



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



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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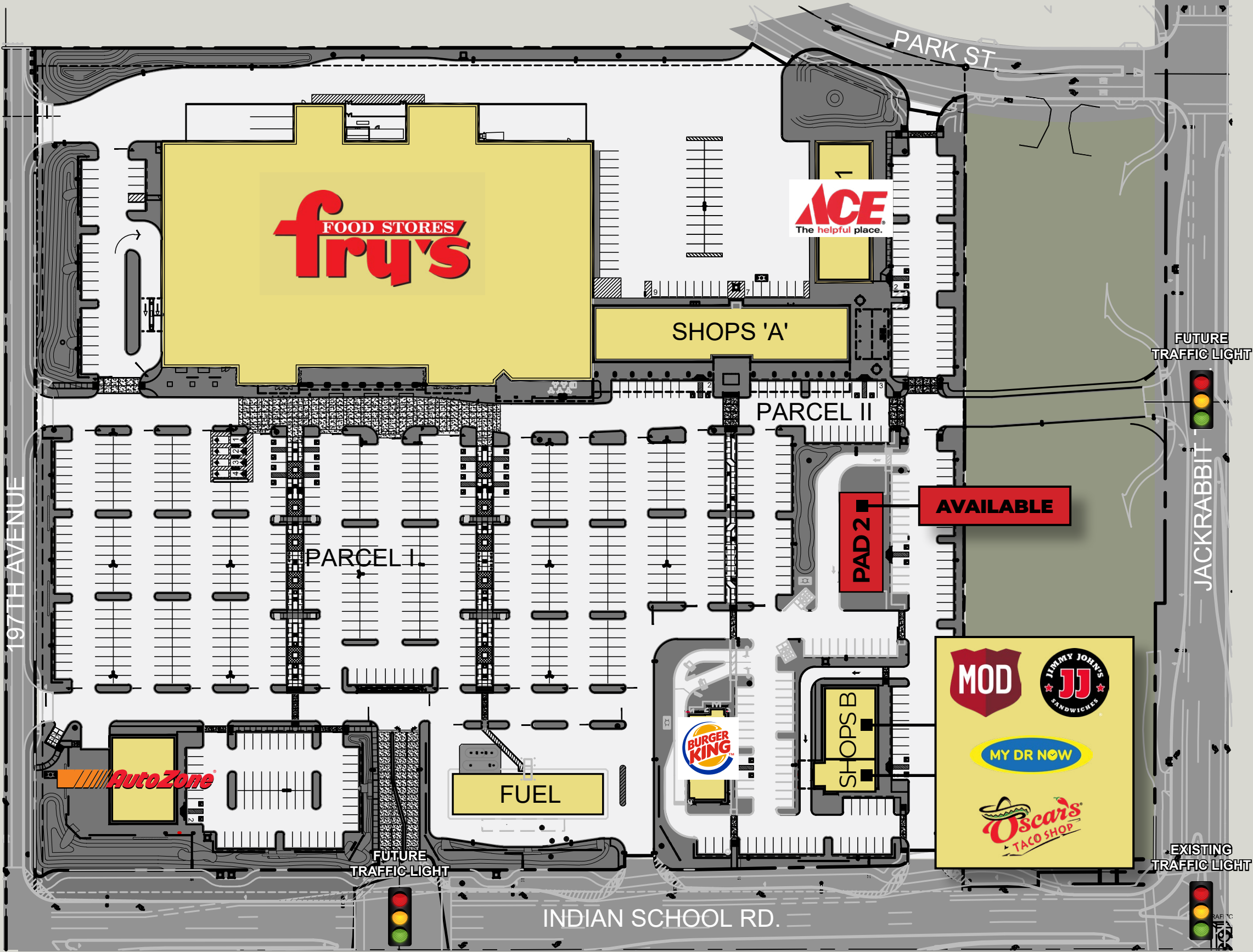
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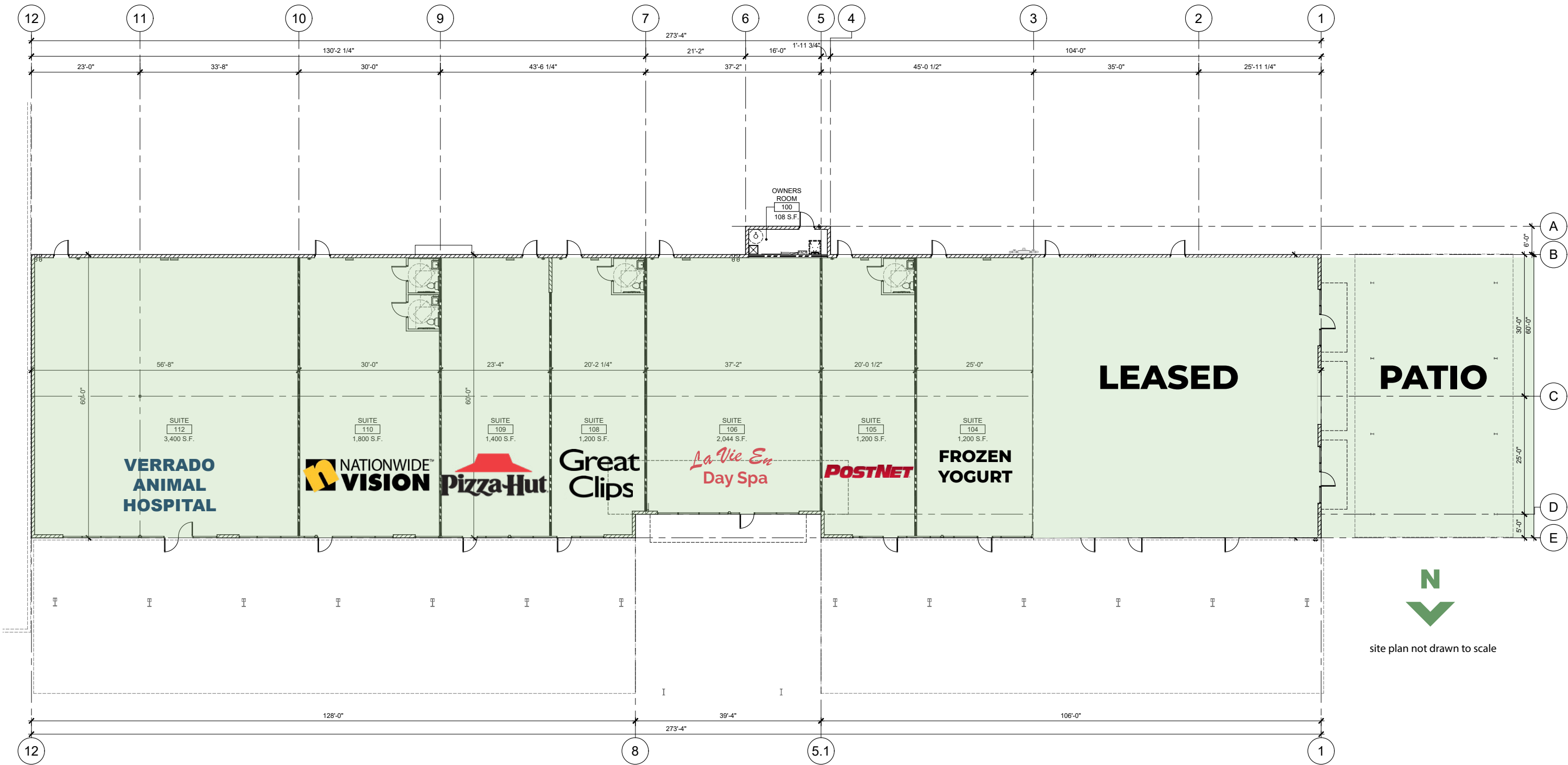
VILLAGE GROVE
AT VERRADO



