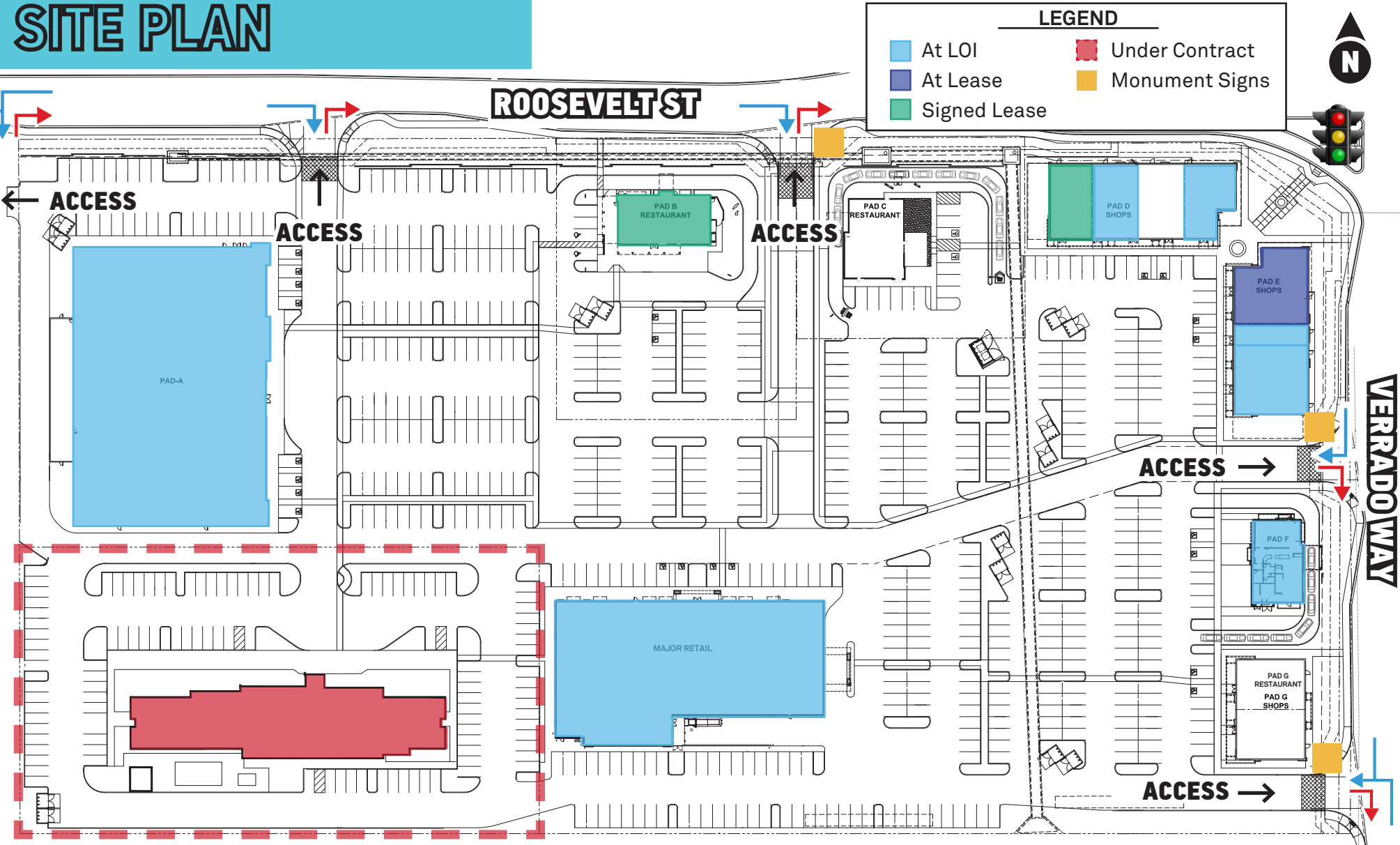
**MEDICAL OFFICE INQUIRES:**  
PERRY A. GABUZZI, CCIM  
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Perry.Gabuzzi@kidder.com



