

southeast corner

# JOHN WAYNE PKWY & MARICOPA-CASA GRANDE HWY

Maricopa, AZ



DEVELOPED BY



EXCLUSIVELY LIST BY

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# HIGHLIGHTS

- New planned Power Center located in the heart of Maricopa.
- Maricopa is ranked the 5th fastest growing cities in the US.
- Maricopa residents spend over \$300 million outside the city, highlighting the need for more retail goods and services in Maricopa.

# TRAFFIC COUNT

JOHN WAYNE PKWY      MARICOPA-CASA GRANDE HWY  
 N ±35,510 VPD (NB & SB)      E ±15,304 VPD (EB & WB)  
 S ±32,157 VPD (NB & SB)      ADOT 2022



# AERIAL



**SPROUTS FARMERS MARKET**  
**Marshall's**  
Calver's  
**DISCOUNT TIRE**  
**FAST FRIENDLY**  
THE SLAB  
**MOD**  
BRAKE MAINTENANCE  
DUTCH BROS  
crumbl COOKIES  
Filiberto's MEXICAN FOOD  
ATI PHYSICAL THERAPY  
The Joint chiropractic  
State Farm  
wynn  
pet planet  
NextCare URGENT CARE

**McDonald's**  
**QuikTrip**  
CHILDREN'S LEARNING ADVENTURE Children's Centers

**fray's Marketplace**  
**DOLLAR TREE**  
**GOODWILL**  
**petco**  
**ROSS DRESS FOR LESS**  
**DUNKIN'**  
**GNC**  
BURGER KING  
Planet Fitness  
IHOP  
Vitamin World