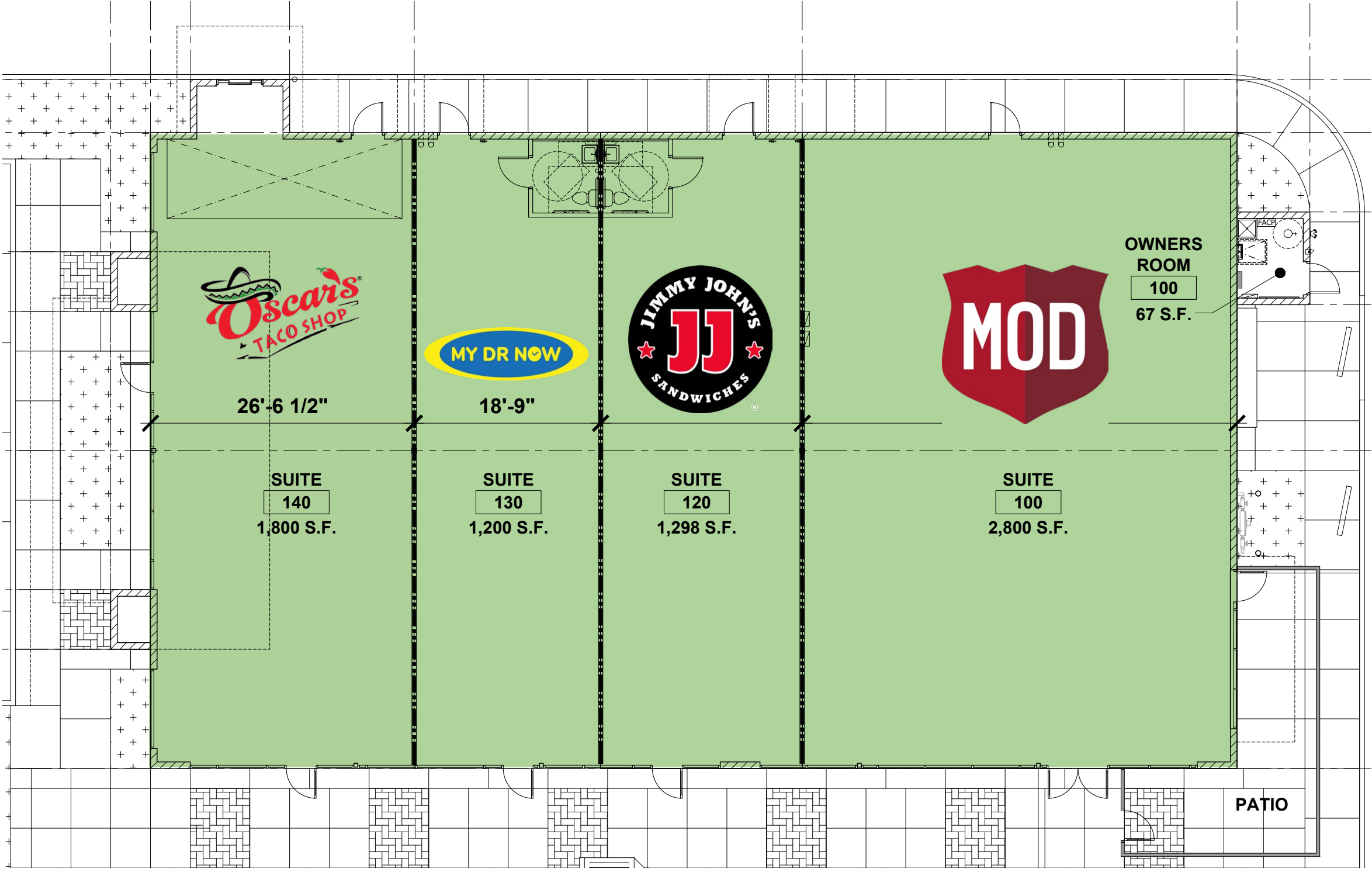


VILLAGE GROVE
AT VERRADO

SHOPS A



SHOPS B



site plan not drawn to scale



Loop 303 Hub (Employment – Notable Info)

