

FUTURE COMMERCIAL DEVELOPMENT

**Retail Shops
For Lease**
Delivery Q1 2026

 The MIX on Roosevelt | Buckeye, Arizona

33°27'21.1"N 112°30'11.8"W



THE MOST EXCITING

NEW RETAIL OPPORTUNITY
IN THE SOUTHWEST VALLEY

Pre-Leasing NOW!

Join the newest natural grocer, Sprouts. True to its farm-stand heritage, Sprouts offers a unique grocery experience featuring an open layout with fresh produce at the heart of the store. Sprouts inspires wellness naturally with a carefully curated assortment of better-for-you products paired with purpose-driven people. The healthy grocer continues to bring the latest in wholesome, innovative products made with lifestyle-friendly ingredients such as organic, plant-based and gluten-free.

SPROUTS
FARMERS MARKET



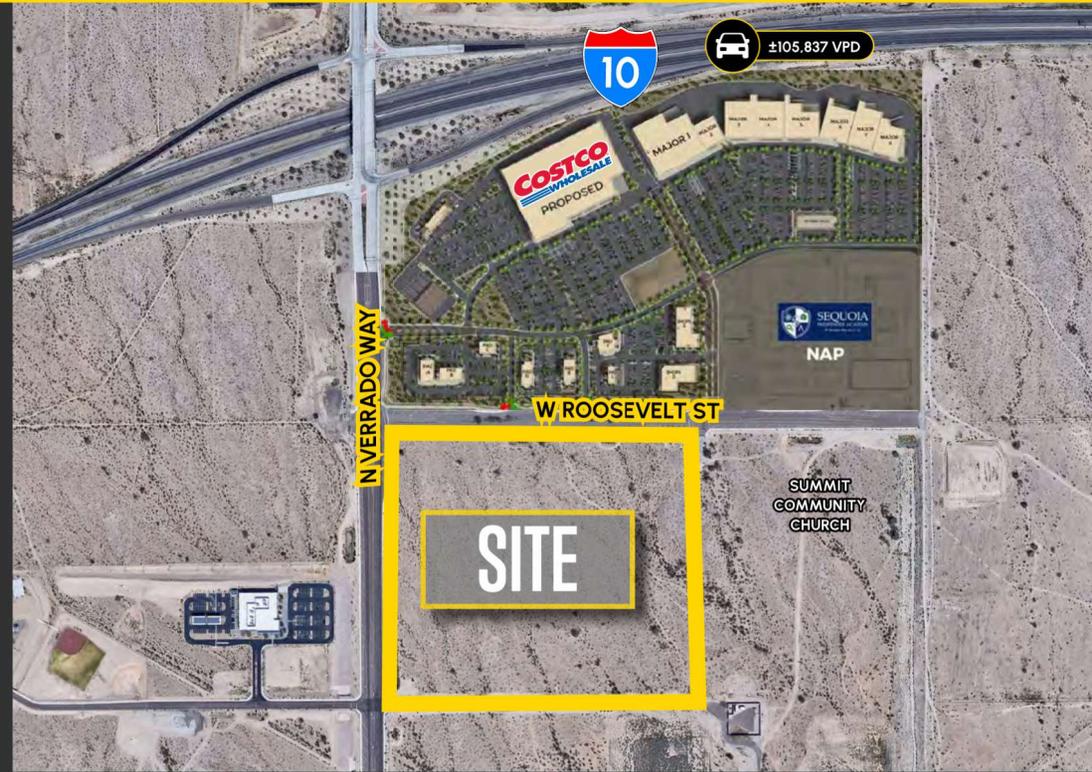
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PROPERTY HIGHLIGHT

	Property Address	33°27'21.1"N 112°30'11.8"W
	County	Maricopa
	Land Acres	14 Acres
	Zoning	PAD Commercial
	Market	Phoenix
	Submarket	South Buckeye



35 ACTIVE RESIDENTIAL DEVELOPMENTS

Across the street from new planned center anchored by Costco, Abrazo Health West Campus, and 150 acre logistics park



EXCELLENT VISIBILITY & ACCESS

Positioned at a hard corner, signalized intersection less than 1 minute from the I-10, seeing ±105,837 VPD (2024 Sites USA)



