



**Grocery-Anchored Center Serving the Greater Verrado Community**

Northwest Corner of Jackrabbit Trail & Indian School Road | Buckeye, AZ



# AVAILABLE | Pad



3131 E Camelback Rd, Ste 340  
Phoenix, AZ 85016  
[phoenixcommercialadvisors.com](http://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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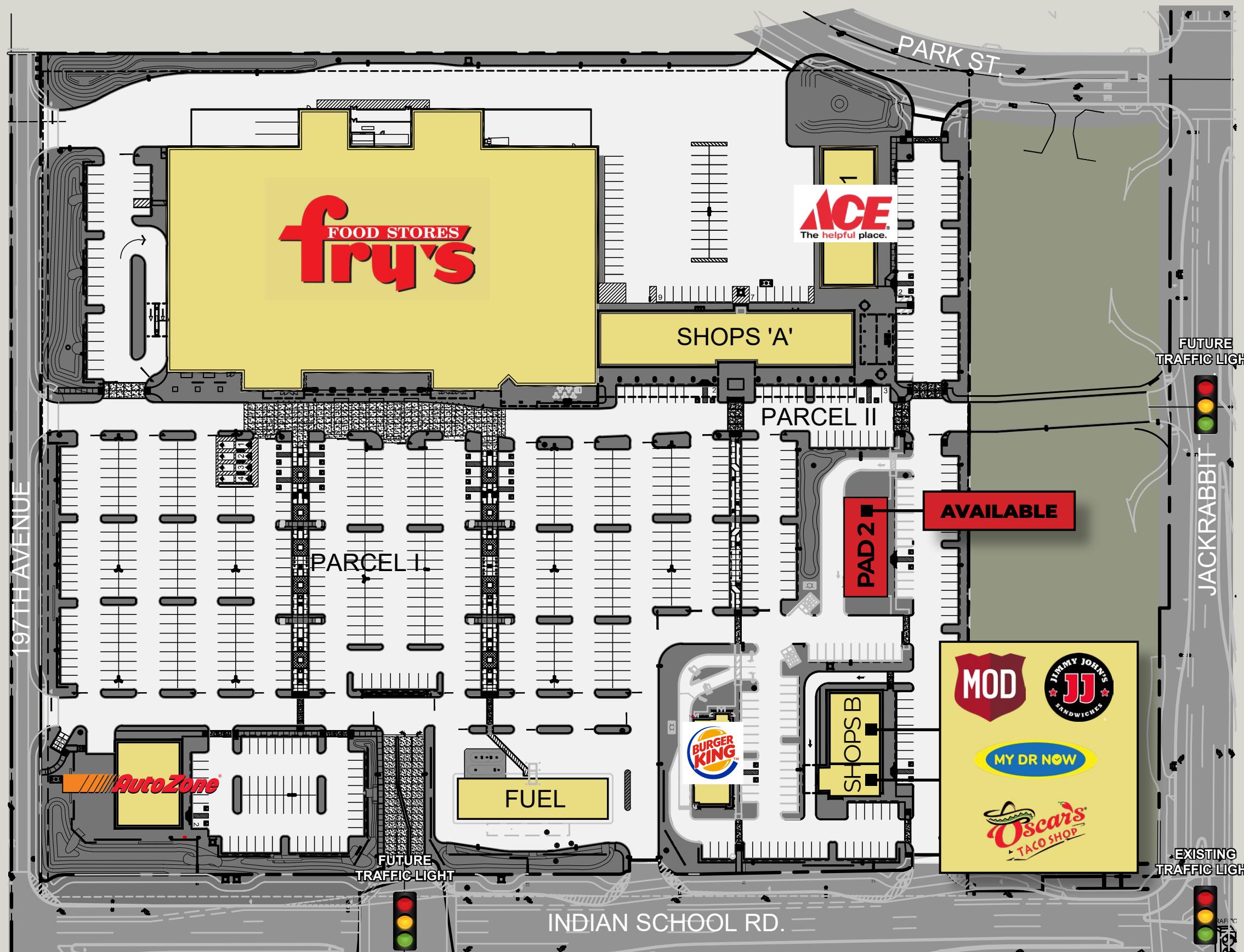
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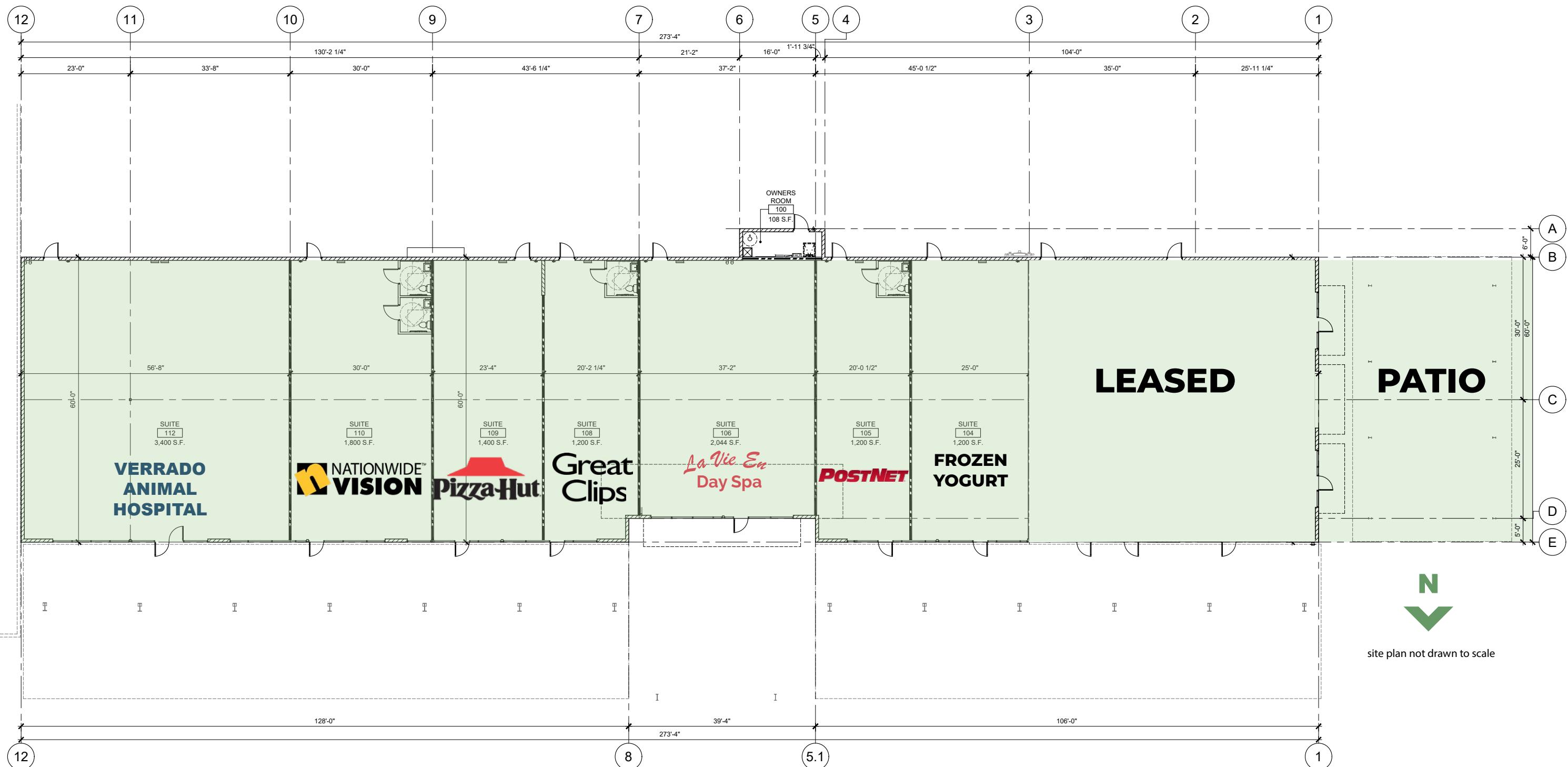


