

BUCKEYE  
COMMONS

BUCKEYE COMMONS

JOIN

DEVELOPED BY

SIHI

**COSTCO**  
WHOLESALE



**BARNES  
& NOBLE**

**five BELOW**

SEC **VERRADO WAY**  
**INTERSTATE 10**

ANCHOR, SHOPS & PADS AVAILABLE

443,882 SF OF RETAIL

BUCKEYE, AZ



PhoenixCommercialAdvisors.com





zoom aerial





# BUCKEYE COMMONS



Tenant	SF
Costco	160,938
DICK'S	50,000
Barnes & Noble	18,000
Five Below	9,179
Major 4	12,445
Home Depot	135,684
Shops A	6,260
Shops B	10,915
Shops C	10,547
Shops D	14,041
Pad 1 - Panera	3,500
Pad 2 - U.S. Bank	4,000
Pad 3 - Starbucks	2,400
Pad 4 - Slim Chickens	3,578
Pad 5	2,400-8,000 Drive Thru Available
<b>TOTAL</b>	<b>443,882</b>

## site plan







PADS		
SUITE	TENANT	SF
PAD 1	PANERA	3,500
PAD 2	U.S. BANK	4,000
PAD 3	STARBUCKS	2,400
PAD 4	SLIM CHICKENS	3,578
PAD 5	AVAILABLE DRIVE-THRU	2,400-8,000 Drive Thru Available

SHOPS A		
SUITE	TENANT	SF
A	FIVE GUYS	2,713
B-D	SLEEP NUMBER	3,547

SHOPS B		
SUITE	TENANT	SF
G	OVER EASY	3,450
F	JIMMY JOHNS	1,502
E	PLAYA BOWLS	1,213
D	STATE FARM	1,206
C	ICE CREAM/FROZEN YOGURT (AT LEASE)	1,213
A-B	QSR MEXICAN (AT LEASE)	2,331

SHOPS C		
SUITE	TENANT	SF
A-B	NOTHING BUNDT CAKES	2,320
C	GENTLEMEN CHAMBERS BARBER	1,200
D	MY DR. NOW	1,211
E	MEDITERRANEAN RESTAURANT (AT LEASE)	2,400
F	AVAILABLE	1,060
G	DIP NAIL SPA	2,356

SHOPS D		
SUITE	TENANT	SF
A	PACIFIC DENTAL	3,500
B	CREDIT UNION WEST	2,100
C	THE JOINT	1,102
D	RED WING SHOES	1,700
E	AVAILABLE	2,400
F	AVAILABLE	1,593
G	FITNESS (AT LEASE)	1,646

# shops & pads





# Summary

AVAILABLE	Anchor, Shops & Pads	PRICING	Call for Rates
ZONING	CC		

## Property Highlights

- » **High visibility, with easy access to highly trafficked I-10.**  
ADOT is widening I-10 between State Route 85 & Verrado Way.
- » Front door to Verrado Master plan
- » Exceptional incomes and high-residential growth in the trade area.
- » Located across the street from the recently announced **Abrazo Health West Campus** broke ground in 2023.  
The Abrazo Health West Campus is a three-story, 60,000-square-foot medical office building. Tenants are slated to include cardiology, orthopedics, spine, primary care and urology physician practices, physical therapy and other offices

## Traffic Count

### VERRADO WAY

N: ±27,340 VPD (NB/SB)

S: ±23,569 VPD (NB/SB)

INRIX 2022

### I-10

E: ±109,135 VPD (EB/WB)

W: ±90,914 VPD (EB/WB)



FASTEST GROWING CITY IN U.S.  
(OVER THE PAST DECADE)



**1.5 Million**  
AT FULL BUILDOUT  
BUCKEYE POPULATION ESTIMATE



**186,600**  
PROJECTED POPULATION  
2030 ESTIMATE

[www.growbuckeye.com/pages/choose-buckeye](http://www.growbuckeye.com/pages/choose-buckeye)