- | | | | | |
|---|--|---|---|---|
| 1

Distribution Center
±1,500 JOBS | 2

Distribution Center ±120 JOBS | 3

Center
±240 JOBS | 4

Facility
±1,500 JOBS | 5

Distribution Center ±130 JOBS
(Expected 2020) |
| 6

Goodyear
TBD JOBS | 7

Goodyear
TBD JOBS | 8

Data Center
±100 - 150 JOBS
(Timing TBD) | 9

Corporation
±200 JOBS | 10

Distribution Center
±1,500 JOBS |

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)

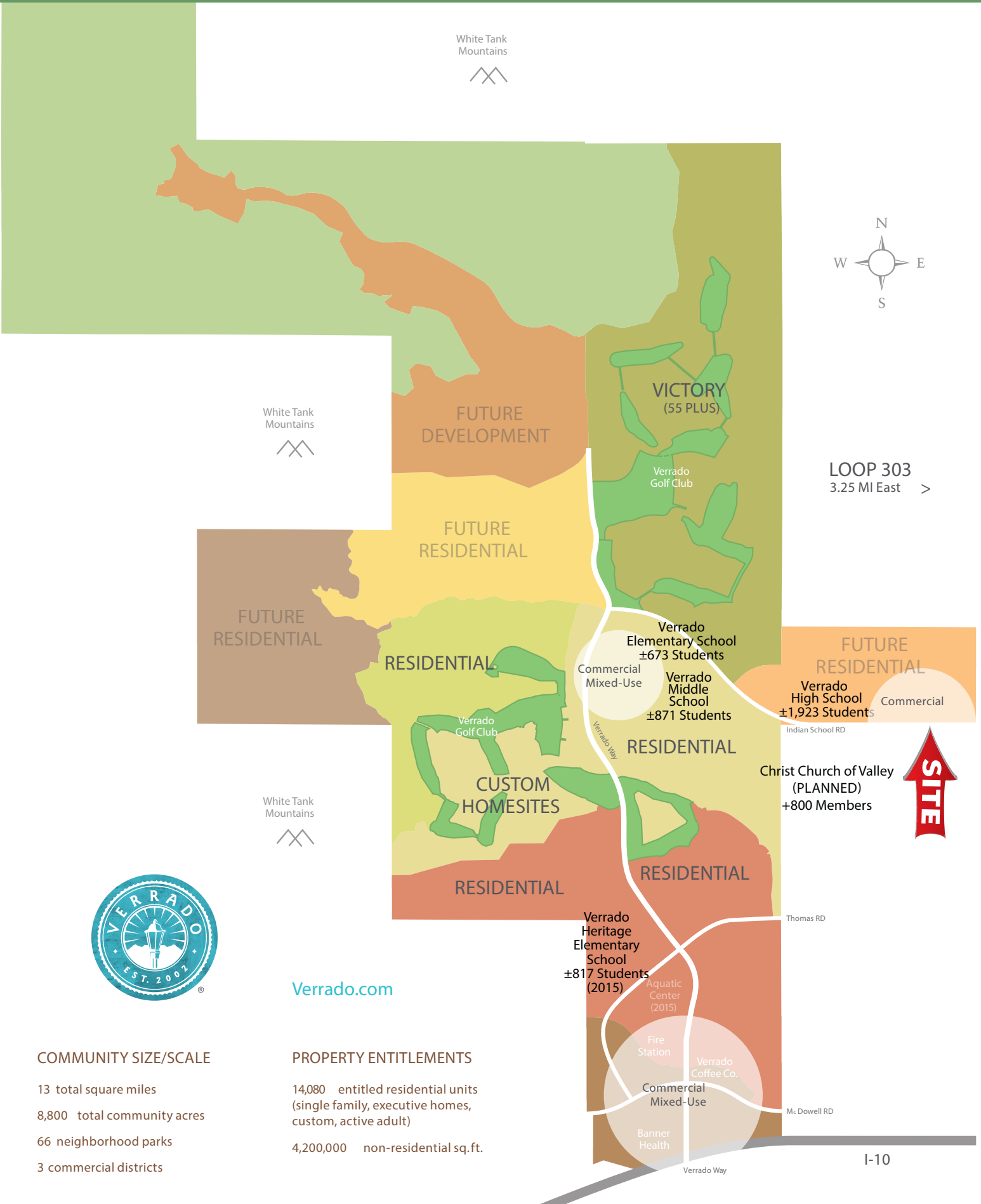
Victory District
(55 Plus Community)

