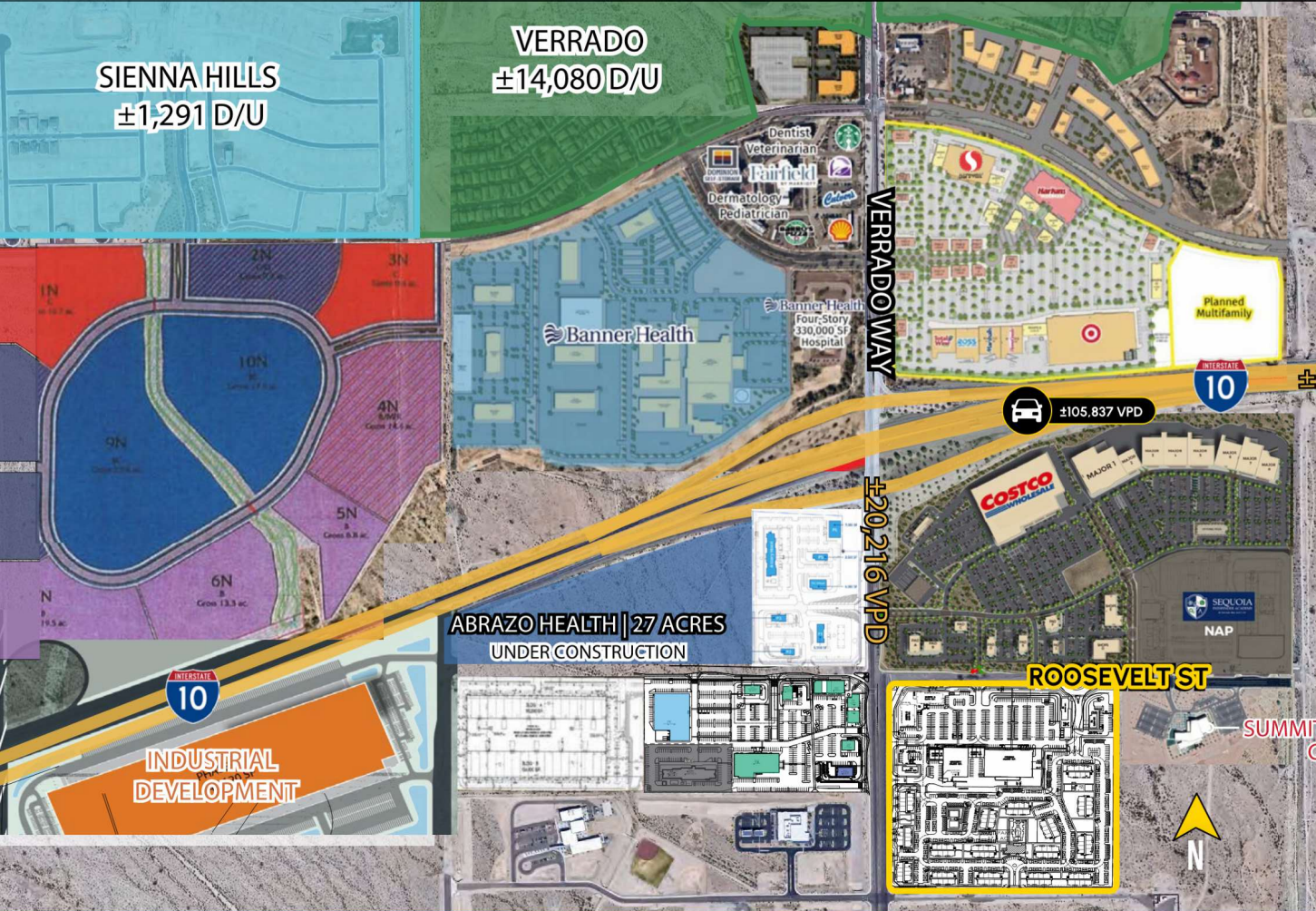


# FUTURE COMMERCIAL DEVELOPMENT

**Retail Shops  
For Lease**  
Delivery Q4 2025

 The MIX on Roosevelt | Buckeye, Arizona

33°27'21.1"N 112°30'11.8"W



## THE MOST EXCITING

NEW RETAIL OPPORTUNITY  
IN THE SOUTHWEST VALLEY

### Pre-Leasing NOW!

Join the newest natural grocer, Sprouts. True to its farm-stand heritage, Sprouts offers a unique grocery experience featuring an open layout with fresh produce at the heart of the store. Sprouts inspires wellness naturally with a carefully curated assortment of better-for-you products paired with purpose-driven people. The healthy grocer continues to bring the latest in wholesome, innovative products made with lifestyle-friendly ingredients such as organic, plant-based and gluten-free.

