

southeast corner

JOHN WAYNE PKWY & MARICOPA-CASA GRANDE HWY

Maricopa, AZ



LOWE'S
Now Open



COMING SOON

Panera
BREAD
EUROPEAN WAX CENTER

tropical SMOOTHIE CAFE
ENSTEIN BROS. BAGELS

RECENTLY SIGNED

DEVELOPED BY



EXCLUSIVELY LIST BY

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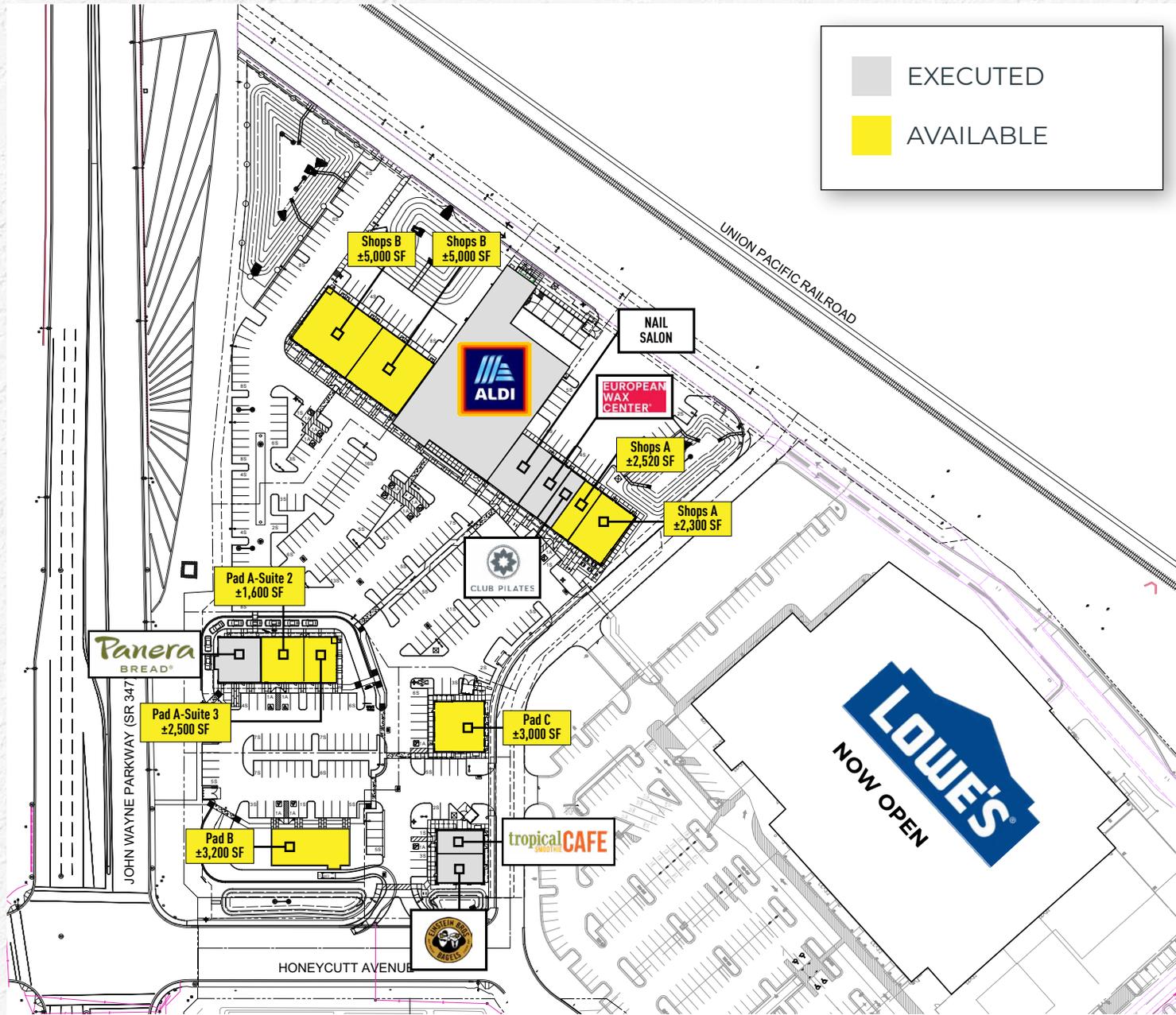
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HIGHLIGHTS