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

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



VERRADO DEVELOPMENT MAP



Verrado.com

COMMUNITY SIZE/SCALE

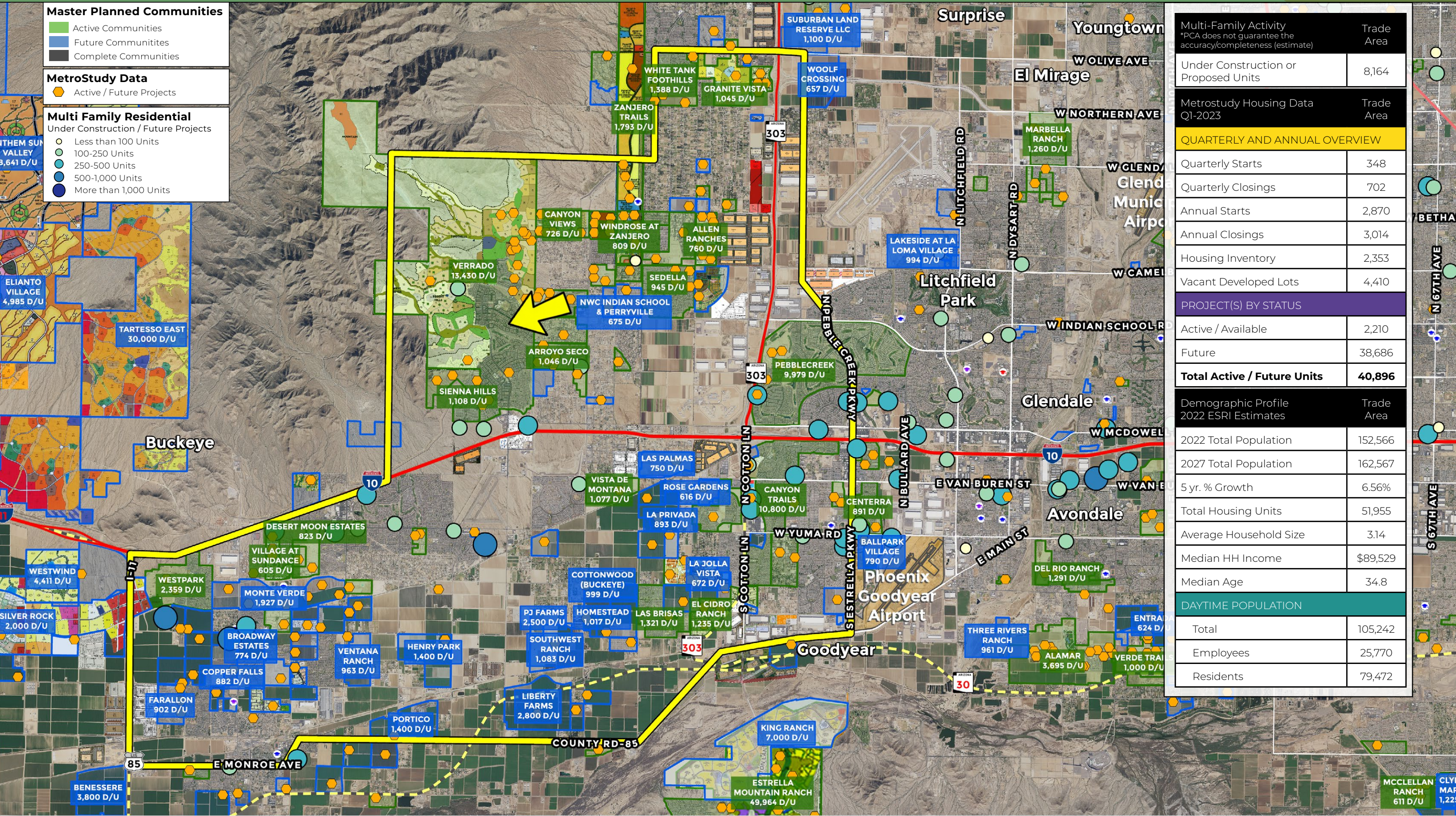
13 total square miles
8,800 total community acres
66 neighborhood parks
3 commercial districts

