



# VERRADO MARKETPLACE





**VERRADO MARKETPLACE**

I-10 & Verrado Way | Buckeye, AZ



# ABOUT US

Introducing Verrado Marketplace, the latest and most sophisticated “Marketplace” development from Vestar. Designed with the same level of quality and attention to detail found in Desert Ridge Marketplace and Tempe Marketplace, Verrado is set to be the premier shopping and entertainment destination in the West Valley. With over 500,000 SF of carefully curated retail, dining and entertainment options, Verrado Marketplace will offer an elevated shopping experience where you’ll discover the latest trends in fashion, food + beverage, home décor, and beauty.

Verrado Marketplace will also be Buckeye’s hub for entertainment and community events and will host a range of events throughout the year, from concerts and movie nights to farmers markets and holiday festivities. Complimenting the small-town neighborhood charm that is the hallmark of the upscale Verrado community, Verrado Marketplace is the perfect destination for a day of shopping, dining, and entertainment. Come experience the best of the West Valley at Verrado Marketplace.



#2

LOCATED IN THE 2ND FASTEST GROWING CITY IN THE U.S.—BUCKEYE, AZ

Source: U.S. Census Bureau (2020)



260,197

2025 PROJECTED POPULATION—SURROUNDING AREAS OF BUCKEYE AND VERRADO

Source: ESRI



14,080

NUMBER OF HOUSES ENTITLED WITHIN VERRADO

Source: Verrado.com



#1

SELLING MASTER-PLANNED COMMUNITY IN ARIZONA FOR 2020 & 2021

Source: RCLCO



**POPULATION**

45,410  
3 MILES

89,294  
5 MILES

259,029  
10 MILES

Source: ESRI

**MEDIAN AGE**

32.9  
3 MILES

33.4  
5 MILES

34.2  
10 MILES

Source: ESRI

**MEDIAN HOUSEHOLD INCOME**

\$106,491  
3 MILES

\$100,794  
5 MILES

\$92,496  
10 MILES

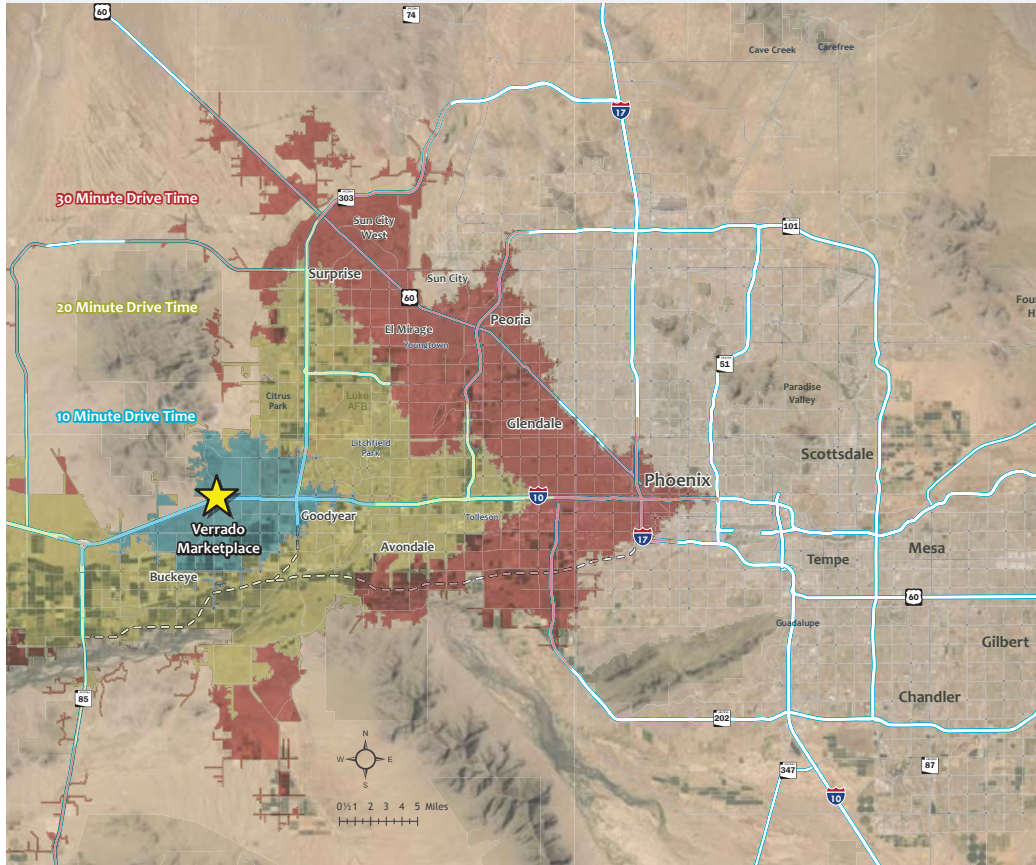
Source: Claritas



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



# WHERE WE ARE

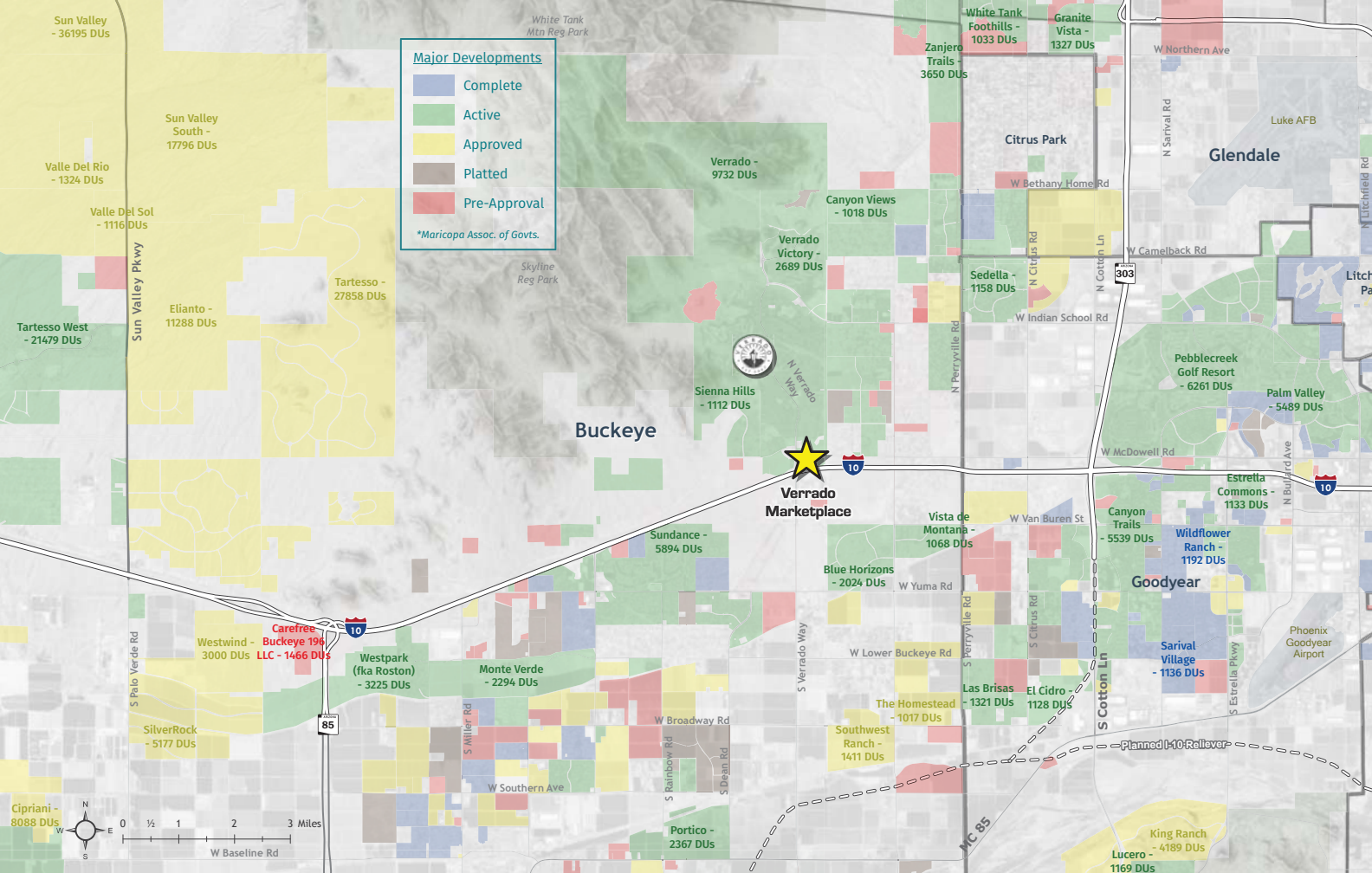


All demographic and statistical data provided by Downtown Phoenix, Inc. The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



**VERRADO MARKETPLACE**

I-10 & Verrado Way | Buckeye, AZ



# HOUSING HIGHLIGHTS

With more than 30 residential developments in the pipeline, this will result in over 21,000 new single family homes over the next five years.

