

BUCKEYE COMMONS

SEC

VERRADO WAY & INTERSTATE 10
BUCKEYE, ARIZONA

AVAILABLE
ANCHOR, SHOPS & PADS

±443,882 SF OF RETAIL

DEVELOPED BY

SIHI



PhoenixCommercialAdvisors.com

JOIN





BUCKEYE COMMONS



Tenant	SF
Costco	160,938
DICK'S	50,000
Barnes & Noble	18,000
Five Below	9,179
Major 4	12,445
Home Depot	135,684
Shops A	6,260
Shops B	10,915
Shops C	10,547
Shops D	14,041
Pad 1 - Panera	3,500
Pad 2 - U.S. Bank	4,000
Pad 3 - Starbucks	2,400
Pad 4 - Slim Chickens	3,578
Pad 5 Drive-Thru	2,400 SF – up to 8,000 SF Building
TOTAL	443,882

site plan





PADS		
SUITE	TENANT	SF
PAD 1	PANERA	3,500
PAD 2	U.S. BANK	4,000
PAD 3	STARBUCKS	2,400
PAD 4	SLIM CHICKENS	3,578
PAD 5	AVAILABLE PAD- DRIVE- THRU PERMITTED	2,400 SF – up to 8,000 SF Building

SHOPS A		
SUITE	TENANT	SF
A	FIVE GUYS	2,713
B-D	SLEEP NUMBER	3,547

SHOPS B		
SUITE	TENANT	SF
G	OVER EASY	3,450
F	JIMMY JOHNS	1,502
E	PLAYA BOWLS	1,213
D	STATE FARM	1,206
C	ZOYO	1,213
A-B	QSR MEXICAN (AT LEASE)	2,331

SHOPS C		
SUITE	TENANT	SF
A-B	NOTHING BUNDT CAKES	2,320
C	GENTLEMEN CHAMBERS BARBER	1,200
D	MY DR. NOW	1,211
E	MEDITERRANEAN RESTAURANT (AT LEASE)	2,400
F	AVAILABLE	1,060
G	DIP NAIL SPA	2,356

SHOPS D		
SUITE	TENANT	SF
A	PACIFIC DENTAL	3,500
B	CREDIT UNION WEST	2,100
C	THE JOINT	1,102
D	RED WING SHOES	1,700
E	AVAILABLE	2,400
F	AVAILABLE	1,593
G	FITNESS (AT LEASE)	1,646

shops & pads



Summary

AVAILABLE	Anchor, Shops & Pads	PRICING	Call for Rates
ZONING	CC		

Property Highlights

- » **High visibility, with easy access to highly trafficked I-10.**
ADOT is widening I-10 between State Route 85 & Verrado Way.
- » Front door to Verrado Master plan
- » Exceptional incomes and high-residential growth in the trade area.
- » Abrazo Health West Campus is a three-story, the 60,000 SF medical office (1st building/ open). Tenants are slated to include cardiology, orthopedics, spine, primary care and urology physician practices, physical therapy and other offices

Traffic Count

VERRADO WAY

N: ±23,630 VPD (NB/SB)

S: ±18,307 VPD (NB/SB)

ADOT 2024

I-10

E: ±104,490 VPD (EB/WB)

W: ±89,656 VPD (EB/WB)



FASTEST GROWING CITY IN U.S.
(OVER THE PAST DECADE)



1.5 Million
AT FULL BUILDOUT
BUCKEYE POPULATION ESTIMATE



186,600
PROJECTED POPULATION
2030 ESTIMATE

www.growbuckeye.com/pages/choose-buckeye

highlights





site aerial





site aerial





site aerial



Shops C



BUCKEYE
COMMONS

Shops D



BUCKEYE COMMONS



elevation



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



Festival Ranch
Del Webb®

Trillium

ESTRELLA™
MOUNTAIN RANCH



ELIANTO



#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)

trade area growth





Population

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Total Population	5,405	50,977	108,237	241,969
2030 Total Population	6,022	57,121	124,461	276,782



Daytime Population

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Total Daytime Pop	3,969	33,209	70,049	168,356
Workers	1,268	8,209	17,487	43,633
Residents	2,701	25,000	52,562	124,723



2025 Incomes

	1-Mile	3-Miles	5-Miles	Trade Area
Median HH Income	\$133,271	\$121,316	\$120,338	\$111,578
Average HH Income	\$160,499	\$139,403	\$140,872	\$133,087
Per Capita Income	\$50,345	\$43,681	\$41,588	\$43,576



Housing Units

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Housing Units	1,763	18,135	36,866	87,763
Owner Occupied	88.4%	88.9%	88.6%	80.9%
Renter Occupied	11.6%	11.1%	11.4%	19.1%
Vacant	101	1,942	3,426	8,731



Households

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Households	1,662	16,193	33,440	79,032
2030 Households	1,856	18,335	38,943	91,281



Business

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Businesses	64	415	834	2,386

2025 ESRI ESTIMATES



demographics





Verrado District serving as the major

GATEWAY TO BUCKEYE



Life in Verrado...

It's a collection of wonderful little things that combine to make something even greater. Verrado's walkable Main Street district means shops and restaurants are only minutes from your door. Five highly performing schools and more than 75 neighborhood parks are yet another part of what makes Verrado so special. However you decide to spend your days, you can rest assured you'll end each one with an unforgettable White Tank Mountain sunset.

<https://www.verrado.com/life-verrado/#filter=shopping>



exclusively listed by

ZACHARY PACE

(602) 734-7212

zpace@pcaemail.com

GREG LAING

(602) 734-7207

glaing@pcaemail.com

TEALE BLOOM

(602) 288-3476

tbloom@pcaemail.com

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DEVELOPED BY

SIHI

PCA
PHOENIX COMMERCIAL ADVISORS

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016

P. (602) 957-9800 F. (602) 957-0889

phoenixcommercialadvisors.com