



COMING SOON



JACKRABBIT CROSSING

SWC Indian School Road & Jackrabbit Trail

Buckeye, AZ 85340



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Buckeye, AZ 85340



AVAILABLE

Anchors, Shops
& Pads

CONTACT

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ABOUT THE PROPERTY

- Mixed use center serving the Greater Verrado Community
- Pads and mixed use space available for lease across from Fry's Marketplace
- In close proximity to Verrado High School (1,902 students)
- 8,800 acre community with 14,080 residential units entitled
- Verrado Community named "Best Place to Live" by Arizona Foothills Magazine
- 3.5 miles from Banner Health Regional Hospital
- Buckeye is the fastest growing city in the nation, growing more than 76% since 2010
- Abrazo Health plans to build a medical campus on a 27-acre parcel in the coming months
- Zoned community commercial with PAD overlay, City of Buckeye

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Est Population	7,222	45,931	95,720
2029 Est Population	8,475	49,304	107,471
Average HH Income	\$154,790	\$163,852	\$145,325
Daytime Population	5,439	28,312	61,205

Year: 2024 | Source: Esri

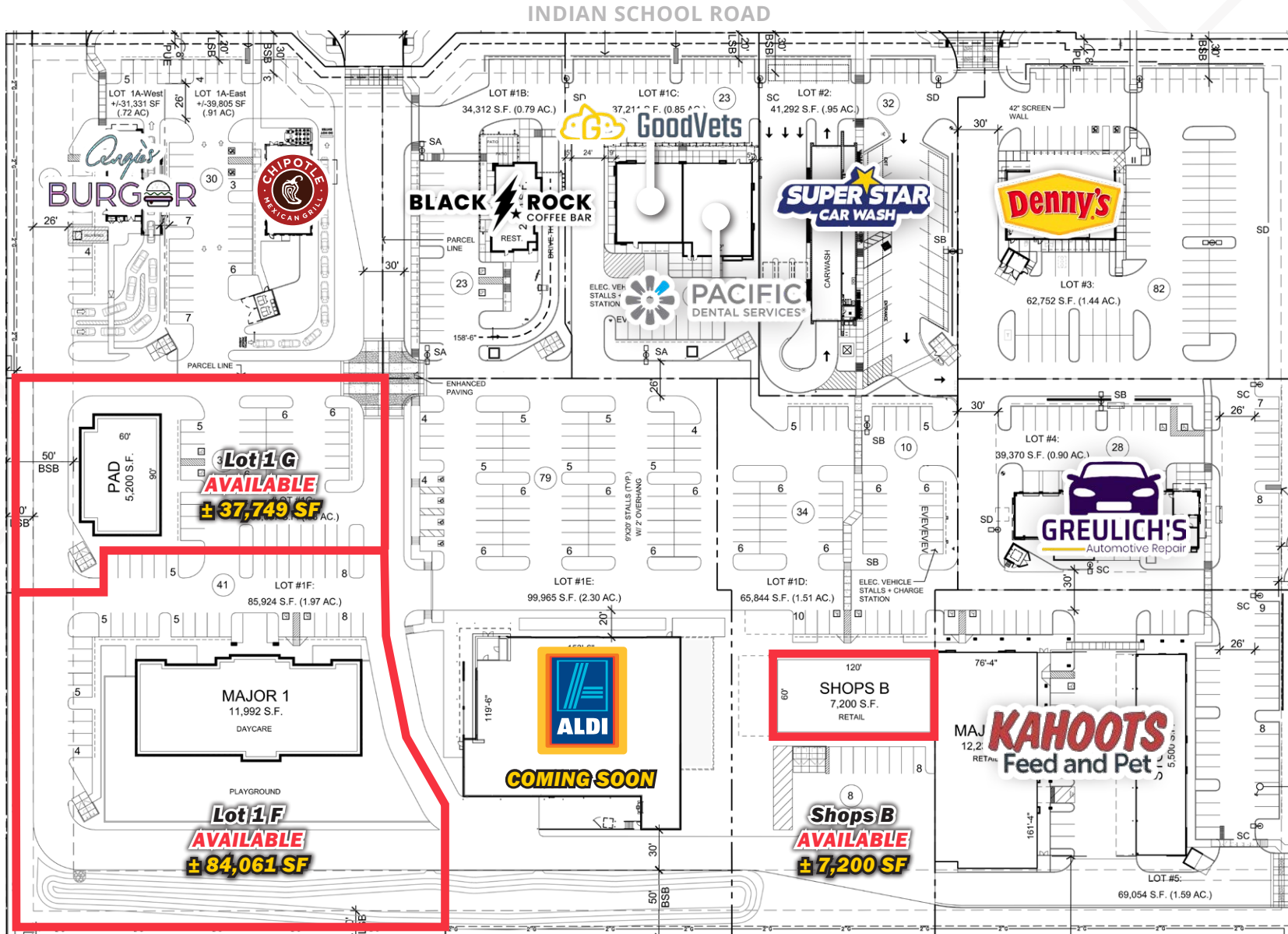
TRAFFIC COUNTS

Indian School Road	10,150 VPD
Jackrabbit Trail	6,623 VPD

Year: 2023 | Source: MPSI

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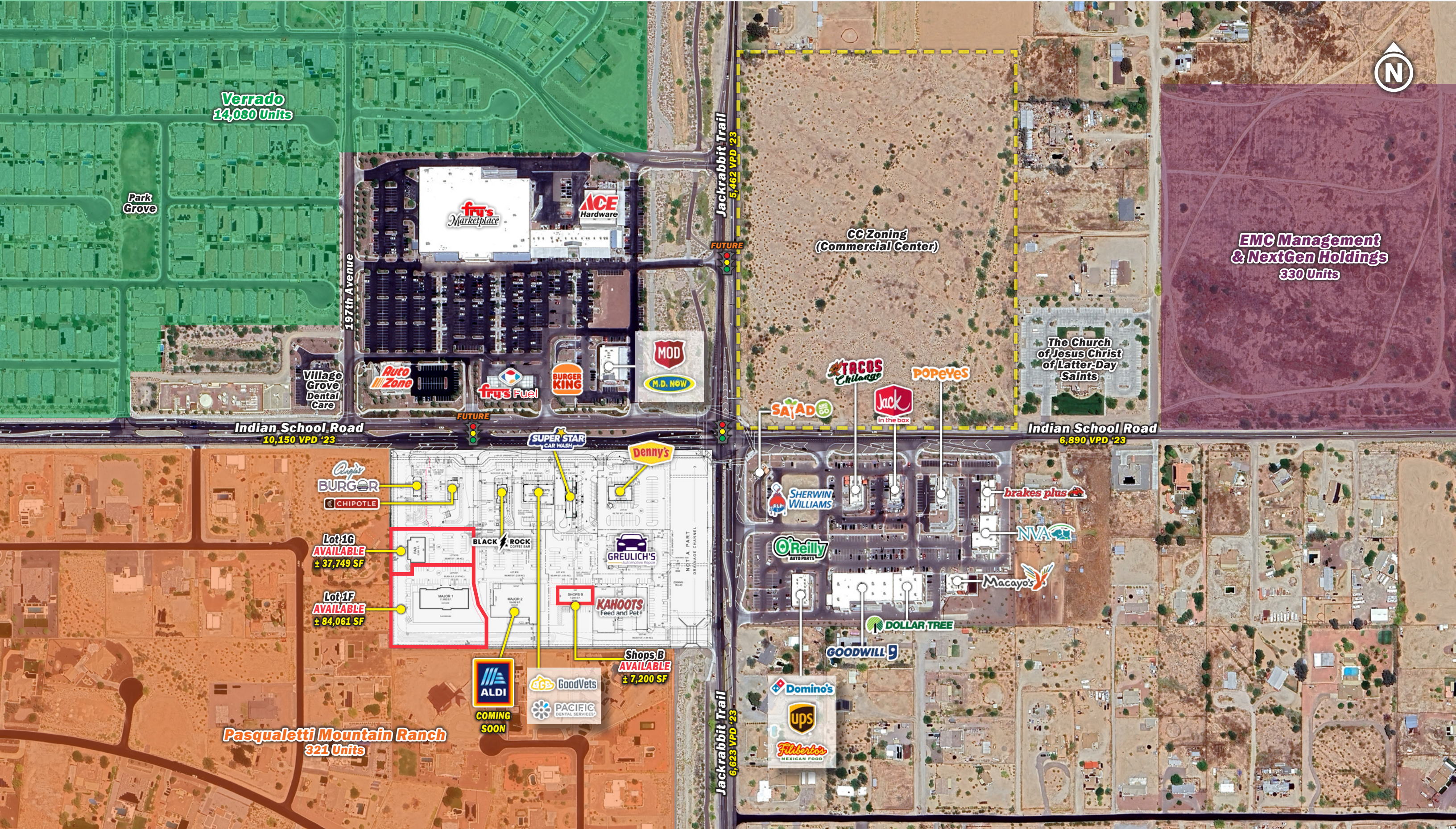
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Verrado
14,080 Units

Park Grove

197th Avenue

Jackrabbit Trail
5,462 VPD '23

CC Zoning
(Commercial Center)

**EMC Management
& NextGen Holdings**
330 Units

The Church
of Jesus Christ
of Latter-Day
Saints

Indian School Road
10,150 VPD '23

Indian School Road
6,890 VPD '23

Qdoba
BURGER
CHIPOTLE

Lot 1G
AVAILABLE
± 37,749 SF

Lot 1F
AVAILABLE
± 84,061 SF

BLACK ROCK
COFFEE SHOP

GREULICH'S
Automotive Repair

KAHOOTS
Feed and Pet

Shops B
AVAILABLE
± 7,200 SF

ALDI
COMING
SOON

GoodVets

PACIFIC
DENTAL SERVICES

Pasqualetti Mountain Ranch
321 Units

Jackrabbit Trail
6,623 VPD '23

SHERWIN
WILLIAMS

O'Reilly
AUTO PARTS

GOODWILL

Domino's

ups

Filiberto's
MEXICAN FOOD

SAJAD
SUGAR

TACOS
Chillanga

brakes plus

NVA

Macayo's

DOLLAR TREE

Jack
In the box

POPEYES

MOD
M.D. NOW

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Active Housing Developments

Future Housing Developments