## 3,900

**2022 PROJECTED HOUSING PERMITS IN BUCKEYE, AZ**

## 26%

**INCREASE OVER 2019 SINGLE FAMILY RESIDENTIAL PERMITS**

## 40,000+

**NEW RESIDENTS MOVED INTO BUCKEYE BETWEEN 2010 AND 2020**

*\*Source: GrowBuckeye.com and Verrado.com*



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



**VERRADO MARKETPLACE**

I-10 & Verrado Way | Buckeye, AZ

**KEY EMPLOYERS**

**DAYTIME POPULATION**



**47,686**  
EMPLOYEES WITHIN  
5-MILE RADIUS

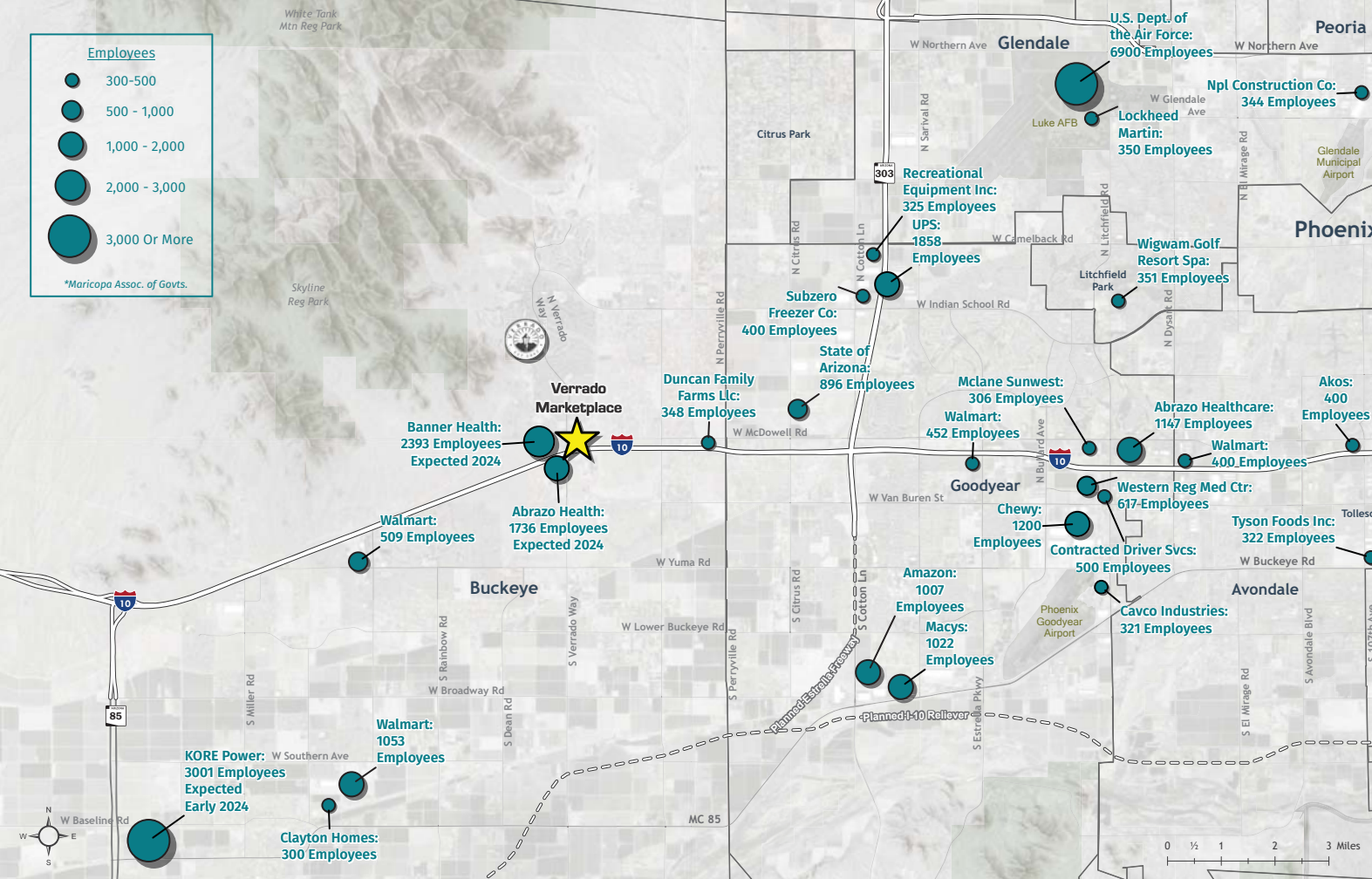
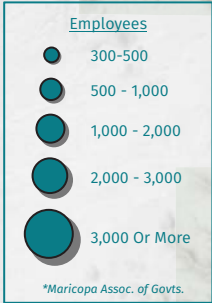


**80.35%**  
WHITE COLLAR  
WORKERS

Buckeye's key industries include:

