



A PASSION FOR
GREAT PLACES®



VILLAGE GROVE

AT VERRADO

TM



Grocery-Anchored Center Serving the Greater Verrado Community



PAD AVAILABLE

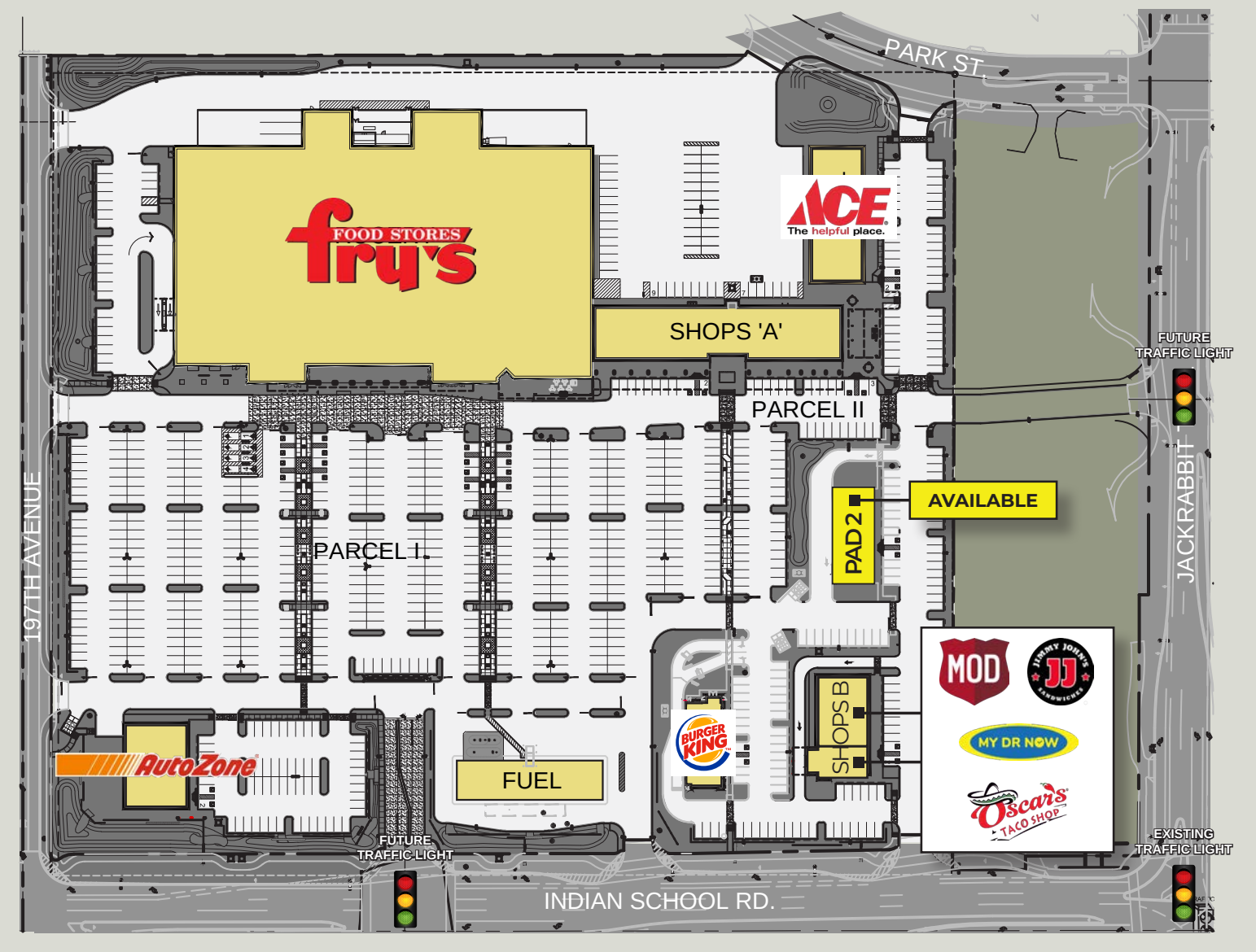
NWC

**JACKRABBIT TRAIL &
INDIAN SCHOOL RD**

BUCKEYE, AZ 85396



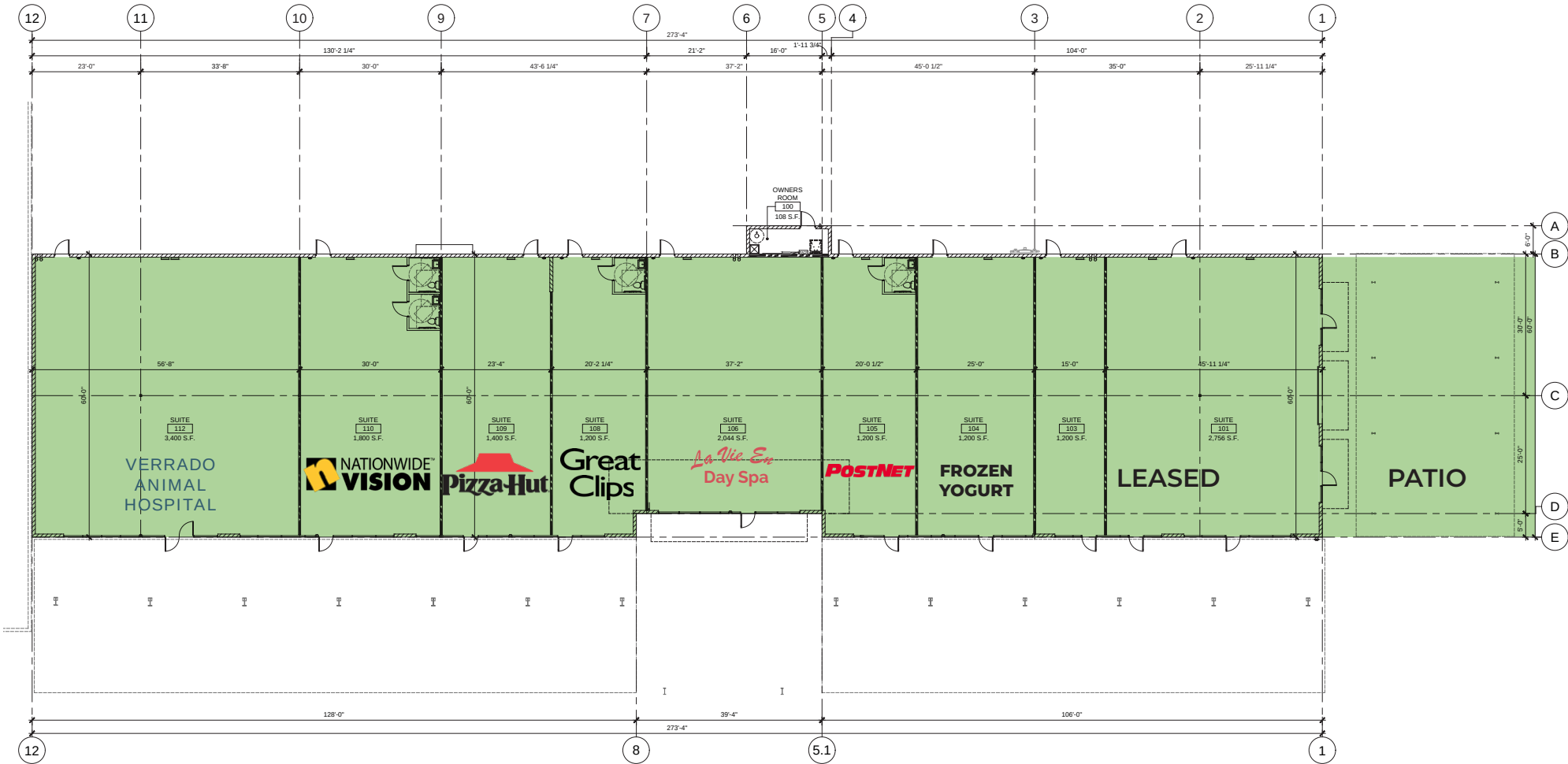
SITE PLAN



site plan not drawn to scale



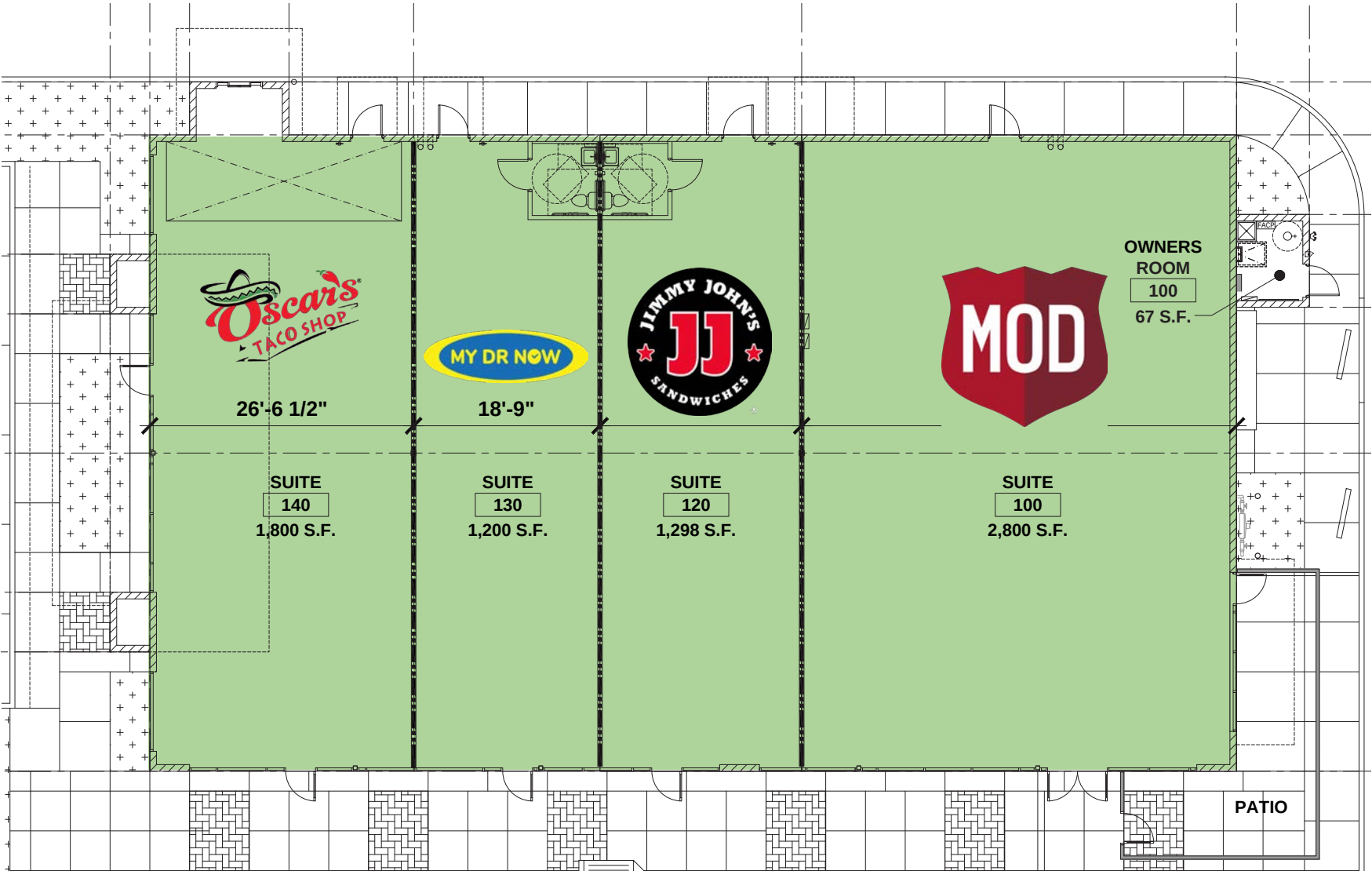
SHOPS A



site plan not drawn to scale



SHOPS B



site plan not drawn to scale





Town of Buckeye Development/Facts



CHRIST CHURCH OF VALLEY
±800 weekly visitors



VERRADO WAY CORRIDOR
