

Available

FOR LEASE |
MEDICAL OFFICE

THE FIELDS AT VERRADO

NNEC Of Indian School & Pioneer Drive, Buckeye, AZ 85396



PROPERTY SUMMARY

Available SF:	±10,500 SF
Building Sizes:	±10,500 SF
Lease Rate:	\$38.00 SF/yr (NNN)
Lot Sizes Total:	5.45 Acres
APN:	502-29-816
Type:	Medical

PROPERTY OVERVIEW

10,500 SF is approved and available for lease in construction-ready Building #4. The site is located near the cross section of W Indian School Rd and N Jackrabbit Trail with newly developed shopping centers in the surrounding area providing various amenities and places to eat. Building #4 holds the last availability at The Fields at Verrado, devising options available.

PROPERTY HIGHLIGHTS

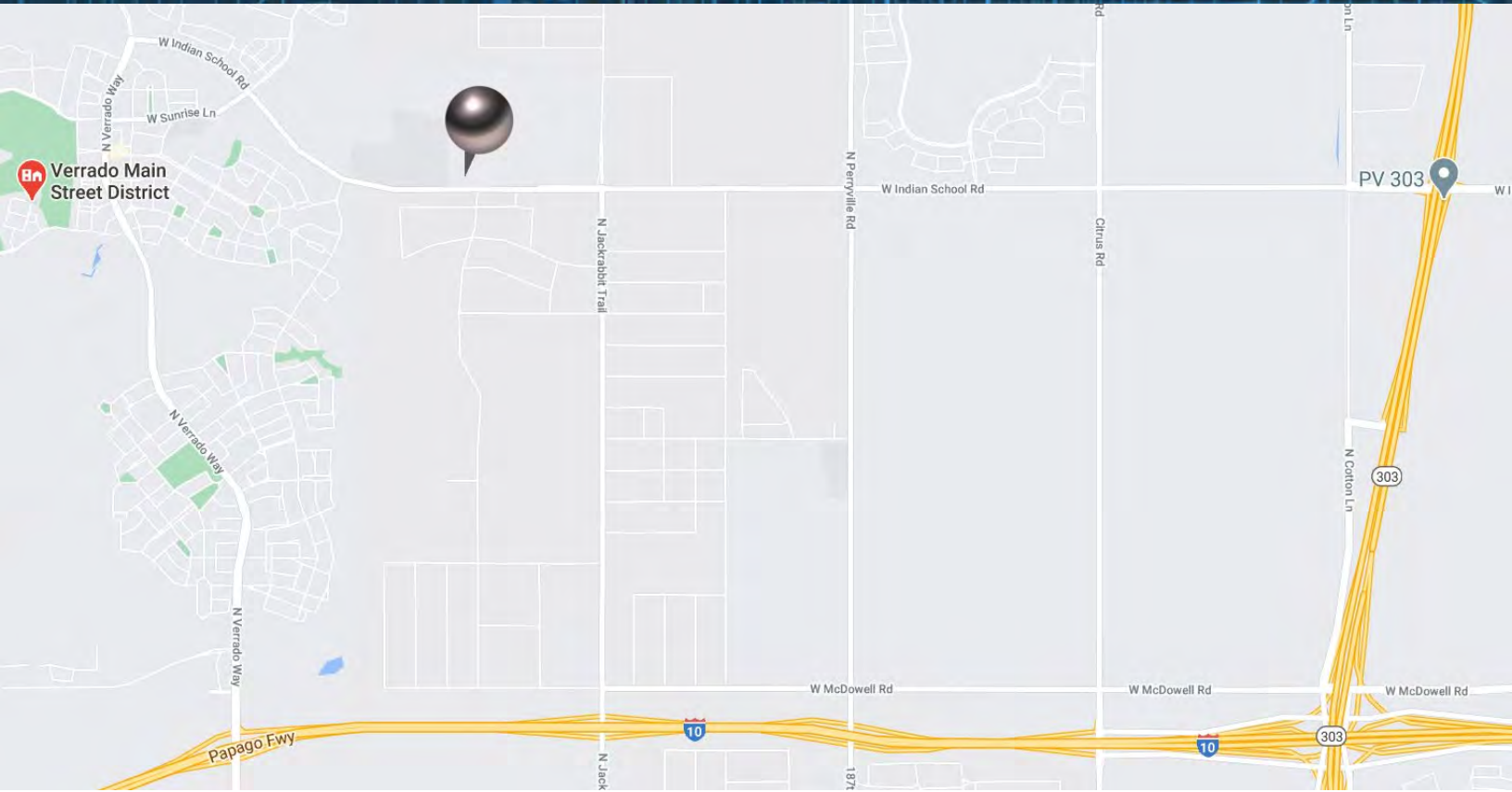
- Located just west of newly developed Fry's Marketplace-anchored Village Grove at Verrado center (166,000 SF shopping center)
- Across from Verrado High School
- Property is just west of Indian School and Jackrabbit Trail intersection; easy access to Loop 303 and I-10