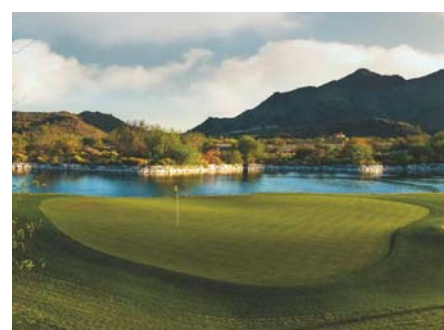
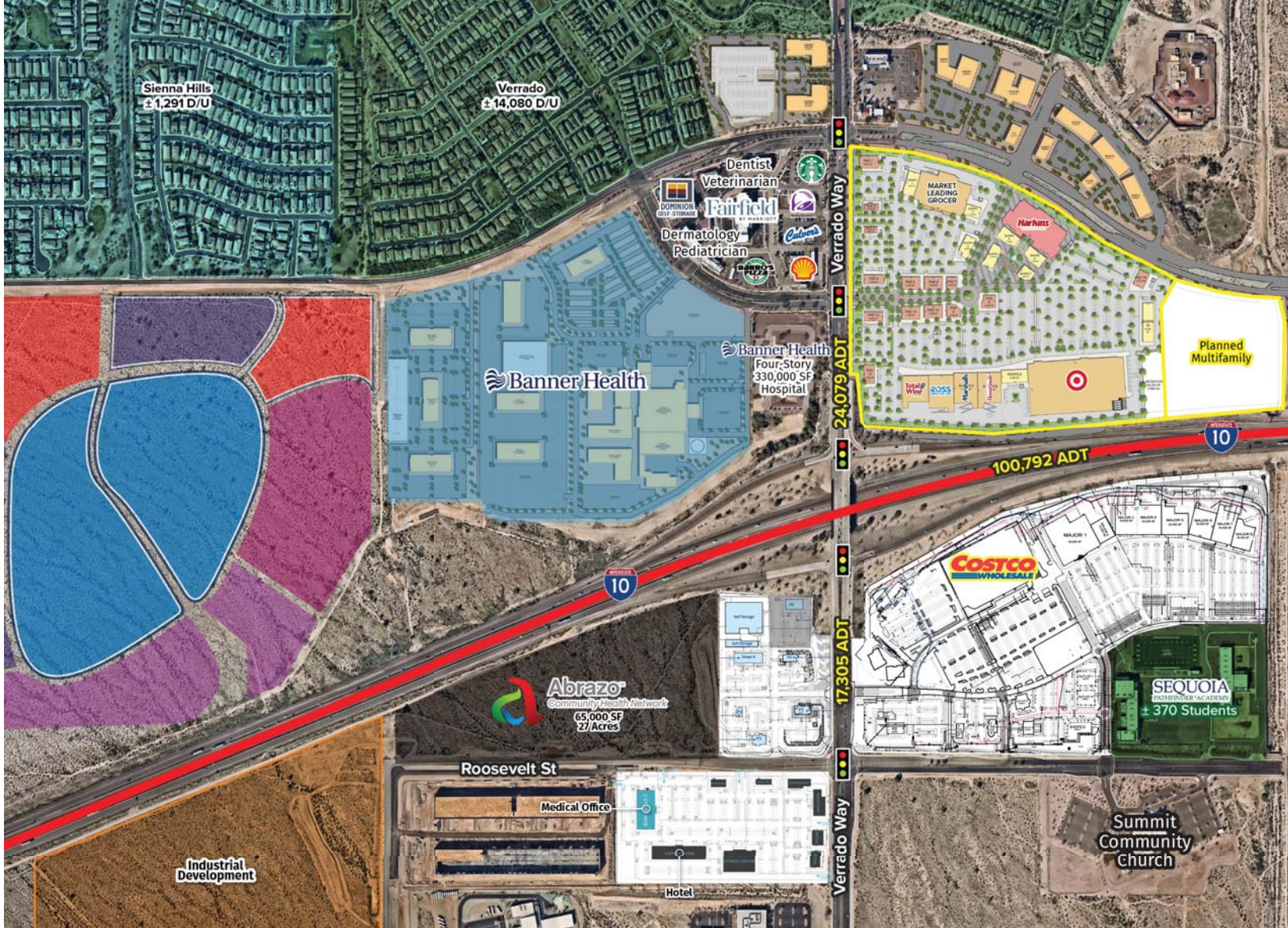
- Healthcare
- Advanced Manufacturing
- Distribution & Logistics
- Energy
- Agricultural Technology
- Aviation

Source: [GrowBuckeye.com](http://GrowBuckeye.com)



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.





The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



VERRADO MARKETPLACE

I-10 & Verrado Way | Buckeye, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



# We'd Love to Partner With You

## VESTAR

### ANGIE KORY

602.553.2657

akory@vestar.com

### HARRISON COLE

602.553.2623

hcole@vestar.com

## WRA TEAM

### RYAN DESMOND

602.615.1525

rdesmond@w-retail.com

### CHARLES SKAGGS

480.302.1474

cskaggs@w-retail.com

### JUSTIN DIBIASE

480.828.7701

jdibiase@w-retail.com



Developed by



2555 E Camelback Rd, Suite 200 | Phoenix AZ, 85016

602.778.3747 | [w-retail.com](http://w-retail.com)

