



MILLER RD COMMERCIAL



MONTE VERDE

Monte Verde is an exciting new commercial opportunity at the southwest corner of Lower Buckeye Road and Miller Road in Buckeye, Arizona with a range of retail, dining, and neighborhood convenience spaces on one of the Valley’s fastest growing corridors Positioned on a 156-acre master planned site just one mile south of Interstate 10, this opportunity will feature a significant amount of retail amenities designed to serve the area’s rapidly expanding residential and industrial growth. This opportunity 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, this corner 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

LOWER BUCKEYE RD

MILLER RD

254TH AVENUE

PIONEER STREET

PARCEL A
18.0 AC

PARCEL F
45.0 AC

PARCEL C
21.3 AC

PHASE 2
9.1 AC

FUTURE DEVELOPMENT

GROCERY
20,000 S.F.

SHOPS C
10,000 S.F.

SHOPS A
10,000 S.F.

SHOPS B
10,000 S.F.

P1 LOT 10

P2 LOT 10

P3 LOT 10

P4 LOT 10

P5 LOT 10

P6 LOT 10

P7 LOT 10

P8 LOT 10

P9 LOT 10

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P11 LOT 10

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P231 LOT 10

P232

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\$9.99 10.00

PIONEER STREET

PARCEL F
45.0 AC

1519'

PARCEL C
21.3 AC

555

761'

990'

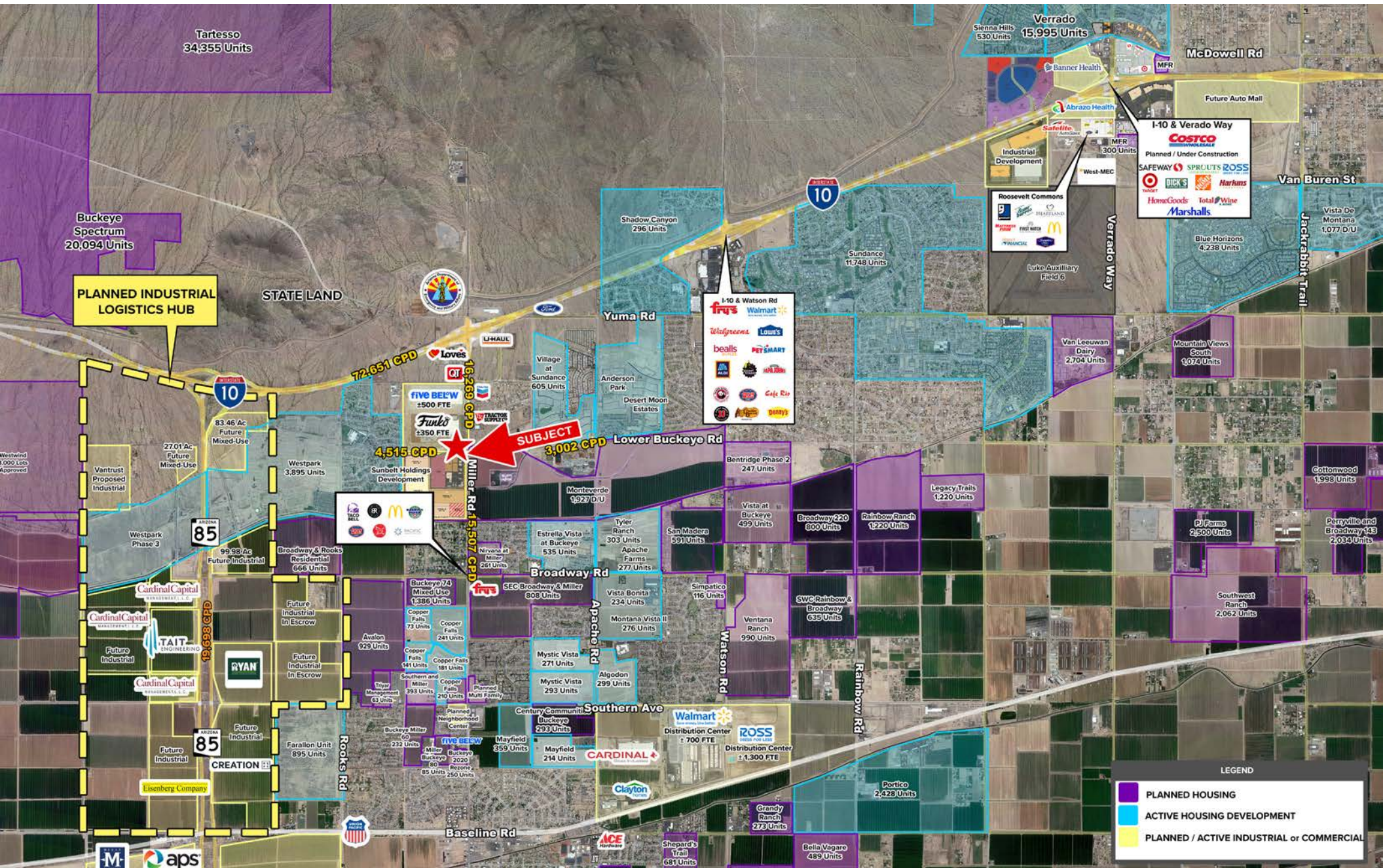
– 989'

1907' -

INTERSECTION



TRADE AREA





MILLER RD COMMERCIAL

SWC Miller Road and Lower Buckeye Road
Buckeye, AZ

SIHI



VELOCITYRETAILGROUP

DARREN PITTS

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