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
Bldg 4	10,500	Negotiable	\$38.00 /sf/yr	Variety	Proposed	2023

Property Highlights

- 10,500 SF available in already approved Building #4
- Located just west of newly opened Fry's Marketplace-anchored Village Grove at Verrado center (166,000 SF shopping center)
- Property is just west of Indian School and Jackrabbit Trail intersection; easy access to Loop 303 and I-10

About Verrado

Fields at Verrado is located in Verrado, which is a DMB-developed master-planned 8,800-acre community. Verrado has 2 elementary schools, 1 middle school, a high school, 13,080 entitled residential lots and a plethora of amenities including 2 golf courses, 78 parks and 21 miles of hiking trails. Verrado has been named "Best Place to Live" by Arizona Foothills Magazine.

***Note that all Fields at Verrado buildings are in the municipality of Buckeye, but they all have a Litchfield Park mailing address.

Buckeye Healthcare

Buckeye is under-served in healthcare and as the community continues to grow, the addition of healthcare services for the residents is an important initiative for the city. Neighboring communities with similar populations have more than three times the medical facilities per capita of Buckeye and as one of the fastest growing cities in the country the gap in local services continues to rise. Buckeye has a strong payer mix and has nine medical facilities currently serving the community.

Payer Mix

30% Medicare

29% Medicaid

31% Commercial

Medical Facilities

7 - Outpatient Treatment Centers

1 - Medical-Single Group Licensure/OTC

1 - Federally Qualified Health Center

*As a community with limited healthcare services, a variety of operations have the opportunity for success in Buckeye. Therefore, as a young-family oriented city the residents intertwined with active adults, would benefit from a variety of new services, like **women's services, Pediatrics, Sports Medicine, Physical and Occupational Therapy, Imaging, Specialty Services, Hospital, and Geriatrics***