**SPROUTS**  
FARMERS MARKET







**Eisenberg Company**  
Development • Brokerage • Management

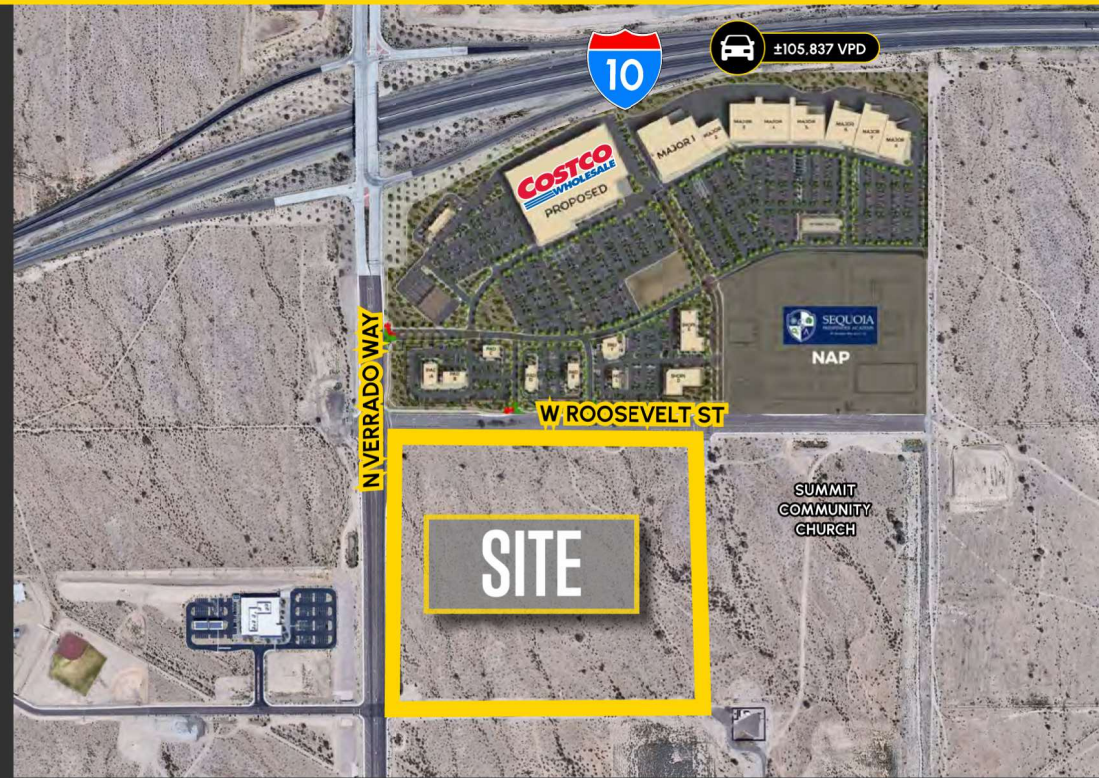
2710 East Camelback Road, Suite 210  
Phoenix, Arizona 85016  
602.468.6100  
eisenbergcompany.com

RYAN AMATO, PC  
C: 602-468-6108  
ryan@ramatopc.com



## PROPERTY HIGHLIGHT

	<b>Property Address</b>	33°27'21.1"N 112°30'11.8"W
	<b>County</b>	Maricopa
	<b>Land Acres</b>	14 Acres
	<b>Zoning</b>	PAD Commercial
	<b>Market</b>	Phoenix
	<b>Submarket</b>	South Buckeye



### 35 ACTIVE RESIDENTIAL DEVELOPMENTS

Across the street from new planned center anchored by Costco, Abrazo Health West Campus, and 150 acre logistics park



### EXCELLENT VISIBILITY & ACCESS

Positioned at a hard corner, signalized intersection less than 1 minute from the I-10, seeing ±105,837 VPD (2024 Sites USA)