# highlights







site aerial







site aerial







site aerial





## Shops C



BUCKEYE  
COMMONS

## Shops D





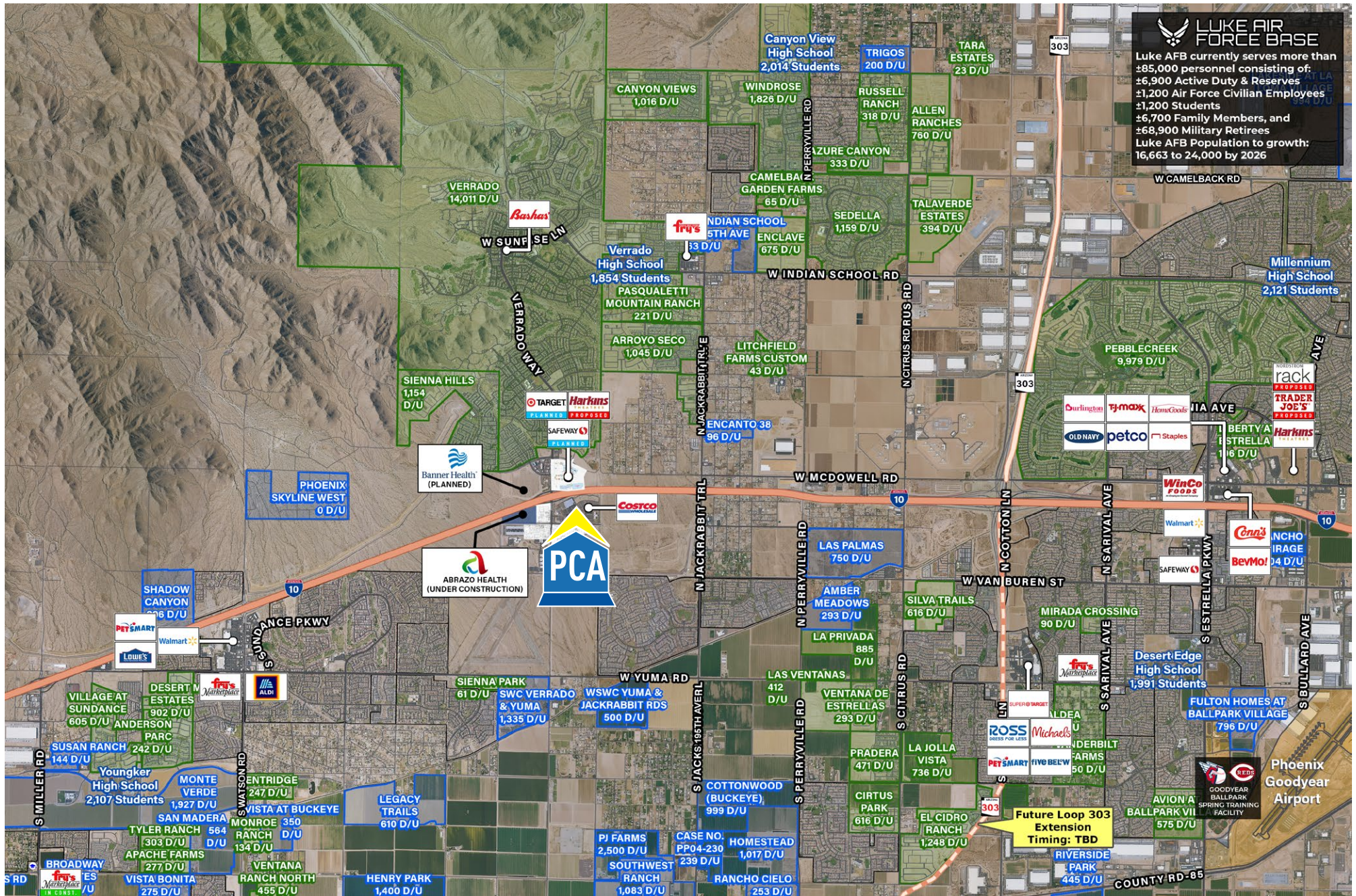
# BUCKEYE COMMONS



elevation







trade area





# HOUSING

Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 3,600+ SFR permits in 2022, which equates to an additional 12,600+ residents added to the community this year. Residential growth is far exceeding other communities in the valley and has the 2nd largest permit numbers in Greater Phoenix

source: growbuckeye.com

## MASTER PLANNED COMMUNITIES



Festival Ranch  
*Del Webb®*

Trillium

ESTRELLA™  
MOUNTAIN RANCH



ELIANTO



# #1

Fastest Growing City in US  
(Over past decade)



# 35

Residential Developments  
(Currently Active)



# 4.7M SF

New Commercial Development  
in 2021



# 1.45M

Labor Force  
(within 45-minute commute)

# trade area growth







## Population

	1-Mile	3-Miles	5-Miles	Trade Area
2024 Total Population	5,623	49,732	101,846	182,642
2029 Total Population	5,805	53,923	114,730	203,773



## Daytime Population

	1-Mile	3-Miles	5-Miles	Trade Area
2024 Total Daytime Pop	3,988	31,532	64,475	120,283
Workers	1,138	6,923	14,808	27,441
Residents	2,850	24,609	49,667	92,842



## 2024 Incomes

	1-Mile	3-Miles	5-Miles	Trade Area
Median HH Income	\$123,892	\$109,701	\$108,775	\$102,530
Average HH Income	\$156,283	\$133,563	\$135,468	\$125,546
Per Capita Income	\$48,613	\$41,590	\$41,588	\$38,299



## Housing Units

	1-Mile	3-Miles	5-Miles	Trade Area
2024 Housing Units	1,825	17,265	34,444	61,541
Owner Occupied	83.6%	81.0%	80.4%	78.3%
Renter Occupied	10.8%	9.8%	10.3%	12.0%
Vacant	5.5%	9.3%	9.3%	9.7%



## Households

	1-Mile	3-Miles	5-Miles	Trade Area
2024 Households	1,724	15,666	31,236	55,556
2029 Households	1,802	17,209	35,799	63,173



## Business

	1-Mile	3-Miles	5-Miles	Trade Area
2024 Businesses	68	391	800	1,498

2024 ESRI ESTIMATES



# demographics







Verrado District serving as the major

# GATEWAY TO BUCKEYE



## Life in Verrado...

It's a collection of wonderful little things that combine to make something even greater. Verrado's walkable Main Street district means shops and restaurants are only minutes from your door. Five highly performing schools and more than 75 neighborhood parks are yet another part of what makes Verrado so special. However you decide to spend your days, you can rest assured you'll end each one with an unforgettable White Tank Mountain sunset.

<https://www.verrado.com/life-verrado/#filter=shopping>





exclusively listed by

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