<https://www.growbuckeye.com/pages/healthcare>





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4175 N. Pioneer Drive

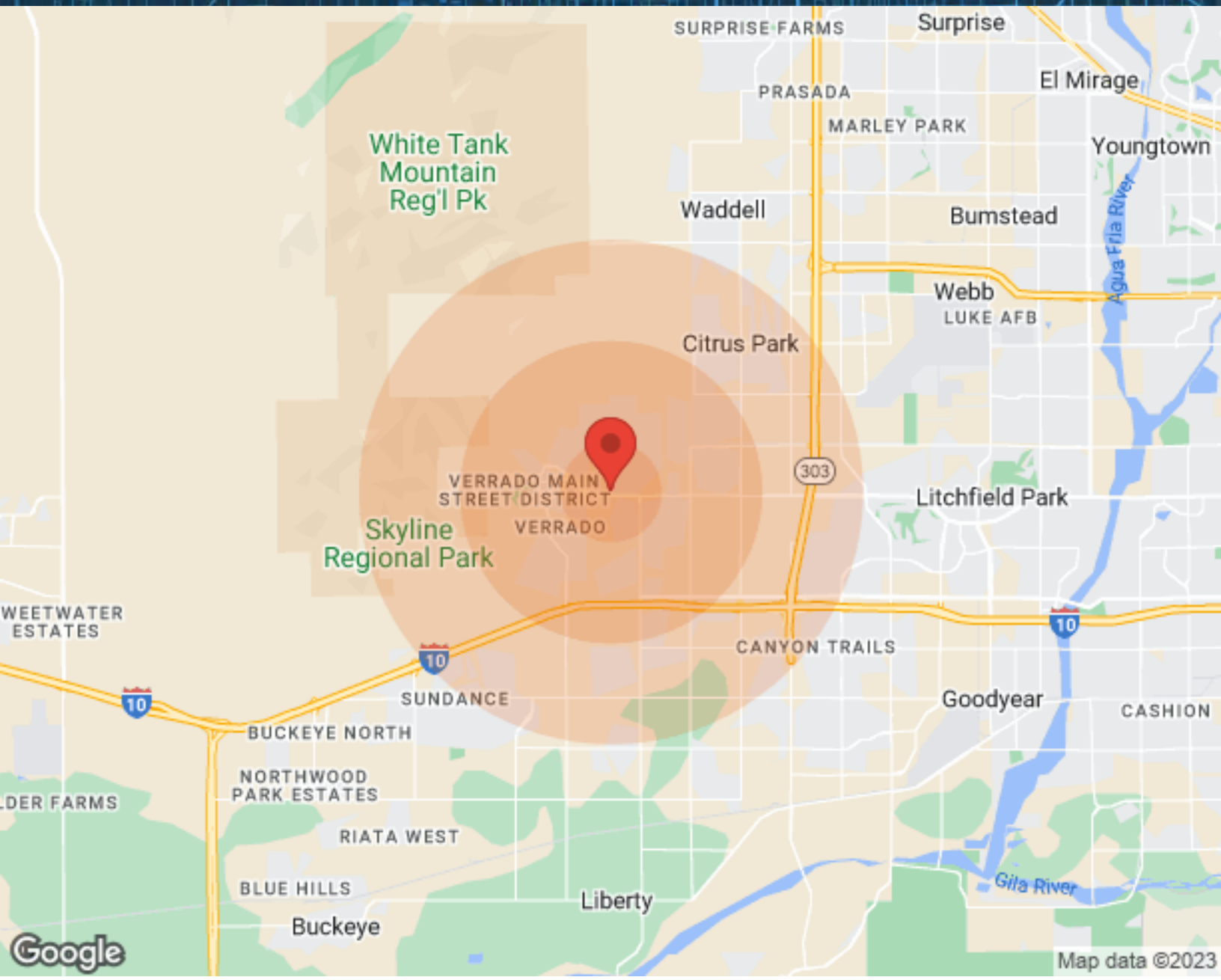
4161 N. Pioneer Drive



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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	883	4,917	22,201	Median	\$77,170	\$90,457	\$78,027
Female	957	5,283	23,402	< \$15,000	14	84	521
Total Population	1,840	10,200	45,603	\$15,000-\$24,999	29	86	586
Age	1 Mile	3 Miles	5 Miles	\$25,000-\$34,999	N/A	222	1,086
Ages 0-14	402	2,650	10,746	\$35,000-\$49,999	57	295	1,723
Ages 15-24	268	1,564	6,639	\$50,000-\$74,999	215	547	2,466
Ages 25-54	594	3,275	14,293	\$75,000-\$99,999	73	514	2,391
Ages 55-64	276	1,101	4,615	\$100,000-\$149,999	228	984	3,252
Ages 65+	300	1,610	9,310	\$150,000-\$199,999	15	296	903
				> \$200,000	N/A	194	585

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