







VERRADO MARKETPLACE

I-10 & Verrado Way | Buckeye, AZ







LOCATED IN THE 2ND FASTEST GROWING CITY IN THE U.S.-BUCKEYE, AZ

Source: U.S. Census Bureau (2020)



14,080

NUMBER OF HOUSES ENTITLED WITHIN VERRADO



?8 260,197

2025 PROJECTED POPULATION-SURROUNDING AREAS OF **BUCKEYE AND VERRADO**



SELLING MASTER-PLANNED COMMUNITY IN ARIZONA FOR 2020 & 2021



ABOUT US

Introducing Verrado Marketplace, the latest and most sophisticated "Marketplace" development from Vestar. Designed with the same level of quality and attention to detail found in Desert Ridge Marketplace and Tempe Marketplace, Verrado is set to be the premier shopping and entertainment destination in the West Valley. With over 500,000 SF of carefully curated retail, dining and entertainment options, Verrado Marketplace will offer an elevated shopping experience where you'll discover the latest trends in fashion, food + beverage, home décor, and beauty.

Verrado Marketplace will also be Buckeye's hub for entertainment and community events and will host a range of events throughout the year, from concerts and movie nights to farmers markets and holiday festivities. Complimenting the small-town neighborhood charm that is the hallmark of the upscale Verrado community, Verrado Marketplace is the perfect destination for a day of shopping, dining, and entertainment. Come experience the best of the West Valley at Verrado Marketplace.

POPULATION

45,410 3 MILES	89,294 5 MILES	259,029
MEDIAN AGE		Source: ESRI

\$1

3 M

32.9	33.4	34.2
3 MILES	5 MILES	10 MILES
		Source: ESRI

MEDIAN HOUSEHOLD INCOME

06,491	\$100,794	\$92,49
IILES	5 MILES	10 MILES
		0 01 11

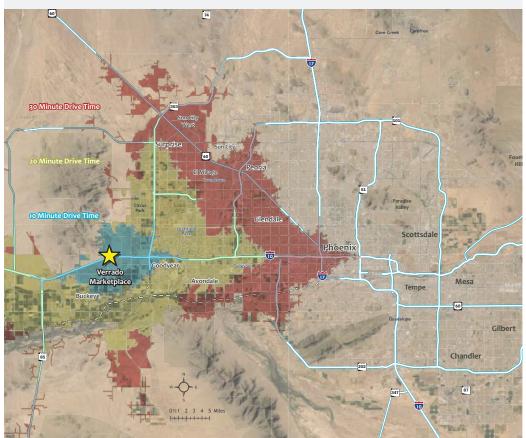


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WHERE WE ARE











All demographic and statistical data provided by Downtown Phoenix, Inc. The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

VERRADO MARKETPLACE

I-10 & Verrado Way | Buckeye, AZ

White Tank White Tank Foothills -- 36195 DUs Vista -1033 DUs 1327 DUS Zanje Major Developments Trails 3650 DU Complete Luke AFB South -Citrus Park 17796 DUs Approved Glendale Valle Del Rio Platted 9732 DUs Canyon Views Pre-Approval 1018 DUs *Maricopa Assoc. of Govts. Verrado Victory · 2689 DUs Sedella -303 Litch Tartesso 1158 DUs W Indian School Rd 11288 DUs **Tartesso West** - 21479 DUs Pebblecreek Golf Resort - 6261 DUs Sienna Hills Palm Valley - 1112 DUs - 5489 DUS Buckeye W McDowell Rd Commons 1133 DUs Marketplace Canyon Trails Vista de Montan Sundance -1068 DUS Ranch -5894 DUs 1192 DUS **Blue Horizons** Goodyear - 2024 DUs W Yuma Rd Westwind - Buckeye 19 Goodyear W Lower Buckeye Rd 3000 DUs LLC - 1466 DU Village (fka Roston) Monte Verde 1136 DUs - 2294 DUs - 3225 DUs - 1321 DUS 1128 DUS 3 Mile Portico -W Baseline Rd

HOUSING HIGHLIGHTS

With more than 30 residential developments in the pipeline, this will result in over 21,000 new single family homes over the next five years.

3,900

2022 PROJECTED HOUSING PERMITS IN BUCKEYE, AZ

26%

INCREASE OVER 2019 SINGLE FAMILY RESIDENTIAL PERMITS

40,000+

NEW RESIDENTS MOVED INTO BUCKEYE BETWEEN 2010 AND 2020

*Source: GrowBuckeye.com and Verrado.com



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

U.S. Dept. of Peoria the Air Force: W Northern Ave Glendale W Northern Ave 6900 Employees-**Employees** 300-500 Npl Construction Co: 344 Employees Martin: Citrus Park 1,000 - 2,000 350 Employees Municipal Recreational Airport 2.000 - 3.000 **Equipment Inc:** 325 Employees **Phoenix** 3.000 Or More Wigwam-Golf_ **Employees** Resort Spa: Litchfield 351 Employees *Maricopa Assoc, of Govts. Subzero Reg Park Freezer Co: **400 Employees** State of Arizona **Duncan Family** Mclane Sunwest: Akos: 896 Employees Verrado Farms Llc: 306 Employees 400 Marketplace Abrazo Healthcare: 348 Employees Walmart: **Employees** 1147 Employees **Banner Health:** 452 Employees 2393 Employees Walmart: Expected 2024 400 Employees Goodyear Western Reg Med Ctr: W Van Buren St 617-Employees Abrazo Health: Tyson Foods Inc: 1736 Employees 509 Employees 322 Employees Employees Expected 2024 **Contracted Driver Svcs:** W Buckeye Rd W Yuma Rd 500 Employees Amazon: Buckeye Avondale 1007 **Employees** Phoenix Cavco Industries: Macvs: W Lower Buckeye Re 321 Employees 1022 **Employees** 85 Walmart: KORE Power: W Southern Ave Employees 000000000 3001 Employees Expected **Early 2024** MC 85 **Clayton Homes:** 3 Miles 300 Employees

KEY EMPLOYERS

DAYTIME POPULATION



47,686
EMPLOYEES WITHIN
5-MILE RADIUS



80.35% WHITE COLLAR WORKERS

Buckeye's key industries include:

- Healthcare
- Advanced Manufacturing
- Distribution & Logistics
- Energy
- Agricultural Technology
- Aviation

Source: GrowBuckeye.com



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.





The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

We'd Love to Partner With You

VESTAR

ANGIE KORY

602.553.2657 akory@vestar.com

HARRISON COLE

602.553.2623 hcole@vestar.com

WRA TEAM

RYAN DESMOND

602.615.1525 rdesmond@w-retail.com

CHARLES SKAGGS

480.302.1474 cskaggs@w-retail.com

JUSTIN DIBIASE

480.828.7701 jdibiase@w-retail.com



Developed by





2555 E Camelback Rd, Suite 200 | Phoenix AZ, 85016 602.778.3747 | **w-retail.com**



