

# BUCKEYE COMMONS

SEC

VERRADO WAY & INTERSTATE 10  
BUCKEYE, ARIZONA

**AVAILABLE  
ANCHOR, SHOPS & PADS**

±443,882 SF OF RETAIL

DEVELOPED BY

**SIHI**

**PCA**

[PhoenixCommercialAdvisors.com](http://PhoenixCommercialAdvisors.com)



JOIN

**COSTCO**  
WHOLESALE



**THE HOME  
DEPOT**

over  
easy

EVERY SEASON STARTS AT  
**DICK'S**  
SPORTING GOODS

**BARNES  
& NOBLE**

**five BELOW**



**zoom aerial**

**PCA**

# 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
<b>TOTAL</b>	<b>443,882</b>





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

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 & 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



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



1.5 Million  
AT FULL BUILDOUT  
BUCKEYE POPULATION ESTIMATE



ADOT 2024



## 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)



186,600  
PROJECTED POPULATION  
2030 ESTIMATE  
[www.growbuckeye.com/pages/choose-buckeye](http://www.growbuckeye.com/pages/choose-buckeye)

# highlights





PhoenixCommercialAdvisors.com



**site aerial**

**PCA**



site aerial

PCA

## Shops C



BUCKEYE  
COMMONS

## Shops D

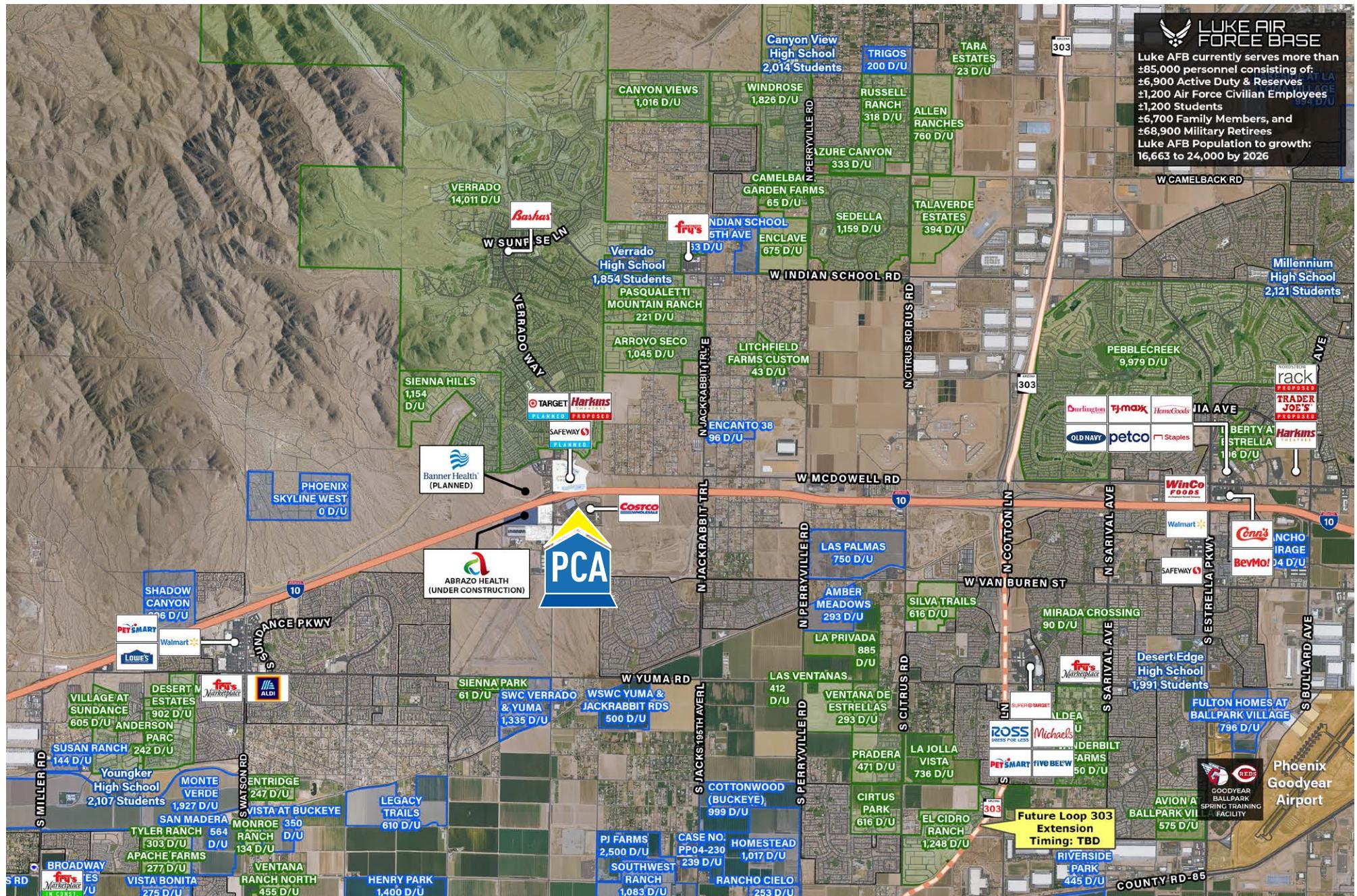


# BUCKEYE COMMONS



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](http://growbuckeye.com)

## MASTER PLANNED COMMUNITIES



Festival Ranch  
*Del Webb*®



Trillium

ESTRELLA™  
MOUNTAIN RANCH



# trade area growth



**#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)





## 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
Mediean 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

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DEVELOPED BY  
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