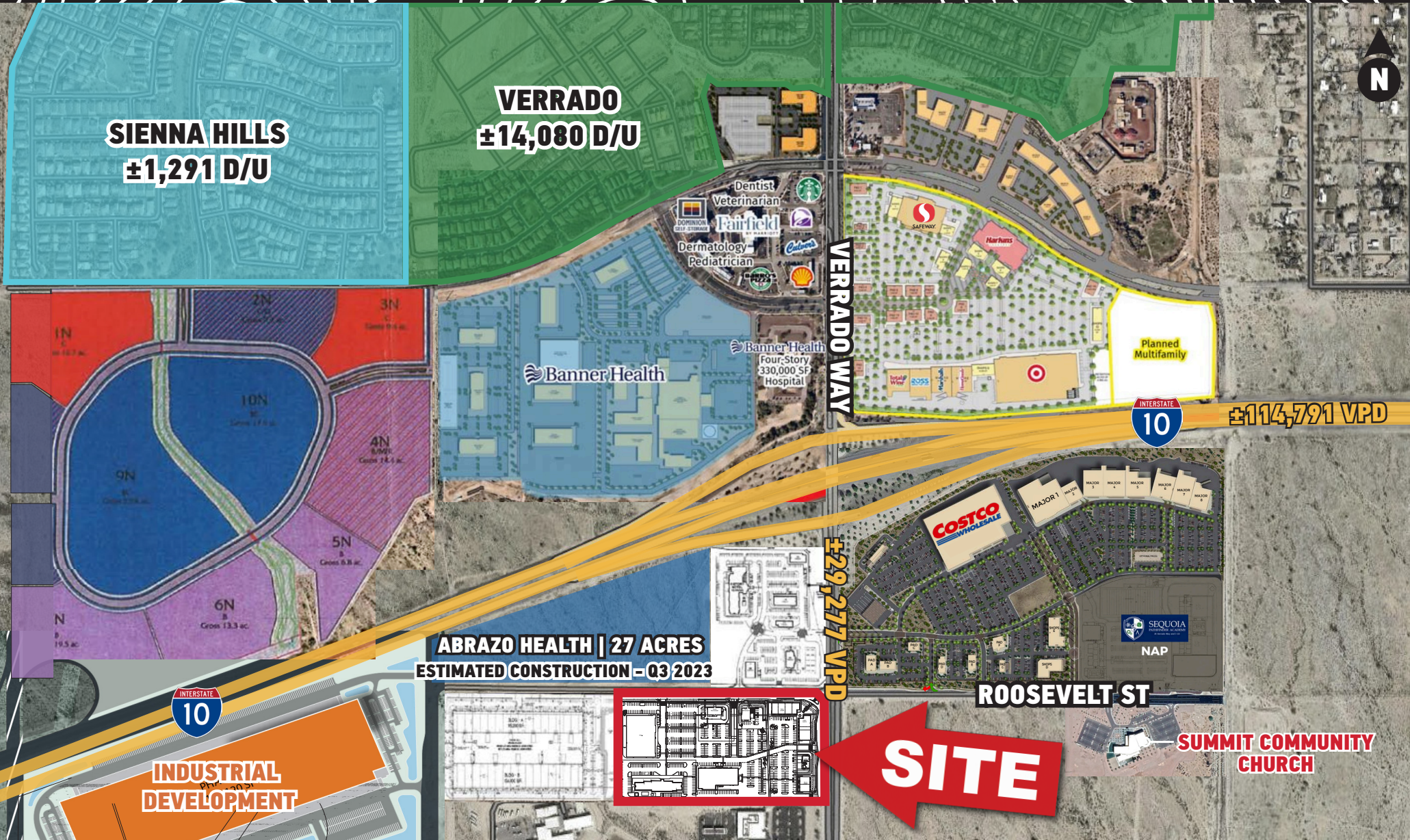
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**AUSTIN GOTTSACKER** | 602.573.0809 | austin.gottsacker@simoncre.com

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## SITE PLAN



# SWC VERRADO & ROOSEVELT | BUCKEYE, AZ



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## DEMOGRAPHICS

TOTAL POPULATION: 3-MILE RADIUS

Built/Permitted Lots: ±62,013\*  
Proposed Lots Pop.: ±57,415\*

AVERAGE HOUSEHOLD INCOME

1-Mile Radius: \$121,331  
3-Mile Radius: \$119,493

\*3.26 persons per dwelling unit  
Sites USA, Demographic Source: Applied Geographic Solutions  
4/2023



# SWC VERRADO & ROOSEVELT | BUCKEYE, AZ

## SHOP D ELEVATIONS

**PADD NORTH**



**PADD SOUTH**



**PADD WEST**



**PADD EAST**



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## HOTEL RENDERING

