

BUCKEYE COMMONS

JOIN

COSTCO
WHOLESALE

DICK'S
SPORTING GOODS

**THE HOME
DEPOT**

**BARNES
& NOBLE**
COMING SOON!



**five
BELOW**
COMING SOON!



MAJOR, SHOPS & PAD AVAILABLE | ±443,882 SF OF RETAIL

SEC

VERRADO WAY & I-10

BUCKEYE, ARIZONA

DEVELOPED BY

SIHI

PCA
PHOENIX COMMERCIAL ADVISORS

SUMMARY

AVAILABLE Major, Shops & Pad

ZONING CC

PRICING Call for Rates

» **High visibility, with easy access to highly trafficked I-10.**

ADOT is widening I-10 between State Route 85 & Verrado Way.

» Front door to Verrado Master plan

» Exceptional incomes and high-residential growth in the trade area.

» Abrazo Health West Campus is a three-story, the 60,000 SF medical office (1st building/ open). Tenants are slated to include cardiology, orthopedics, spine, primary care and urology physician practices, physical therapy and other offices.



TRAFFIC COUNTS



Verrado Way

I-10

N: ±24,055 VPD (NB/SB)

E: ±104,490 VPD* (EB/WB)

S: ±15,988 VPD (NB/SB)

W: ±93,817 VPD (EB/WB)

ADOT 2025. Inrix 2024*



1.5 MILLION

AT FULL BUILDOUT
BUCKEYE POPULATION ESTIMATE



FASTEST GROWING CITY IN U.S.
(OVER THE PAST DECADE)



186,600

PROJECTED POPULATION
2030 ESTIMATE

www.growbuckeye.com/pages/choose-buckeye

HIGHLIGHTS



BUCKEYE COMMONS



TENANT	SF
Costco	160,938
DICK'S	50,000
Barnes & Noble	18,000
Five Below	9,179
Major 4	12,445
Home Depot	135,684
Shops A	6,260
Shops B	10,915
Shops C	10,547
Shops D	14,041
Pad 1 - Panera	3,500
Pad 2 - U.S. Bank	4,000
Pad 3 - Starbucks	2,400
Pad 4 - Slim Chickens	3,578
Pad 5 Drive-Thru	2,400 SF – up to 8,000 SF Building
TOTAL	443,882

SITE PLAN





PADS		
SUITE	TENANT	SF
PAD 1	PANERA	3,500
PAD 2	U.S. BANK	4,000
PAD 3	STARBUCKS	2,400
PAD 4	SLIM CHICKENS	3,578
PAD 5	AVAILABLE PAD DRIVE-THRU PERMITTED	2,400 - up to 8,000 Building

SHOPS A		
SUITE	TENANT	SF
A	FIVE GUYS	2,713
B-D	SLEEP NUMBER	3,547

SHOPS B		
SUITE	TENANT	SF
G	OVER EASY	3,450
F	JIMMY JOHNS	1,502
E	PLAYA BOWLS	1,213
D	STATE FARM	1,206
C	ZOYO	1,213
A-B	QDOBA	2,331

SHOPS C		
SUITE	TENANT	SF
A-B	NOTHING BUNDT CAKES	2,320
C	GENTLEMEN CHAMBERS BARBER	1,200
D	MY DR. NOW	1,211
E	SPITZ	2,400
F	AT LEASE	1,060
G	DIP NAIL SPA	2,356

SHOPS D		
SUITE	TENANT	SF
A	PACIFIC DENTAL	3,500
B	CREDIT UNION WEST	2,100
C	THE JOINT	1,102
D	RED WING SHOES	1,700
E	AVAILABLE	2,400
F	YOGIS GRILL	1,593
G	HOTWORX	1,646

SHOPS & PADS



ZOOM AERIAL



BUCKEYE COMMONS

LUKE AIR FORCE BASE
 Luke AFB currently serves more than ±85,000 personnel consisting of:
 ±6,900 Active Duty & Reserves
 ±1,200 Air Force Civilian Employees
 ±1,200 Students
 ±6,700 Family Members, and
 ±68,900 Military Retirees
 Luke AFB Population to growth: 16,663 to 24,000 by 2026
 ±13,900 jobs (2026)

Project Timeline
 Loop 303, I-10 to future SR-30:
 Construction on the Loop 303 extension in Arizona is expected to begin in 2025 and last about three years. The extension will include a new segment south of Van Buren Street to future SR 30.

Map Labels:
 VERRADO 14,011 D/U
 CANYON VIEW HIGH SCHOOL 2,014 STUDENTS
 CANYON VIEWS 1,016 D/U
 WINDROSE 1,826 D/U
 RUSSELL RANCH 318 D/U
 ALLEN RANCHES 760 D/U
 TALAVERDE ESTATES 394 D/U
 ENCLAVE 675 D/U
 VERRADO HIGH SCHOOL 1,854 STUDENTS
 ARROYO SECO 1,045 D/U
 SIENNA HILLS 1,154 D/U
 BANNER HEALTH (PLANNED)
 ABRAZO HEALTH MEDICAL CAMPUS (PLANNED)
 W VERRADO
 SWC VERRADO & YUMA 1,335 D/U
 WSWC YUMA & JACKRABBIT RDS 500 D/U
 LAS PALMAS 750 D/U
 AMBER MEADOWS 293 D/U
 LA PRIVADA 885 D/U
 SILVA TRAILS 616 D/U
 LAS VENTANAS 412 D/U
 VENTANA DE ESTRELLAS 293 D/U
 PRADERA 471 D/U
 LA JOLLA VISTA 736 D/U
 CIRTUS PARK 616 D/U
 EL CIDRO RANCH 1,248 D/U
 COTTONWOOD (BUCKEYE) 999 D/U
 HOMESTEAD 1,017 D/U
 RANCHO CIELO 253 D/U
 LEGACY TRAILS 610 D/U
 HENRY PARK 1,400 D/U
 VISTA AT BUCKEYE 350 D/U
 VISTA BONITA 275 D/U
 RANCH NORTH 455 D/U
 VENTANA 564 D/U
 APACHE FARMS 277 D/U
 TYLER RANCH 303 D/U
 MONTE VERDE 1,927 D/U
 YOUNGER HIGH SCHOOL 2,107 STUDENTS
 VILLAGE AT SUNDANCE 605 D/U
 DESERT MOON ESTATES 902 D/U
 SHADOW CANYON 755 D/U
 PETSMART
 LOWES
 WALMART
 FIVE BEEW
 BARNES NOBLE
 DICK'S
 COSTCO
 SPROUTS
 E6S FITNESS
 BRAIN & SPINE
 TARGET
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BUCKEYE COMMONS