**99c ONLY STORES**  
**BIG O TIRES**  
EDISON FAMILY DENTAL CARE  
**STORAGE SOLUTIONS**

**U-HAUL**  
**Maricopa animal hospital**  
**RILI B'S TACO SHOP**  
**ICONIC**

**Dominio's**

**DQ**

McDavid Estates  
269 D/U

**M**  
Maricopa High School  
2,184 STU

Exceptional Community Hospital  
(Under Construction)  
21K SF - 20 Rooms

CAR WASH PLANNED

**Trulieve PLANNED**  
FUTURE COMMERCIAL

MAJORS, SHOPS & PADS AVAILABLE

**Apartment at Honeycutt**  
574 Total Units

Overland Apartments Proposed  
200 Units

Waterman Senior Apartments Proposed  
200 Units

Butterfield Commons Proposed  
174 Units

±38,510 VPD

John Wayne Pkwy

±32,157 VPD

Maricopa-Casa Grande Hwy  
±15,304 VPD

# AERIAL



**LEGEND**



Trade Area

**ZONDA HOUSING DATA**

Active / Future Projects

**MASTER PLANNED COMMUNITIES**

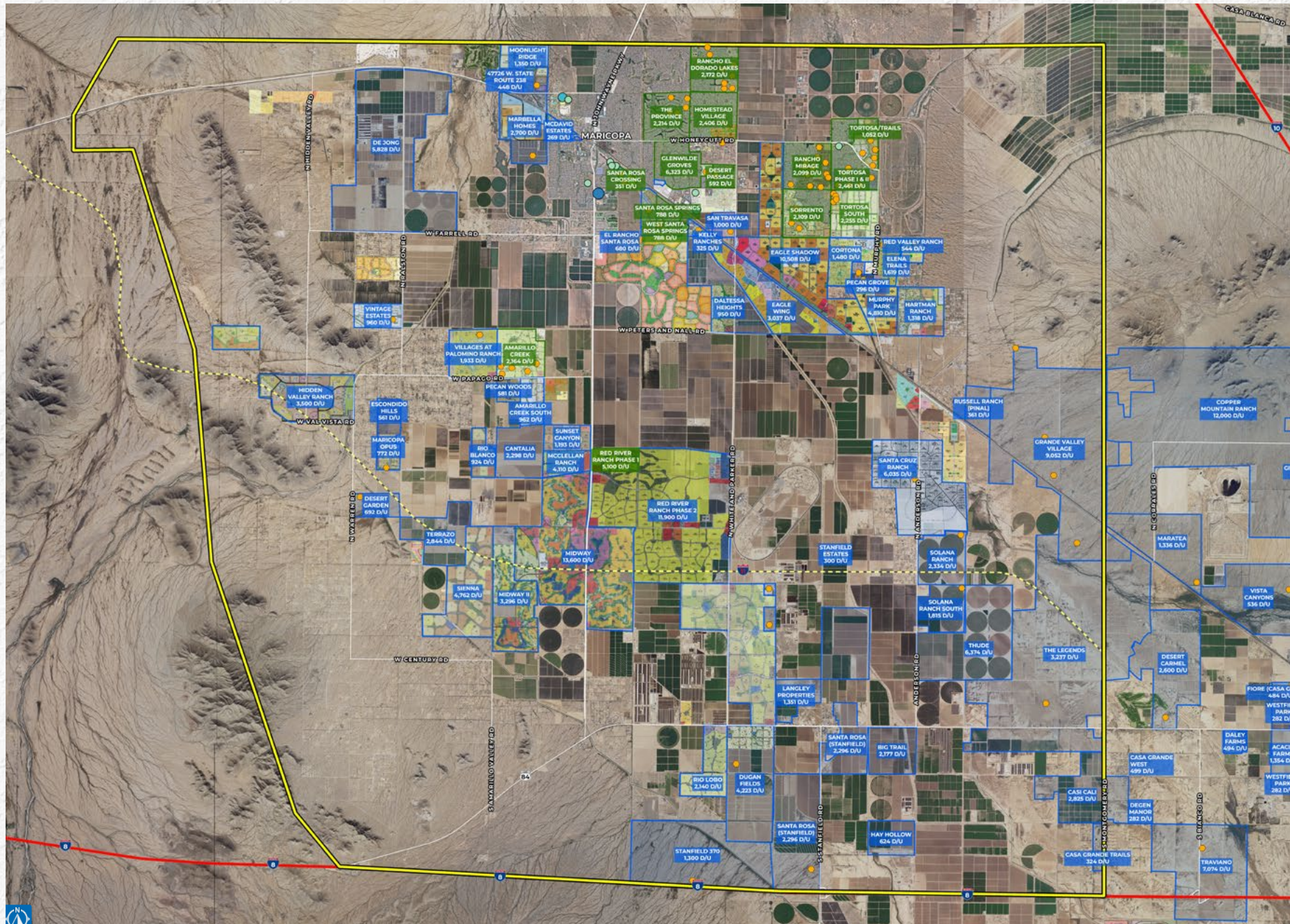
Active Communities

Future Communities

**MULTI FAMILY**

Under Construction / Future

- Less than 100 Units
- 100-250 Units
- 250-500 Units
- 500-1,000 Units
- More than 1,000 Units



**Housing Overview: Trade Area**

**LEGEND**



Trade Area

**SINGLE FAMILY RESIDENTIAL**

Active Subdivision

Future Subdivision

**ZONDA HOUSING DATA**

Active / Future Projects

**MULTI FAMILY**

Under Construction / Future

- Less than 100 Units
- 100-250 Units
- 250-500 Units
- 500-1,000 Units
- More than 1,000 Units

**Housing Overview: Trade Area**

Multi-Family Activity *PCA does not guarantee the accuracy/completeness (estimate)		Trade Area
Under Construction or Proposed Units		2,862
Zonda Housing Data Q1-2024		Trade Area
QUARTERLY AND ANNUAL OVERVIEW		
Quarterly Starts		254
Quarterly Closings		293
Annual Starts		1,111
Annual Closings		1,312
Housing Inventory		622
Vacant Developed Lots		1,695
PROJECT(S) BY STATUS		
Active / Available		2,317
Future		53,995
<b>Total Active / Future Units</b>		<b>56,312</b>

Demographic Profile 2023 ESRI Estimates		Trade Area
2023 Total Population		76,284
2028 Total Population		81,593
5 yr. % Growth		7.41%
Total Housing Units		27,833
Average Household Size		3.04
Median HH Income		\$87,578
Median Age		33.9
DAYTIME POPULATION		
Total		58,217
Employees		15,497
Residents		42,720

# DEMOGRAPHICS



**59,502**

TOTAL POPULATION

5 Mile Radius



**45,010**

DAYTIME POPULATION

5 Mile Radius



**\$101,701**

AVERAGE HH INCOME

5 Mile Radius



**19,511**

TOTAL HOUSEHOLD

5 Mile Radius



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