- 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



LEGEND



Trade Area

ZONDA HOUSING DATA

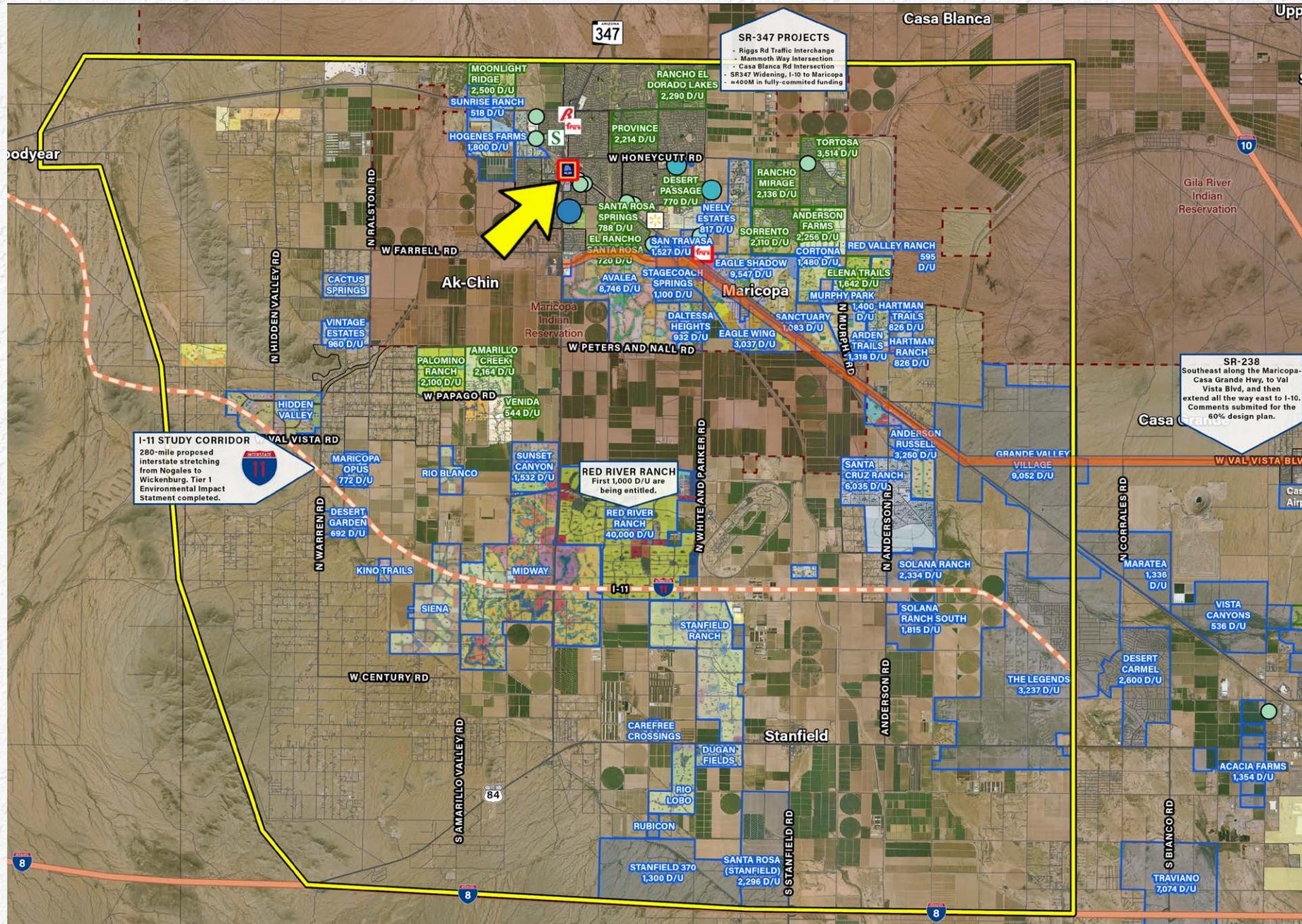
Active / Future Projects

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

| Zonda Housing Data Q2-2025 | Trade Area |
|---|----------------|
| DEMOGRAPHIC PROFILE | |
| Completed Housing Units | 32,683 |
| Completed Housing Units (Built in last 12 Months) | 1,352 |
| Average HH Size | 2.99 |
| Median Home Value | \$383,477 |
| Median HH Income | \$91,762 |
| Per Capita Income | \$35,400 |
| Existing Population | 97,722 |
| ACTIVE HOUSING | |
| 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 |
| Estimated Future Population (based on Active Housing) | 44,404 |
| FUTURE HOUSING | |
| Total Communities | 48 |
| Future Lots (4-10 years) | 109,614 |
| Estimated Future Population (based on Future Housing) | 327,745 |
| MULTI-FAMILY | |
| Existing Communities (Built in last 12 Months) | 3 |
| Existing Units (Built in last 12 Months) | 560 |
| Active Communities | 9 |
| Active Units | 2,637 |
| Future Communities | 3 |
| Future Units | 424 |
| Average HH Size (Assumed) | 1.9 |
| Estimated Future Population (based on Total Active & Future Units) | 3,469 |

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

DEMOGRAPHICS



87,240
TOTAL POPULATION
5 Mile Radius



68,883
DAYTIME POPULATION
5 Mile Radius



\$105,970
AVERAGE HH INCOME
5 Mile Radius



29,140
TOTAL HOUSEHOLD
5 Mile Radius



DEVELOPED BY



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