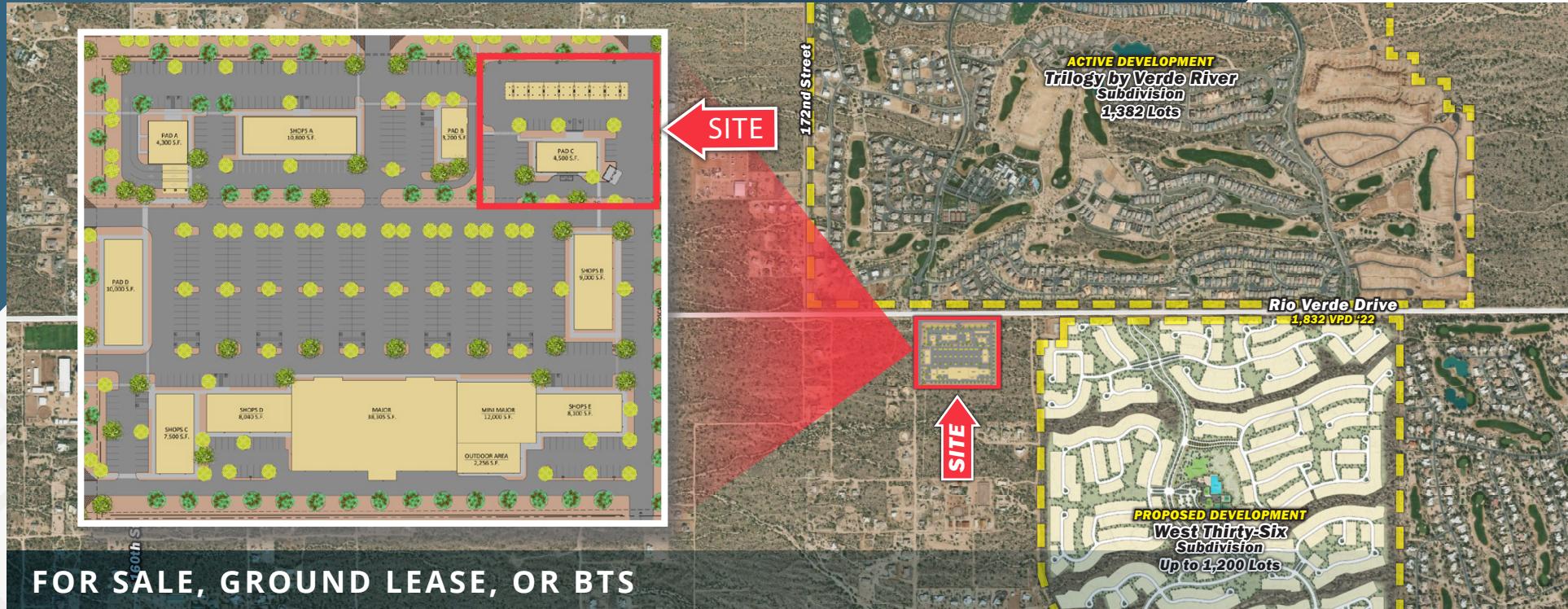


The Shops at Rio Verde

SEC Rio Verde Dr & 174th St | Rio Verde, AZ 85263



C-Store/Gas Pad
AVAILABLE

ABOUT THE PROPERTY

- 65,000 SF C-Store/Gas Pad
- 16.80-acre site planned for retail and mixed-uses
- Over 8 miles to the nearest services
- Across from entrance to Trilogy at Verde River in the Rio Verde master-planned community
- West 36 – Toll Brothers 1,200 home development just east of site is planned to break ground in 2025
- For lease, ground lease, or BTS opportunities
- Very high household incomes
- C-2 Zoned, Maricopa County, EPCOR Water

CONTACT

GREG WHITE

602.418.2197

greg.white@srsre.com

DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
2024 Est Population	5,673	7,595	8,719
2029 Est Population	5,892	7,881	9,217
Average HH Income	\$180,581	\$178,821	\$179,497
Daytime Population	4,527	5,954	7,103
Year: 2024 Source: Esri			