  
**VILLAGE GROVE**  
AT VERRADO™

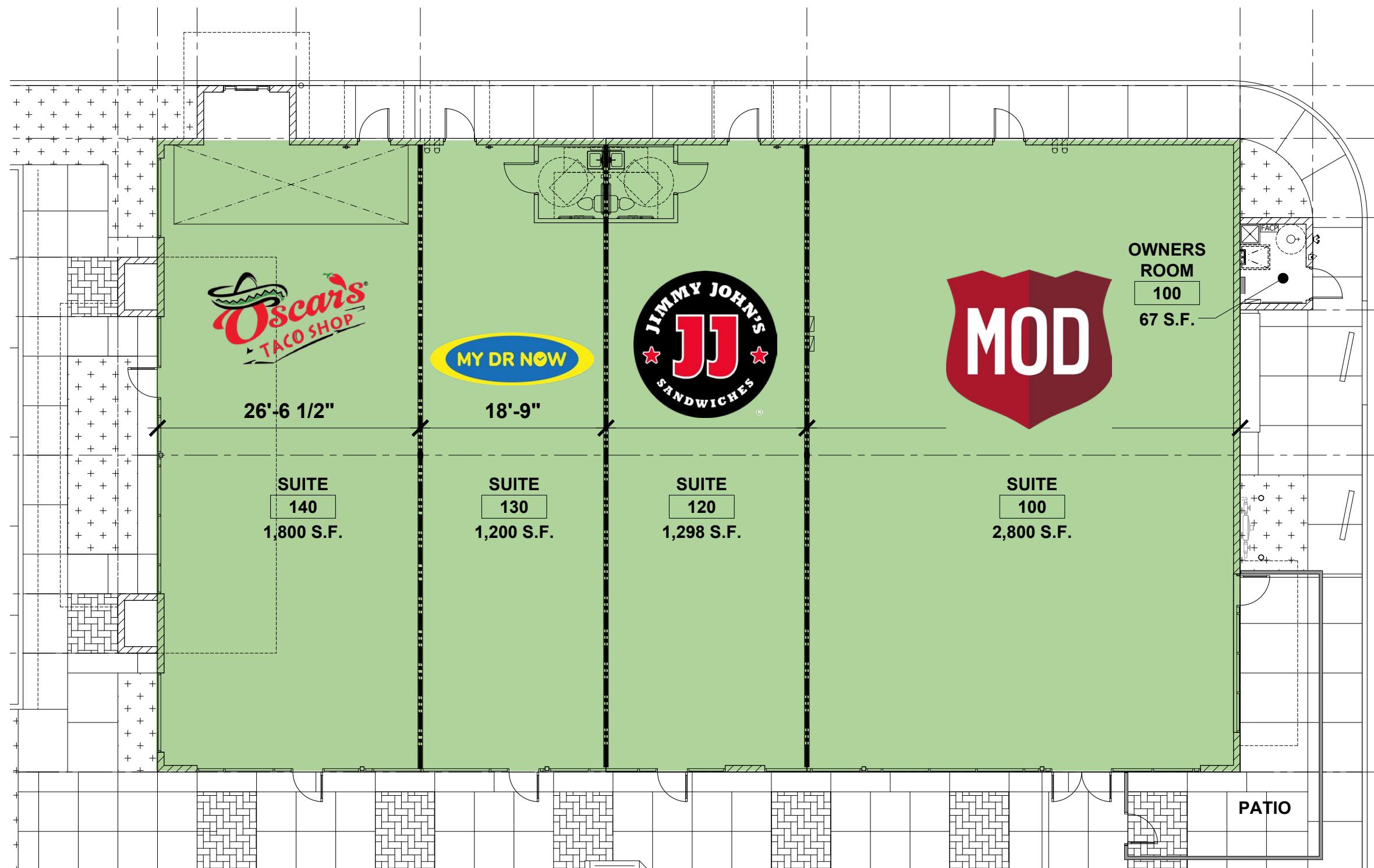




**SHOPS A**



**SHOPS B**



site plan not drawn to scale



## Loop 303 Hub (Employment – Notable Info)

<b>1</b>  Distribution Center <b>±1,500 JOBS</b>	<b>2</b>  Distribution Center <b>±120 JOBS</b>	<b>3</b>  Center <b>±240 JOBS</b>	<b>4</b>  Facility <b>±1,500 JOBS</b>	<b>5</b>  Distribution Center <b>±130 JOBS</b> (Expected 2020)
<b>6</b>  Goodyear <b>TBD JOBS</b>	<b>7</b>  Goodyear <b>TBD JOBS</b>	<b>8</b>  Data Center <b>±100 - 150 JOBS</b> (Timing TBD)	<b>9</b>  Corporation <b>±200 JOBS</b>	<b>10</b>  Distribution Center <b>±1,500 JOBS</b>