### RAPIDLY GROWING NEIGHBORHOOD

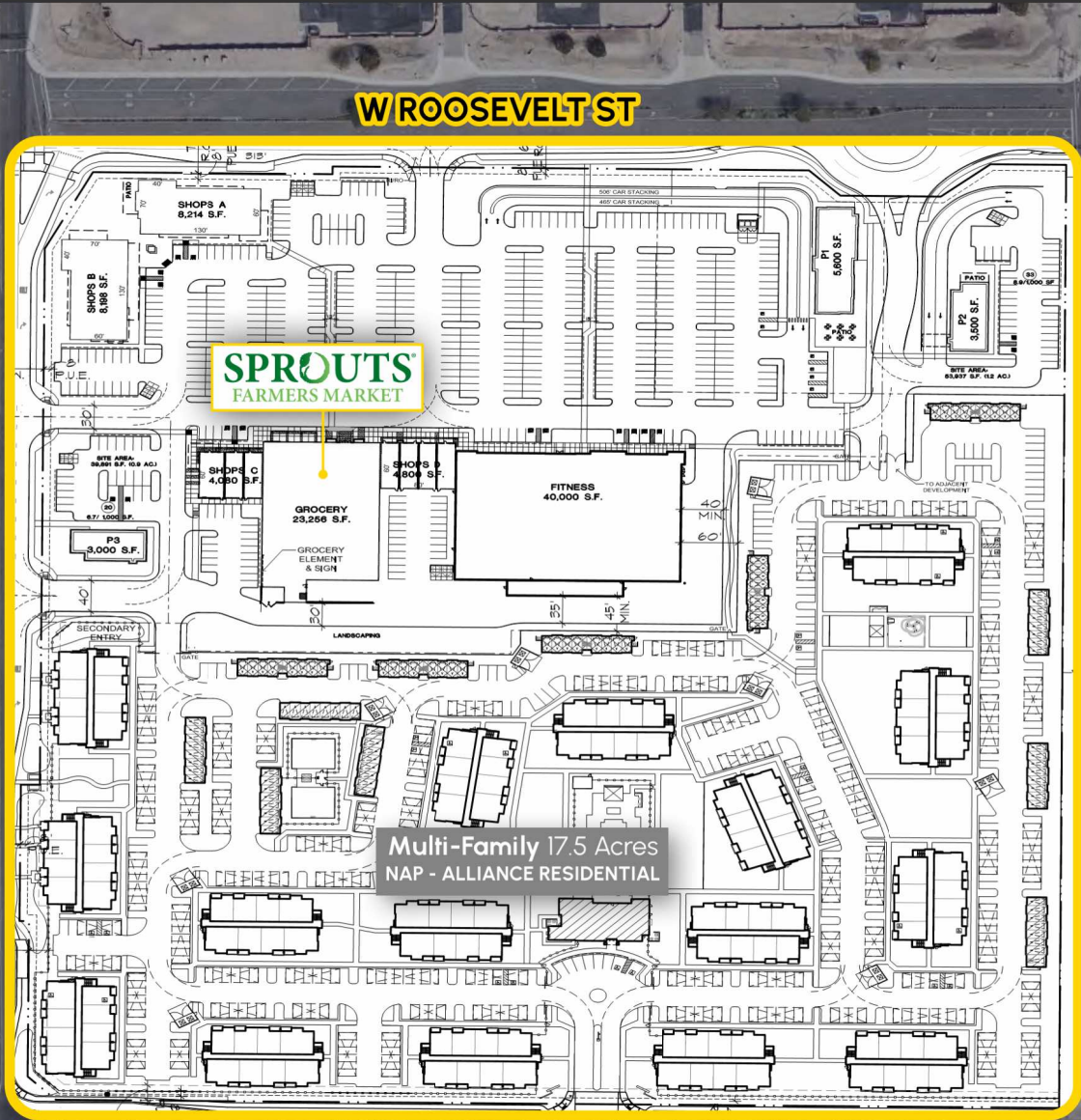
±300 people move to Phoenix MSA per day while the West Valley is one of the fastest growing industrial markets in the U.S., increasing employment rapidly



