

# The Shops at Rio Verde

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



**FOR LEASE, GROUND LEASE, OR BTS**

**Anchors, Shops,  
& Pads  
AVAILABLE**

## CONTACT

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## ABOUT THE PROPERTY

- 16.80-acre site planned for retail and mixed-uses
- Over 8 miles to the nearest services
- Across from entrance to Trilogly 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 by early 2025
- For lease, ground lease, or BTS opportunities
- Very high household incomes
- C-2 Zoned, Maricopa County, EPCOR Water

## DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
2023 Est Population	5,452	7,388	8,347
2028 Est Population	5,858	7,803	9,023
Average HH Income	\$174,554	\$170,198	\$170,705
Daytime Population	4,116	5,445	6,421

Year: 2023 | Source: Esri

## TRAFFIC COUNTS

Rio Verde Drive	3,319 VPD
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Year: 2022 | Source: MPSI



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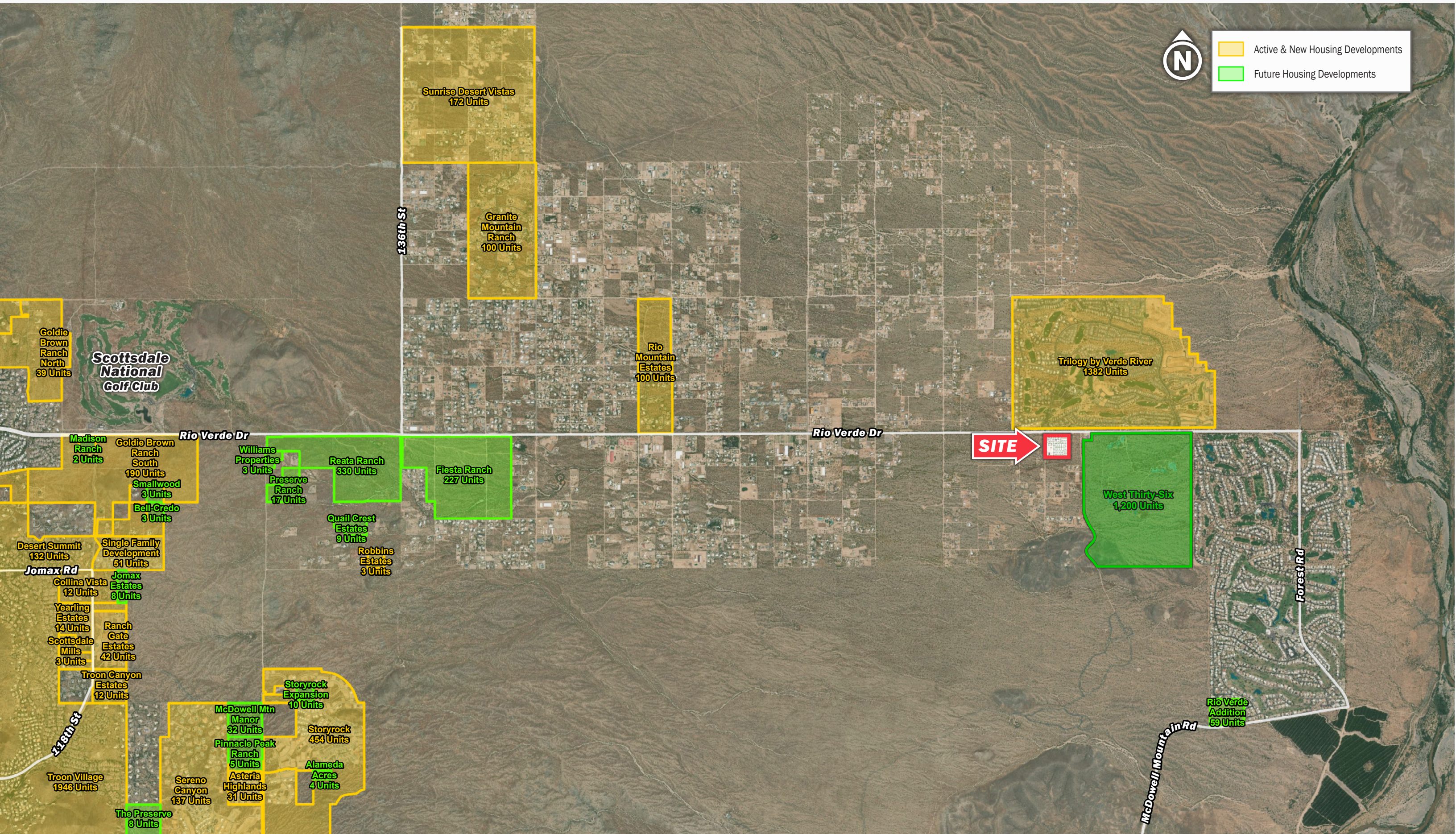
\*Site Plan Subject To Change





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