SITE AERIAL



BUCKEYE COMMONS



SITE AERIAL



BUCKEYE COMMONS



SITE AERIAL



BUCKEYE COMMONS



SITE AERIAL



BUCKEYE COMMONS



SITE AERIAL



SHOPS C



BUCKEYE
COMMONS

SHOPS D



BUCKEYE COMMONS



ELEVATION



HOUSING

Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 2,900+ SFR permits in 2025, which equates to an additional 8,300+ residents added to the community last year. Residential growth is far exceeding other communities in the valley and has the 3rd largest permit numbers in Greater Phoenix

source: growbuckeye.com

MASTER PLANNED COMMUNITIES



Festival Ranch
Del Webb®

Trillium

ESTRELLATM
MOUNTAIN RANCH



ELIANTO



#1

Fastest Growing City in US
(Last five years)



35

Residential Developments
(Currently Active)



≈9M SF

Commercial Development
Under-way or Started in 2025



1.45M

Labor Force
(within 45-minute commute)

TRADE AREA GROWTH





Population

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Total Population	5,405	50,977	108,237	241,969
2030 Total Population	6,022	57,121	124,461	276,782



Housing Units

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Housing Units	1,763	18,135	36,866	87,763
Owner Occupied	88.4%	88.9%	88.6%	80.9%
Renter Occupied	11.6%	11.1%	11.4%	19.1%
Vacant	101	1,942	3,426	8,731



Daytime Population

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Total Daytime Pop	3,969	33,209	70,049	168,356
Workers	1,268	8,209	17,487	43,633
Residents	2,701	25,000	52,562	124,723



Households

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Households	1,662	16,193	33,440	79,032
2030 Households	1,856	18,335	38,943	91,281



2025 Incomes

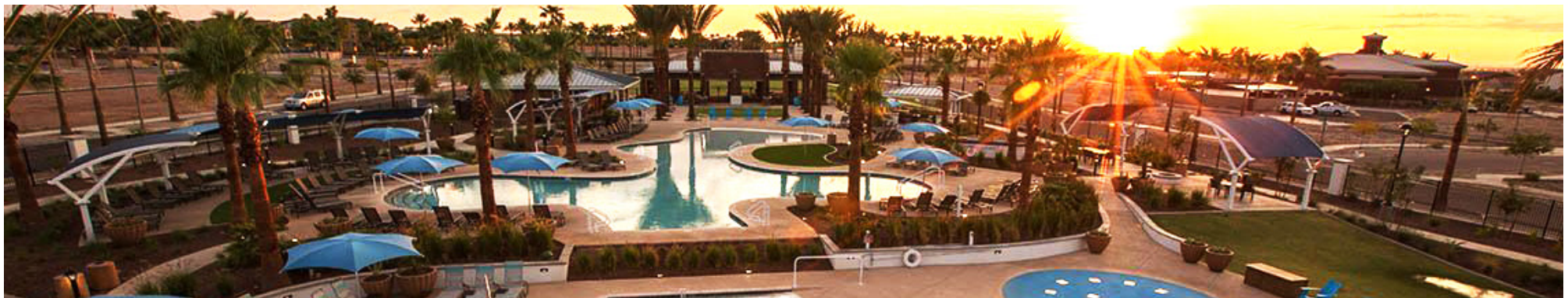
	1-Mile	3-Miles	5-Miles	Trade Area
Median HH Income	\$133,271	\$121,316	\$120,338	\$111,578
Average HH Income	\$160,499	\$139,403	\$140,872	\$133,087
Per Capita Income	\$50,345	\$43,681	\$41,588	\$43,576



Business

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Businesses	64	415	834	2,386

2025 ESRI ESTIMATES



DEMOGRAPHICS





Verrado District serving as the major

GATEWAY TO BUCKEYE



Life in Verrado...

It's a collection of wonderful little things that combine to make something even greater. Verrado's walkable Main Street district means shops and restaurants are only minutes from your door. Five highly performing schools and more than 75 neighborhood parks are yet another part of what makes Verrado so special. However you decide to spend your days, you can rest assured you'll end each one with an unforgettable White Tank Mountain sunset.

<https://www.verrado.com/life-verrado/#filter=shopping>

BUCKEYE COMMONS



exclusively listed by

ZACHARY PACE
(602) 734.7212
zpace@pcaemail.com

GREG LAING
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TEALE BLOOM
(602) 288.3476
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DEVELOPED BY

SIHI



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