7 developments planned with an estimated 8,000 total lots to be improved



#1 IN THE WEST VALLEY
Issues the 3rd most permits of any city in the Greater Phoenix region in 2024

Loop 303 Hub (Employment – Notable Info)

- | | | | | |
|---|---|---|--|--|
| <p>1</p> <p>Distribution Center
±2,400 JOBS</p> | <p>2</p> <p>Distribution Center
±280 JOBS</p> | <p>3</p> <p>Center
±340 JOBS</p> | <p>4</p> <p>Facility
±780 JOBS</p> | <p>5</p> <p>Distribution Center
±1,300 JOBS</p> |
| <p>6</p> <p>Goodyear
TBD JOBS
≈ 3 Buildings Now U/C
(Now Hiring)</p> | <p>7</p> <p>Goodyear
TBD JOBS
7 Buildings Now U/C
(Now Hiring)</p> | <p>8</p> <p>Data Center
±100 - 150 JOBS
Construction Complete
(Now Hiring)</p> | <p>9</p> <p>Corporation
±230 JOBS</p> | <p>10</p> <p>±8,900 JOBS</p> |

Attractions

- | | |
|--|--|
| | <p>±1.2M ATTENDEES
per year / all events</p> |
| | <p>±201,282 ATTENDEES
combined (2025 Spring Training)</p> |
| | <p>±42,000 ATTENDEES
sold out per event (2 events annually)</p> |

VERRADO IS A DMB-DEVELOPED MASTER-PLANNED COMMUNITY IN THE SOUTHWEST PORTION OF METRO PHOENIX



- » The community has two elementary, two middle and one high school.
- » Loop 303 access off Indian School Road, plus a full-diamond interchange at Jackrabbit Trail and Interstate 10.
- » The community has its own full-diamond interchange off of Interstate 10 at Verrado Way.
- » The first residents moved in during summer of 2002.
- » Banner Health opened its first phase of a new regional hospital at the northwest corner of Verrado Way & I-10.

VERRADO IS FILLED WITH AMENITIES

- » **VERRADO GOLF CLUB**
(18-Hole Golf Course)
- » **HERITAGE SWIM PARK**
(Resort Pool, Splash Pad, Grand Lawn)
- » **THE CENTER ON MAIN**
(Pools, Fitness Facilities)
- » **VICTORY DISTRICT**
(55 Plus Community)
- » **BANNER HEALTH**
(Primary Healthcare Facility)
- » **VICTORY GOLF CLUB**
(18-Hole Golf Course)