RAPIDLY GROWING NEIGHBORHOOD

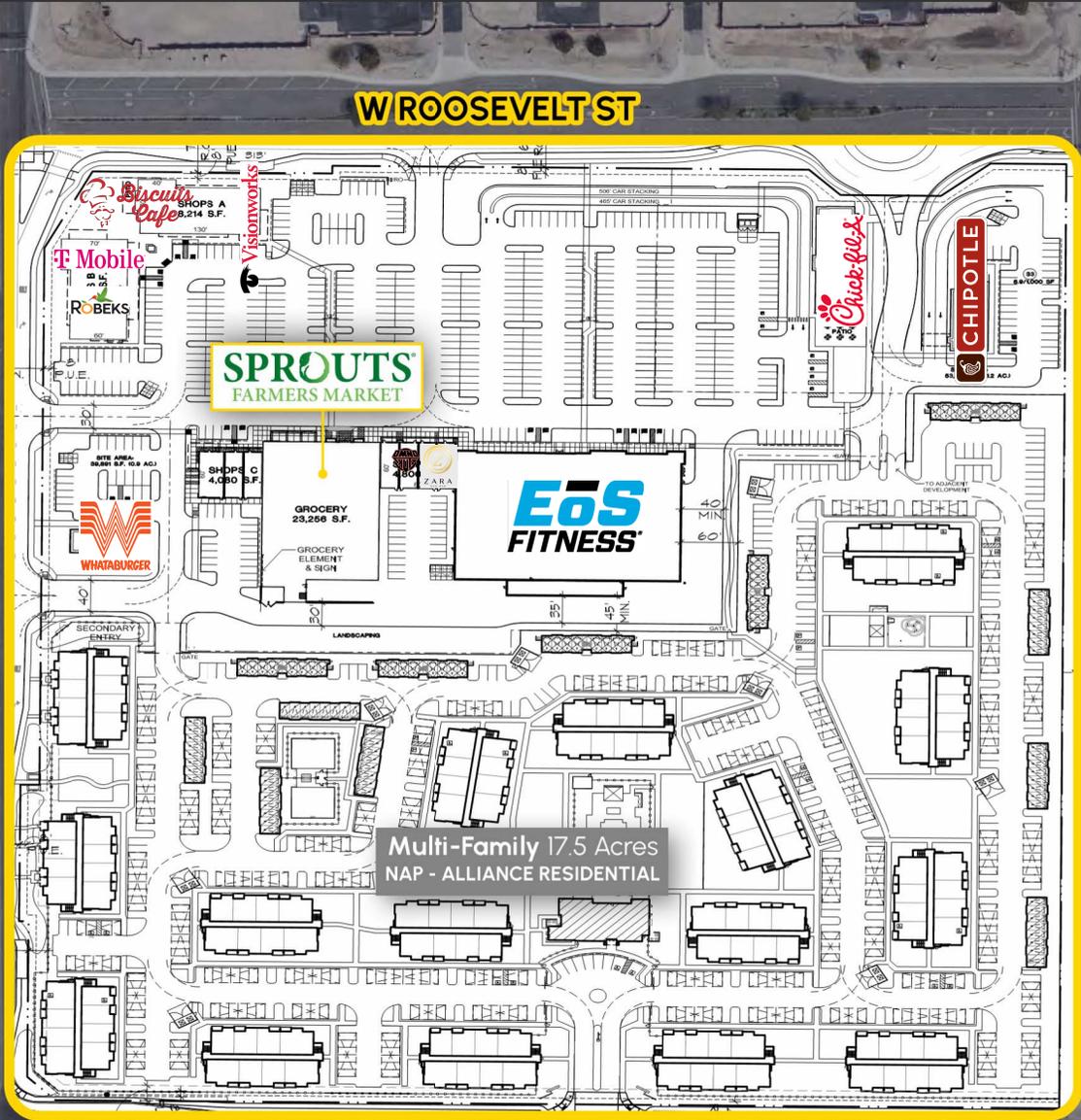
±300 people move to Phoenix MSA per day while the West Valley is one of the fastest growing industrial markets in the U.S., increasing employment rapidly