PROPERTY ENTITLEMENTS

14,080 entitled residential units
(single family, executive homes,
custom, active adult)
4,200,000 non-residential sq.ft.



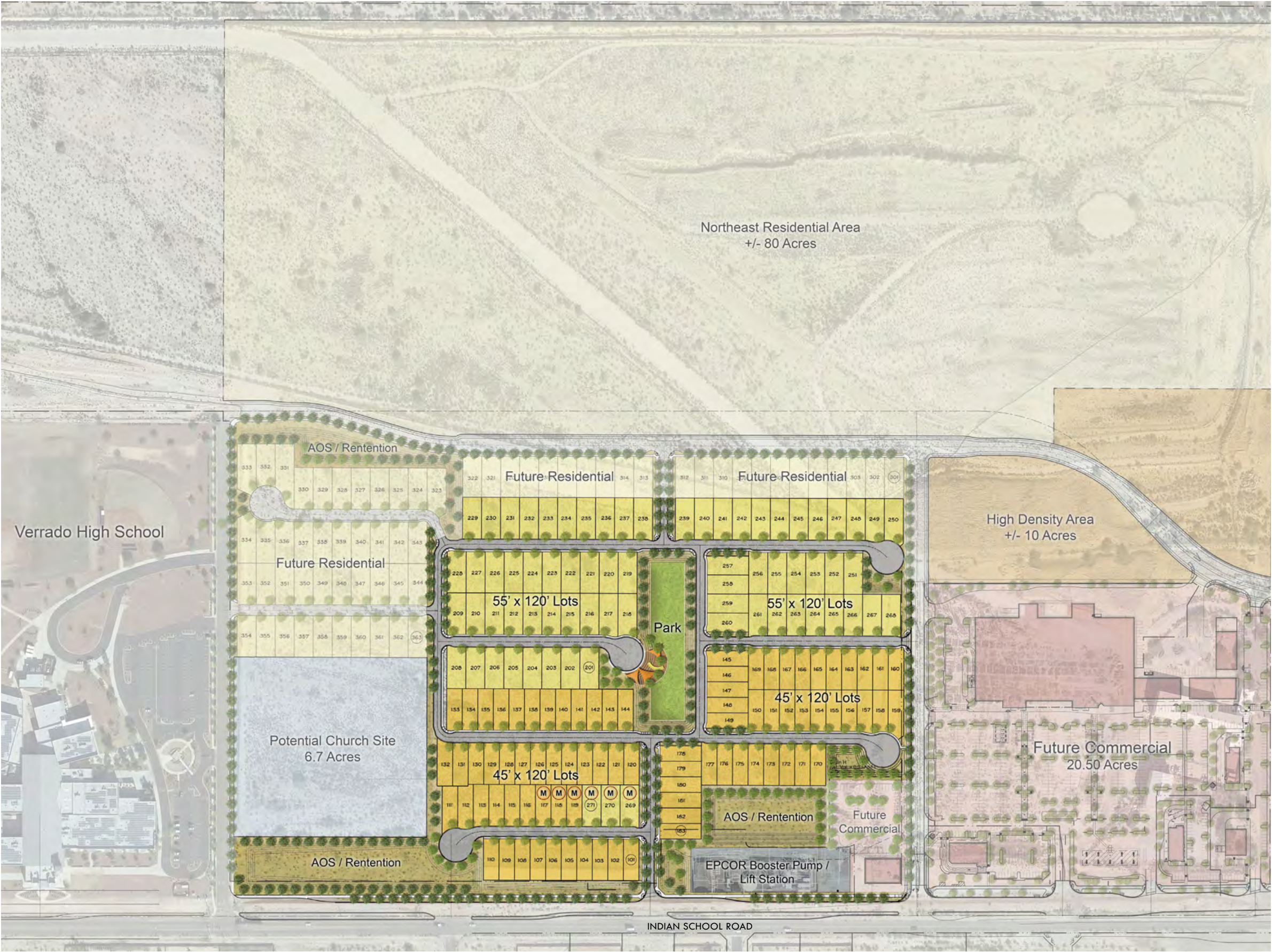
JACKRABBIT TRAIL & INDIAN SCHOOL ROAD | BUCKEYE, AZ