# SITE PLAN

±20,216 VPD 

**N VERRADO WAY**

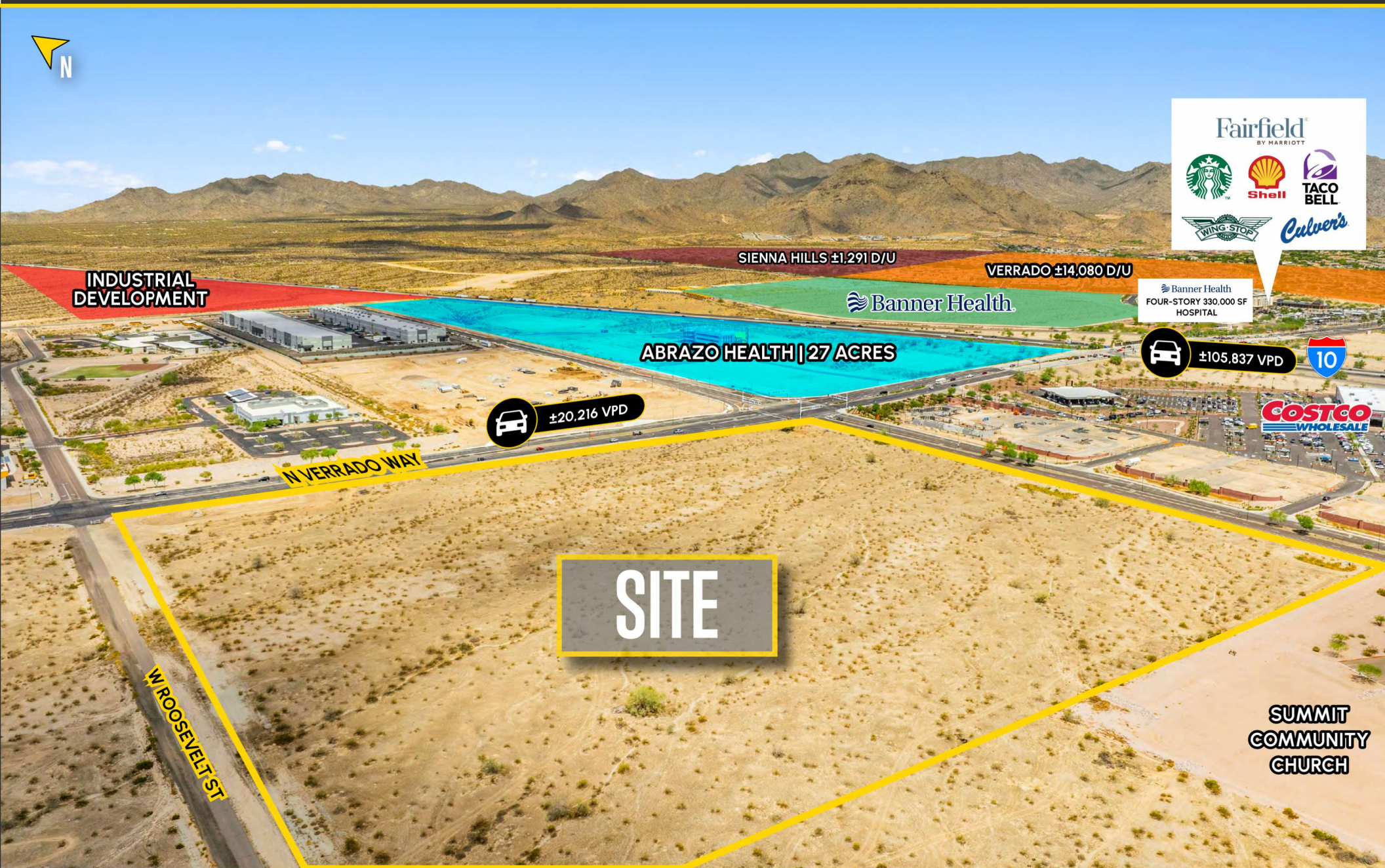


## SITE DATA

Site Area	569,456 SF
<b>Available</b>	
Fitness	40,000 SF (negotiating)
Grocery	23,256 SF
Shops A	8,214 SF
Shops B	8,198 SF
Shops C	4,080 SF (3 Suites)
Shops D	4,800 SF (4 Suites)
Pad 1	1.2 Acres
Pad 2	1.2 Acres (negotiating)
Pad 3	0.9 Acres
Multi-Family	17.5 Acres NAP - Alliance Residential



# PROPERTY LOCATION



**SITE**



# PROPERTY LOCATION





# SITE AERIAL





# TRADE AREA GROWTH

## 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



# #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)

# DEMOGRAPHICS



## Population

	1-Mile	3-Miles	5-Miles	Trade Area
2023 Total Population	4,842	25,279	47,269	174,421
2028 Total Population	4,902	26,418	49,980	187,207

## Daytime Population

	1-Mile	3-Miles	5-Miles	Trade Area
2023 Total Daytime Pop	3,079	15,301	29,681	114,329
Workers	626	2,362	5,494	22,774
Residents	2,453	12,939	24,187	91,555

## 2023 Incomes

	1-Mile	3-Miles	5-Miles	Trade Area
Average HH Income	\$148,305	\$126,043	\$125,306	\$116,978
Median HH Income	\$115,363	\$104,838	\$102,071	\$93,240
Per Capita Income	\$45,868	\$38,439	\$38,774	\$35,628

## Housing Units

	1-Mile	3-Miles	5-Miles	Trade Area
2023 Housing Units	1,550	8,488	16,194	58,038
Owner Occupied	81%	82%	80%	77%
Renter Occupied	13%	9%	11%	14%
Vacant	6%	9%	9%	9%

## Households

	1-Mile	3-Miles	5-Miles	Trade Area
2023 Households	1,453	7,694	14,700	52,828
2028 Households	1,490	8,108	15,629	57,453

## Business

	1-Mile	3-Miles	5-Miles	Trade Area
2023 Businesses	31	118	299	1,269



# ZOOMED AERIAL