SITE PLAN

±20,216 VPD

N

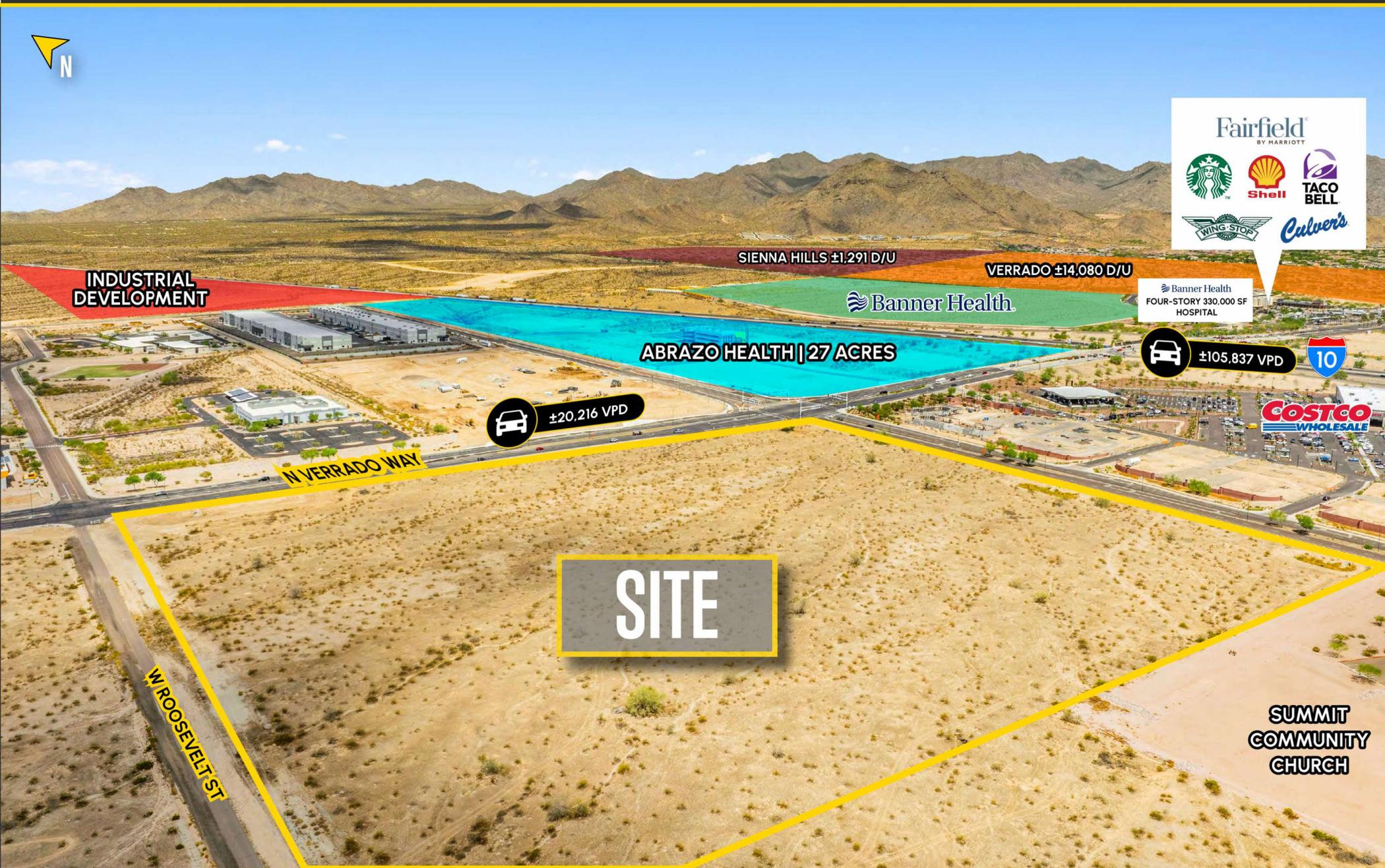
N VERRADO WAY



SITE DATA

Site Area	569,456 SF
Available	
Fitness	40,000 SF
Grocery	23,256 SF
Shops A	8,214 SF
Shops B	8,198 SF
Shops C	4,080 SF (3 Suites)
Shops D	4,800 SF (4 Suites)
Pad 1	1.2 Acres
Pad 2	1.2 Acres (negotiating)
Pad 3	0.9 Acres
Multi-Family	17.5 Acres NAP - Alliance Residential

PROPERTY LOCATION



SITE

PROPERTY LOCATION



TRADE AREA GROWTH

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



#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)

DEMOGRAPHICS



Population

	1-Mile	3-Miles	5-Miles	Trade Area
2023 Total Population	4,842	25,279	47,269	174,421
2028 Total Population	4,902	26,418	49,980	187,207

Daytime Population

	1-Mile	3-Miles	5-Miles	Trade Area
2023 Total Daytime Pop	3,079	15,301	29,681	114,329
Workers	626	2,362	5,494	22,774
Residents	2,453	12,939	24,187	91,555

2023 Incomes

	1-Mile	3-Miles	5-Miles	Trade Area
Average HH Income	\$148,305	\$126,043	\$125,306	\$116,978
Median HH Income	\$115,363	\$104,838	\$102,071	\$93,240
Per Capita Income	\$45,868	\$38,439	\$38,774	\$35,628

Housing Units

	1-Mile	3-Miles	5-Miles	Trade Area
2023 Housing Units	1,550	8,488	16,194	58,038
Owner Occupied	81%	82%	80%	77%
Renter Occupied	13%	9%	11%	14%
Vacant	6%	9%	9%	9%

Households

	1-Mile	3-Miles	5-Miles	Trade Area
2023 Households	1,453	7,694	14,700	52,828
2028 Households	1,490	8,108	15,629	57,453

Business

	1-Mile	3-Miles	5-Miles	Trade Area
2023 Businesses	31	118	299	1,269

ZOOMED AERIAL