TRAFFIC COUNTS

Rio Verde Drive

3,319 VPD

Year: 2022 | Source: MPSI

The Shops at Rio Verde

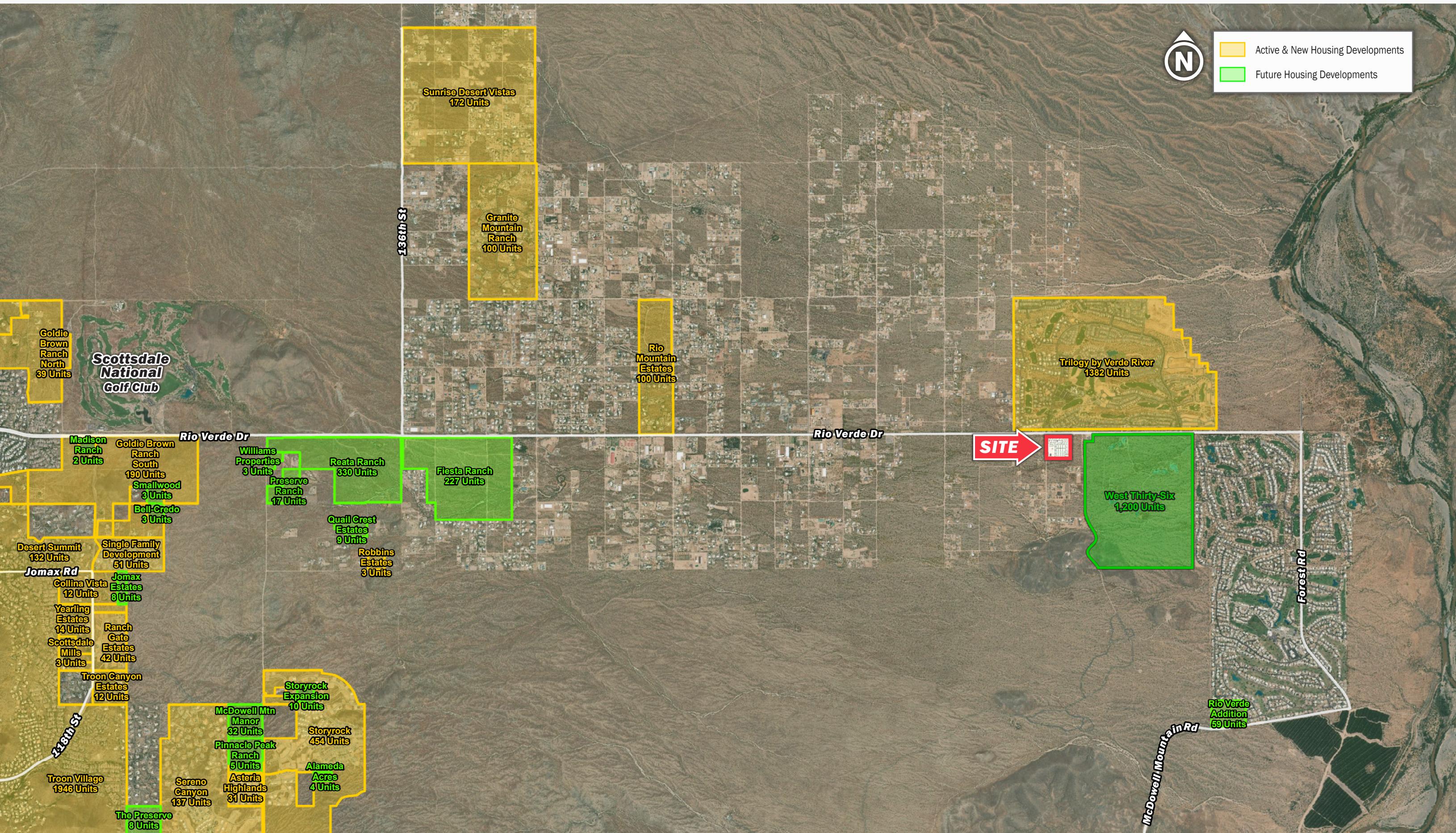
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*Site Plan Subject To Change

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