## 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)

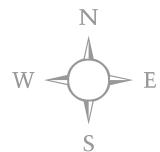
Victory Golf Club  
(18-Hole Golf Course - 2016)

**VERRADO HAS BEEN NAMED "BEST PLACE TO LIVE" BY ARIZONA FOOTHILLS MAGAZINE**



# VERRADO DEVELOPMENT MAP

White Tank Mountains



FUTURE DEVELOPMENT

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

RESIDENTIAL

CUSTOM HOMESITES

RESIDENTIAL

VICTORY (55 PLUS)

Verrado Golf Club

Verrado Elementary School  
±673 Students

Verrado Middle School  
±871 Students

RESIDENTIAL

LOOP 303  
3.25 MI East >

FUTURE RESIDENTIAL

Verrado High School  
±1,923 Students

Commercial

Christ Church of Valley  
(PLANNED)  
+800 Members



White Tank Mountains



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.

Verrado Heritage  
Elementary School  
±817 Students  
(2015)

Aquatic Center

(2015)

Fire Station

Commercial

Mixed-Use

Banner

Health

Verrado

Coffee Co.

Thomas RD

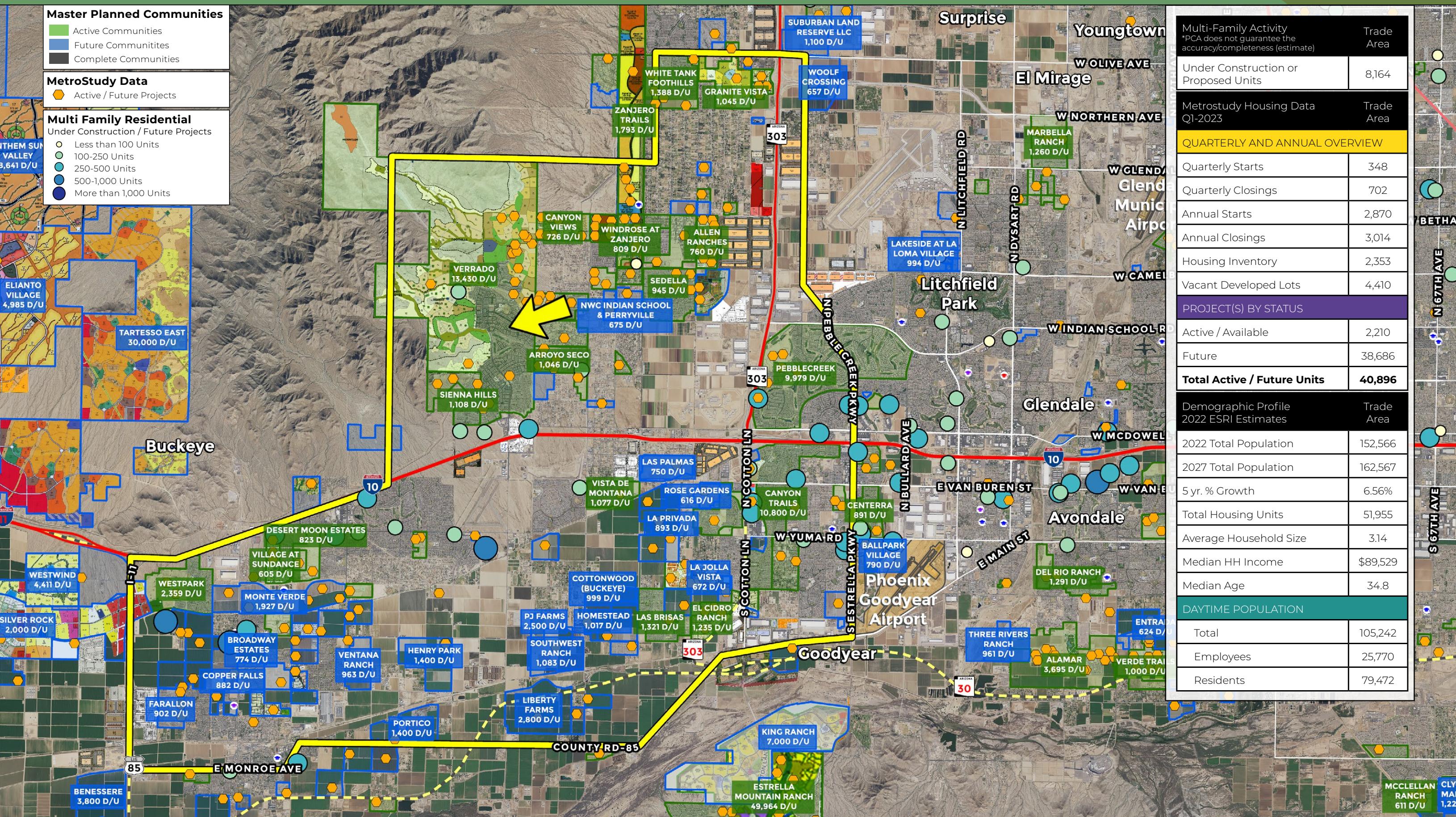
Mc Dowell RD

I-10



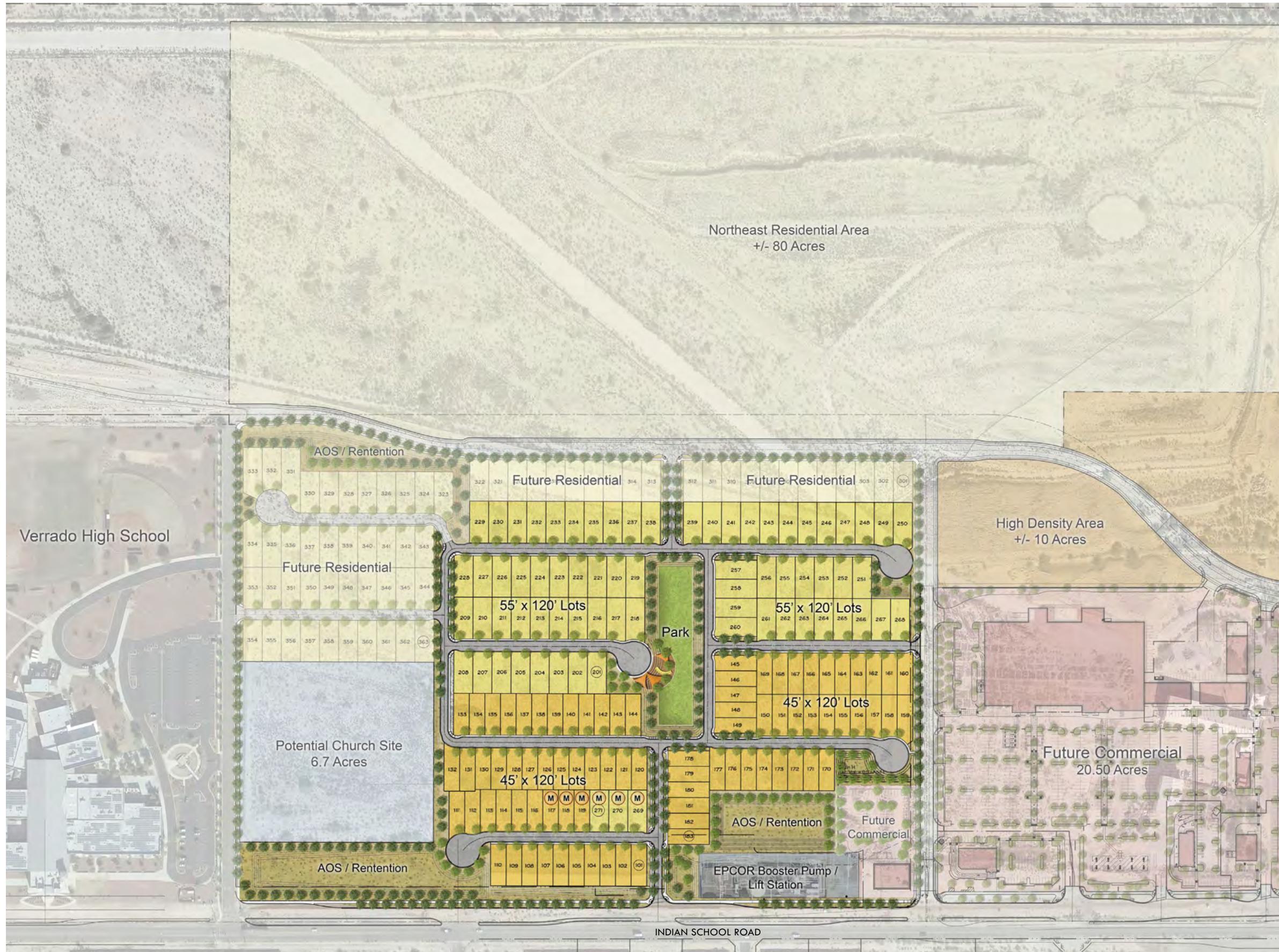


# JACKRABBIT TRAIL & INDIAN SCHOOL ROAD | BUCKEYE, AZ



JACKRABBIT TRAIL & INDIAN SCHOOL ROAD | BUCKEYE, AZ

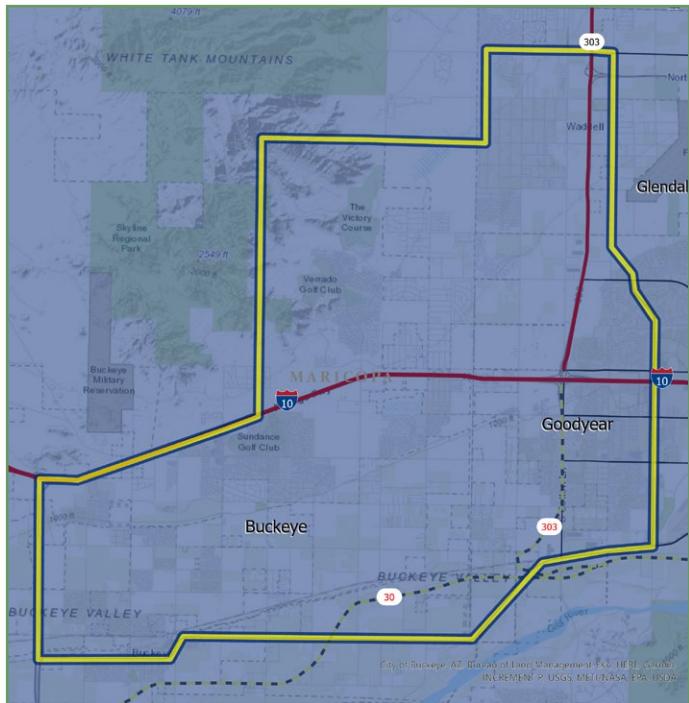




 **VILLAGE GROVE**  
AT VERRADO

NWC Jackrabbit Trail & Indian School Road | Buckeye, AZ

## TRADE AREA DEMOGRAPHICS 5-MILE RADIUS



### Population Summary

2024 Total Population	182,642
2029 Total Population	203,773
2024-2029 Annual Rate	2.21%
2024 Total Daytime Population	120,283
Workers	27,441
Residents	92,842

### Household Summary

2024 Households	55,556
2029 Households	63,173

### Average Household Income

2024 Average Household Income	\$125,546
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### Median Household Income

2024 Median Household Income	\$102,530
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### 2024 Housing Unit Summary

Housing Units	61,541
Owner Occupied Housing Units	78.3%
Renter Occupied Housing Units	12.0%
Vacant Housing Units	9.7%

### Median Age

2024	36.2
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### Total Businesses

2024	1,498
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