Total Community
8,800 ACRES

Entitled Residential
14,080 UNITS

Entitled Commercial
4,200,000 SF

Hiking Trails
21 MILES

71 PARKS

GRADE "A" SCHOOLS

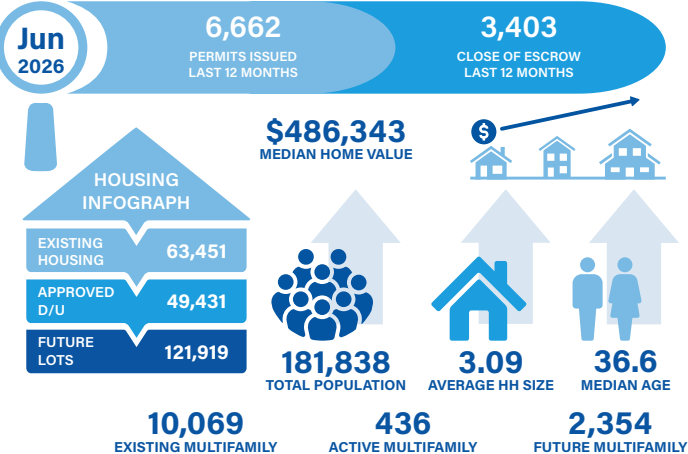
VERRADO HAS BEEN NAMED
"BEST PLACE TO LIVE"
BY ARIZONA FOOTHILLS MAGAZINE

OBLIQUE AERIAL



HOUSING AERIAL

Housing Data: Market Overview



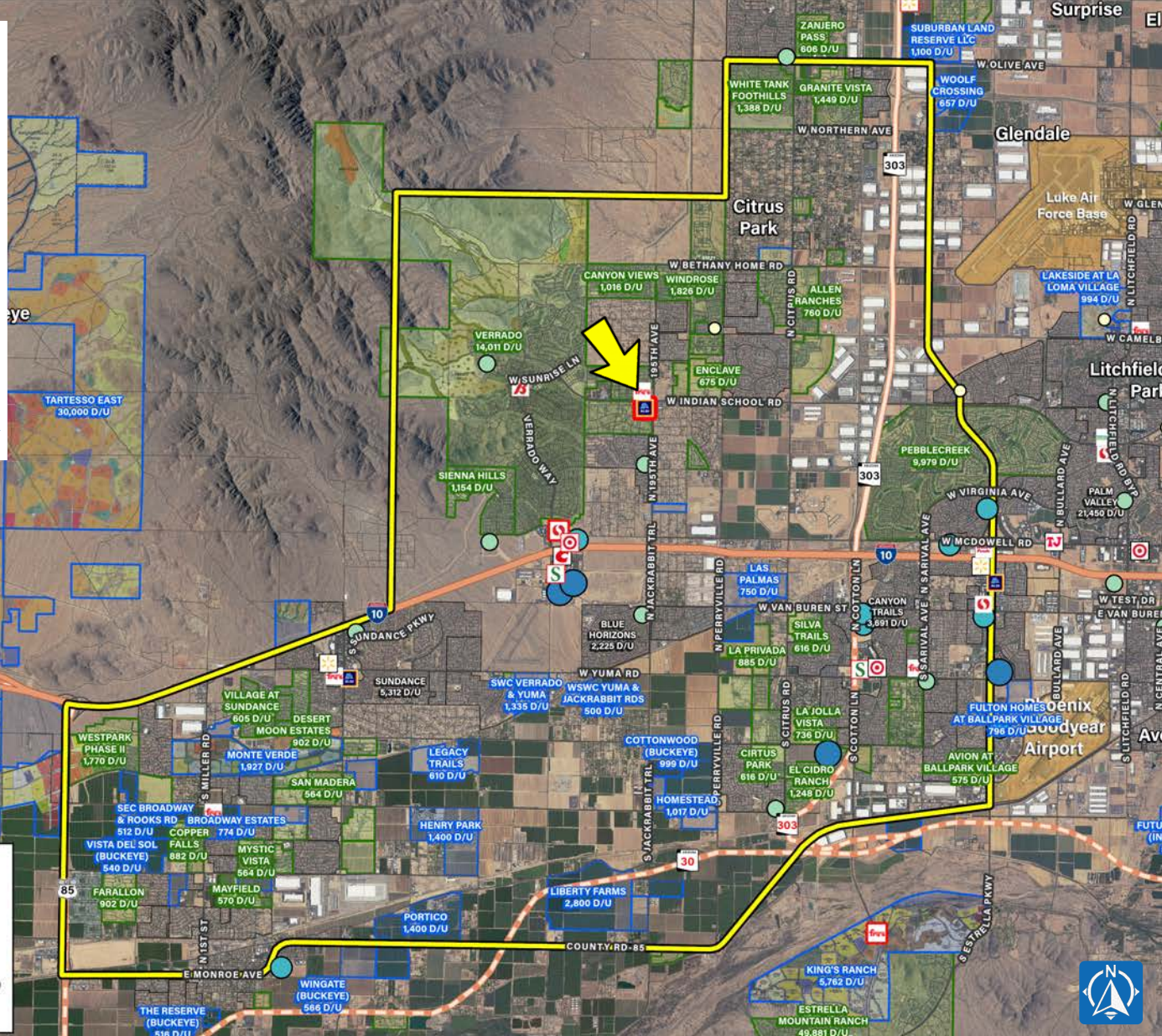
Sources: ERI, RL Brown, CoStar

LEGEND

- Single Family Residential**
- Active Subdivision
 - Future Subdivision
- Trade Area**
- Custom Boundary
- Multi-Family Residential**
- Under Construction / Future Projects
- Less than 100 Units
 - 100-250 Units
 - 250-500 Units
 - 500-1,000 Units
 - More than 1,000 Units

Notable Grocers

By Retailer	Fry's Food Stores (6)	Target (2)
Albertsons (1)	Fry's Food Stores - Coming Soon (1)	Target - Coming Soon (1)
Aldi (2)	Safeway (3)	Trader Joe's (1)
Aldi - Coming Soon (1)	Safeway - Coming Soon (1)	Walmart (3)
Bashas (2)	Sam's Club (1)	Walmart - Coming Soon (1)
Costco (1)	Sprouts Farmers Market (1)	Walmart Neighborhood Market (1)
