

UNDER CONSTRUCTION



DEVELOPED BY



## SOUTHBRIDGE MARKETPLACE

southeast corner

# JOHN WAYNE PKWY & MARICOPA-CASA GRANDE HWY



## HIGHLIGHTS

- New planned Power Center located in the heart of Maricopa.
- Lowe's is open and Aldi, shops and pads are currently under construction. Estimated delivery is Q3 2026.
- Maricopa is ranked the 5th fastest growing cities in the US.
- Approximately 574 apartment units are under construction directly east of the Shopping Center.
- Significant number of homes permitted, under construction, or planned in the surrounding trade area, including 40,000+ residential units planned at Red River Ranch immediately south.
- Maricopa residents spend over \$300 million outside the city, highlighting the need for more retail goods and services in Maricopa.
- Only bridged arterial over an active rail line in the Maricopa trade area.

## TENANTS COMING SOON



## TRAFFIC COUNT ADOT 2024

JOHN WAYNE PKWY  
 N ±46,920 VPD (NB & SB)  
 S ±35,438 VPD (NB & SB)

MARICOPA-CASA GRANDE HWY  
 E ±14,845 VPD (NB & SB)  
 W ±5,900 VPD (NB & SB)

## DEMOGRAPHICS



**87,240**  
 TOTAL POPULATION  
 (Trade Area)



**68,883**  
 DAYTIME POPULATION  
 (Trade Area)



**\$105,970**  
 AVERAGE HH INCOME  
 (Trade Area)



**29,140**  
 TOTAL HOUSEHOLD  
 (Trade Area)

Maricopa, AZ (Trade Area) ESRI 2025

# SITE PLAN



## SHOPS A



## SHOPS B



## PAD A



## PAD C



# AERIAL





LEGEND



ZONDA HOUSING DATA

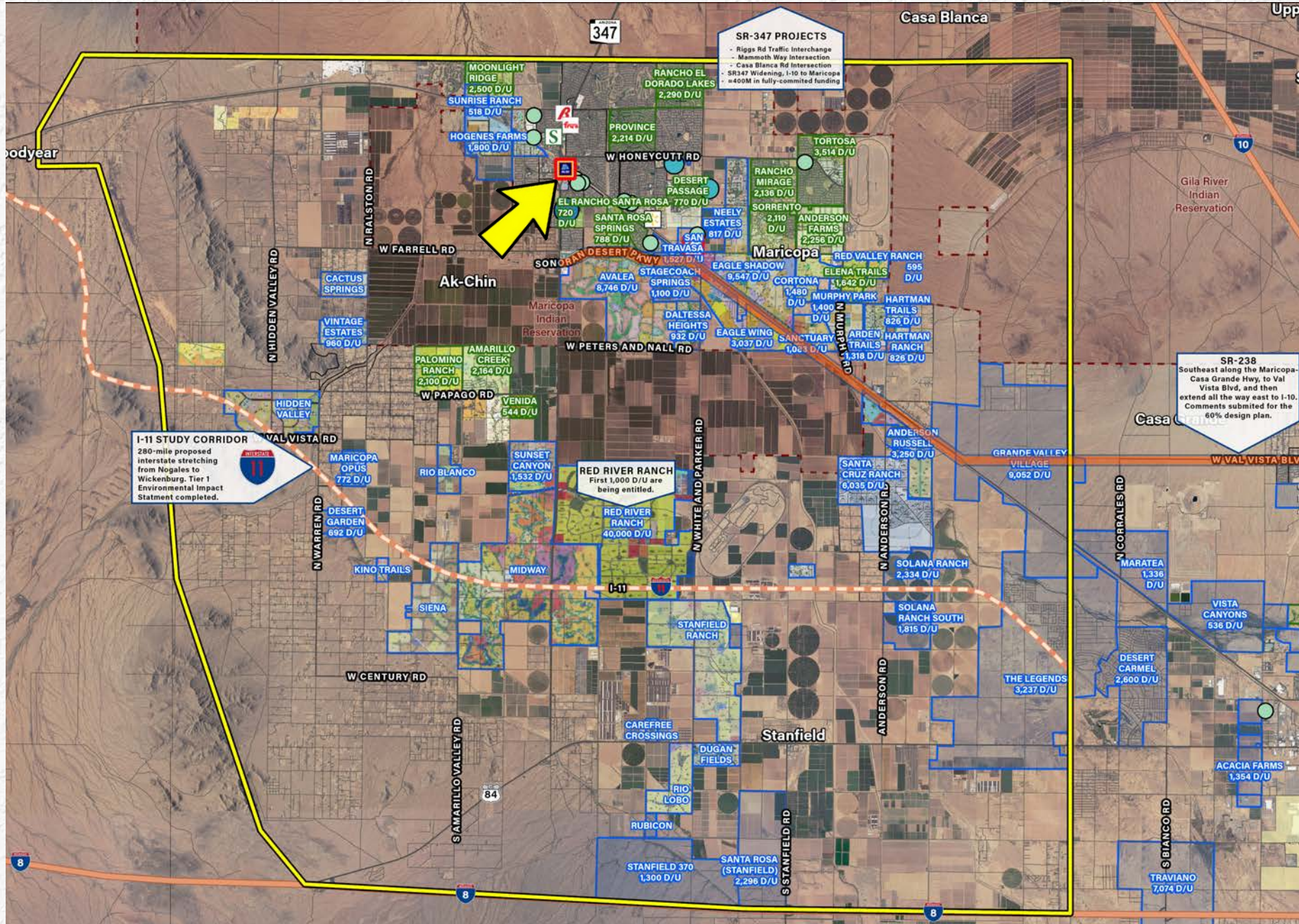


MASTER PLANNED COMMUNITIES

- 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

Zonda Housing Data Q3-2025	Trade Area
<b>DEMOGRAPHIC PROFILE</b>	
Completed Housing Units	32,683
Completed Housing Units (Built in last 12 Months)	1,100
Average HH Size	2.99
Median Home Value	\$383,477
Median HH Income	\$91,762
Per Capita Income	\$35,400
<b>Existing Population</b>	<b>87,240</b>
<b>ACTIVE HOUSING</b>	
Total Communities	14
Total Approved D/U	25,748
Permitted / Under Construction Units (1 - 2 years)	2,701
Approved Platted Lots (3 - 5 years)	12,150
<b>Estimated Future Population (based on Active Housing)</b>	<b>44,404</b>
<b>FUTURE HOUSING</b>	
Total Communities	48
Future Lots (4-10 years)	109,614
<b>Estimated Future Population (based on Future Housing)</b>	<b>327,745</b>
<b>MULTI-FAMILY</b>	
Existing Communities (Built in last 12 Months)	5
Existing Units (Built in last 12 Months)	1,362
Active Communities	5
Active Units	1,040
Future Communities	1
Future Units	200
Average HH Size (Assumed)	1.9
<b>Estimated Future Population (based on Total Active &amp; Future Units)</b>	<b>2,356</b>

\*Note: All Future Population Numbers Based on Average HH Size  
 \*Sources: Esri, Zonda, Costar



DEVELOPED BY



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