



ROOSEVELT COMMONS | 2025 CONSTRUCTION SHOPPING CENTER

Adjacent to Costco, Home Depot and Dick's Sporting Goods Development



SWC OF W ROOSEVELT ST & N VERRADO WAY, BUCKEYE, AZ

[TAKEN January 2026]



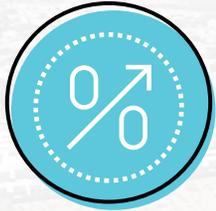
Listed by: SI REAL ESTATE, LLC | Joshua Simon, Owner/Agent
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PROPERTY SUMMARY



CAP RATE:
6.04%



OFFERING PRICE:
\$35,791,000

NOI: \$2,161,774

DELIVERY: May 2025

BUILDING SIZE:

- ±54,885 SF (Total)
- ±3,843 SF (McDonald's)
- ±3,466 SF (Someburros)
- ±8,900 SF (Multi-Tenant Shops)
- ±10,000 SF (Multi-Tenant Shops)
- ±3,676 SF (Desert Financial Credit Union)
- ±25,000 SF (Goodwill)

LOT SIZE: ±8.25 AC



INVESTMENT HIGHLIGHTS

MCDONALD'S, GOODWILL, DESERT FINANCIAL CREDIT UNION, SOMEBURROS & MULTI-TENANT SHOPS

2025 CONSTRUCTION | Long Term Leases

STABLE RENT GROWTH | Scheduled Increases Through Primary Terms and Option Periods

BOOMING DEVELOPMENT CORRIDOR | Retail; Including Target, Costco, Sprouts, Eos, In-N-Out Burger, Medical, Industrial, and Hospitality Development at the Intersection



LOCATION HIGHLIGHTS

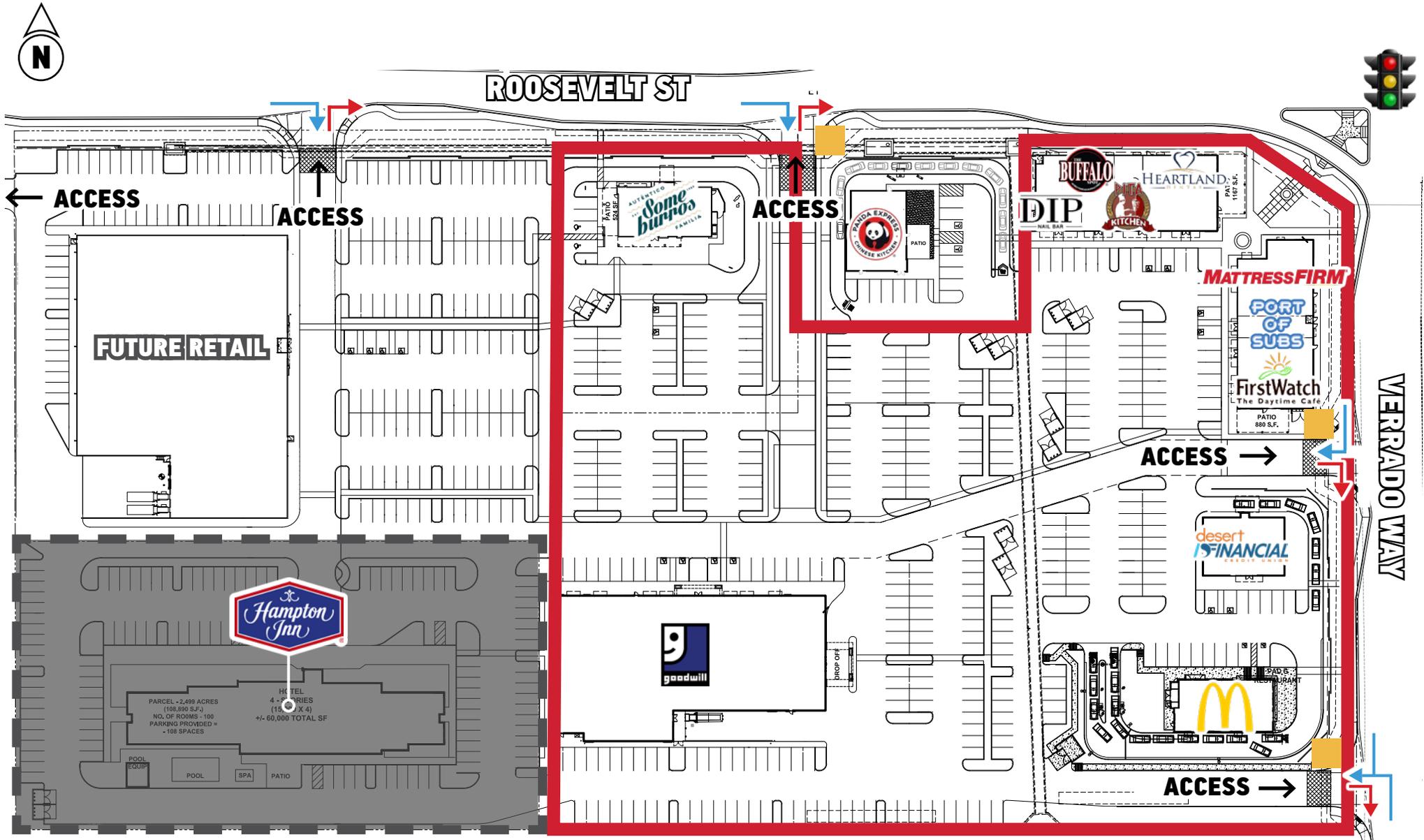
➡ Located at a hard corner signalized intersection and just seconds away from I-10, seeing ±105,837 VPD (plac. ai). Site is positioned to benefit all travelers driving between Los Angeles and Phoenix.

➡ The City of Buckeye is the fastest growing city in America over the past decade (2020 Census). This site is positioned for high visibility and easy access.

➡ High household income of over \$125K within a 5-mile radius.

TAKEN January 2026

SITE PLAN



SITE PHOTOS

[Taken January 2026]



SITE PHOTOS

[Taken January 2026]



OBLIQUE MAP



**PALO VERDE ENERGY
EDUCATION CENTER**

desert
FINANCIAL
CREDIT UNION

**PORT
OF
SUBS**



FirstWatch
The Daytime Café



DIP
NAIL BAR



AUTÉNTICO
Some burros
FAMILIA



HEARTLAND
DENTAL

MATTRESS FIRM

VERRADO WAY

ROOSEVELT ST



OBLIQUE MAP



INTERSECTION AERIAL



TRADE AREA



AERIAL MAP



CONFIDENTIALITY AGREEMENT



This Confidential Offering Memorandum has been prepared by SimonCRE for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not substitute for a thorough due diligence investigation.

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A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential Information, written or verbal, from the Broker of the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk. This property is being listed by owner/agent, Joshua Simon.



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