



MONTE VERDE



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Monte Verde is an exciting new commercial development planned for the southwest corner of Lower Buckeye Road and Miller Road in Buckeye, Arizona, bringing a fresh mix of retail, dining, and neighborhood conveniences to one of the Valley's fastest growing corridors. Positioned on a 156-acre master planned site just one mile south of Interstate 10, Monte Verde will feature a grocery store anchor, a convenience store, and a significant amount of shop space designed to serve the area's rapidly expanding residential and industrial growth. The development sits adjacent to major employment drivers including the Five Below and Funko distribution centers, placing it in the heart of Buckeye's ongoing transformation into a major hub for commerce, logistics, and new housing. With strong visibility along Miller Road and Lower Buckeye Road, Monte Verde is poised to become a key neighborhood shopping destination for both residents and the growing workforce in the area.

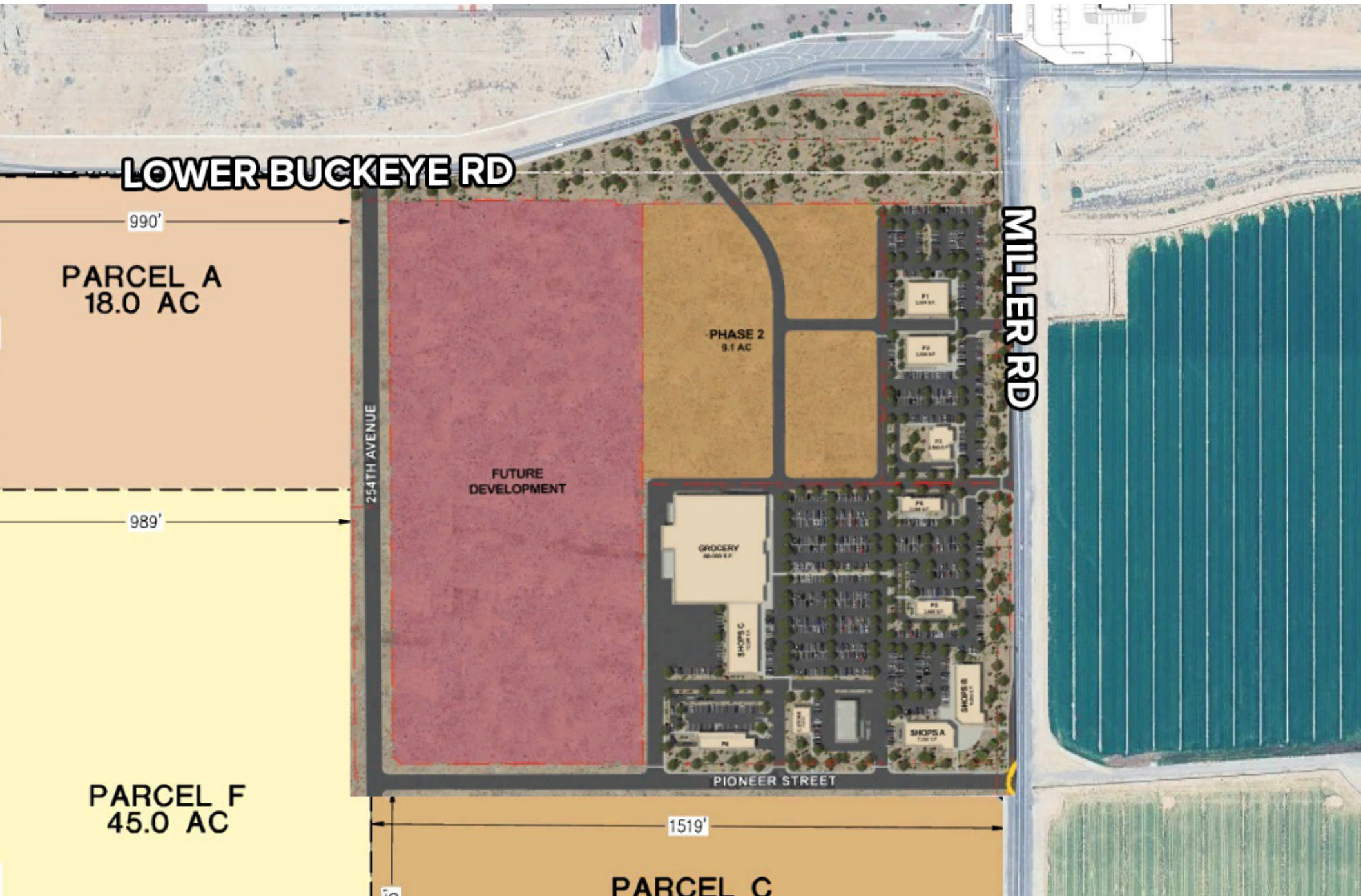
CITY OF BUCKEYE

Buckeye is one of the fastest-growing cities in the Phoenix metropolitan area, with a population exceeding 120,000 and median household incomes exceeding \$100,000, driven by rapid residential and economic expansion. Located along Interstate 10 in the West Valley, Buckeye serves as a key gateway between Phoenix, Southern California, and the broader Southwest, offering significant development opportunities with vast amounts of undeveloped land remaining. Notably, Buckeye has ranked among the fastest-growing cities in the United States for several years and has been recognized as one of the top cities nationally for year-over-year population growth, reflecting its strong momentum and long-term trajectory. Retailers and developers are increasingly targeting the market, with national tenants such as Walmart, Fry's, Safeway, Tractor Supply, and Dollar General establishing a growing presence, supported by continued population growth, strong rooftops, and expanding infrastructure throughout the West Valley.

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	5,512	34,361	56,798
Average HH Income	\$119,935	\$109,618	\$105,737
Total Households	1,619	10,561	17,768
House Values	\$410,238	\$394,362	\$397,073
Employees	690	2,393	5,957

SITEPLAN



INTERSECTION





MONTE VERDE

SWC Miller Road and Lower Buckeye Road
Buckeye, AZ

SIHI



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