Food City (2)	Sprouts Farmers Market - Coming Soon (2)	WinCo Foods (1)

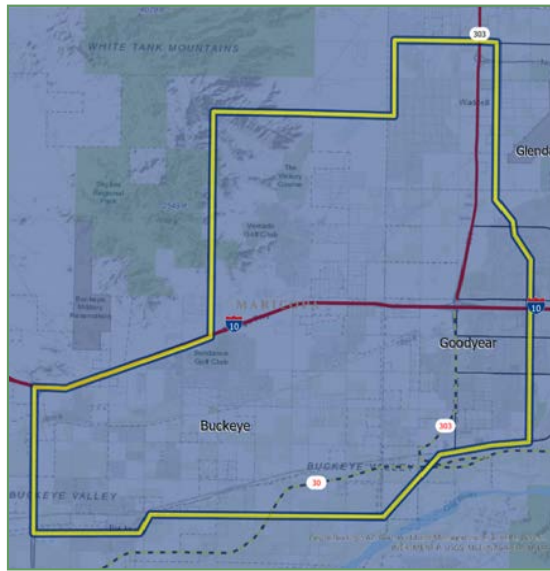


ZOOM AERIAL



TRADE AREA DEMOGRAPHICS

2025 ESRI - 5-MILE RADIUS



Population Summary

2025 Total Population	181,838
2030 Total Population	208,208
2025-2030 Annual Growth Rate	2.8%
2025 Total Daytime Population	123,822
Workers	32,248
Residents	91,574

Household Summary

2025 Households	57,556
2030 Households	66,511

Household Income

2025 Average Household Income	\$134,133
2025 Median Household Income	\$112,805

2025 Housing Unit Summary

Housing Units	63,451
Owner Occupied Housing Units	83.7%
Renter Occupied Housing Units	16.3%
Vacant Housing Units	5,895

Median Age

2025	36.6
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Total Businesses

2025	1,679
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VERRADO IS A UNIQUE
COMMUNITY
WITH SMALL TOWN CHARM



ESTABLISHED IN 2002,
VERRADO
QUICKLY EARNED
NATIONAL RECOGNITION
FOR ITS ORIGINAL TOWN PLANNING PRINCIPLES



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