Multi-Family Activity	Trade Area
*PCA does not guarantee the accuracy/completeness (estimate)	
Under Construction or Proposed Units	8,164
Metrostudy Housing Data Q1-2023	Trade Area
QUARTERLY AND ANNUAL OVERVIEW	
Quarterly Starts	348
Quarterly Closings	702
Annual Starts	2,870
Annual Closings	3,014
Housing Inventory	2,353
Vacant Developed Lots	4,410
PROJECT(S) BY STATUS	
Active / Available	2,210
Future	38,686
Total Active / Future Units	40,896
Demographic Profile 2022 ESRI Estimates	Trade Area
2022 Total Population	152,566
2027 Total Population	162,567
5 yr. % Growth	6.56%
Total Housing Units	51,955
Average Household Size	3.14
Median HH Income	\$89,529
Median Age	34.8
DAYTIME POPULATION	
Total	105,242
Employees	25,770
Residents	79,472

JACKRABBIT TRAIL & INDIAN SCHOOL ROAD | BUCKEYE, AZ





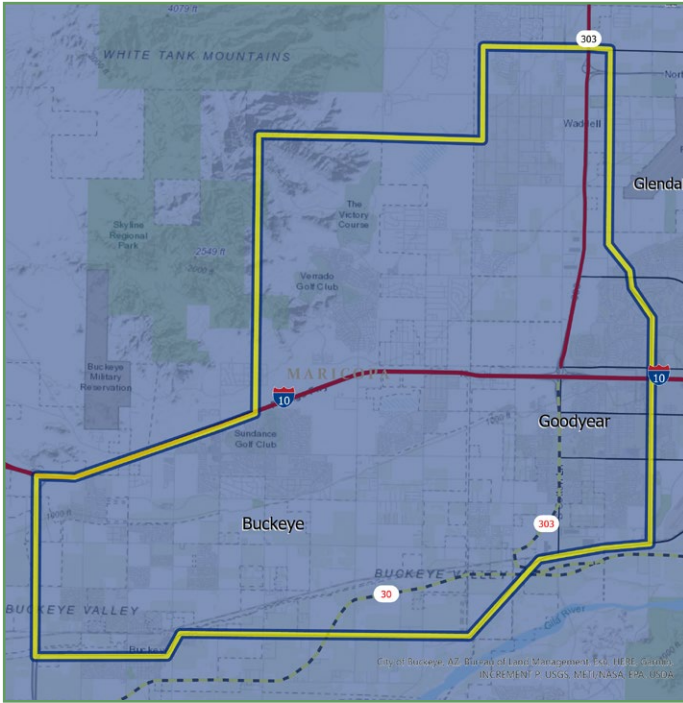
Phase 1 Gross Site Acreage	36.15 Acres
55' x 120' Lots	71 Lots
45'x120' Lots	83 Lots
Total Lots	154 Lots



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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