



# VERRADO MARKETPLACE





## VERRADO MARKETPLACE

I-10 & Verrado Way | Buckeye, AZ



## 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.



# #2

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

Source: U.S. Census Bureau (2020)



# 260,197

2025 PROJECTED  
POPULATION—  
SURROUNDING AREAS OF  
BUCKEYE AND VERRADO

Source: ESRI



# 14,080

NUMBER OF HOUSES  
ENTITLED WITHIN VERRADO

Source: Verrado.com



# #1

SELLING MASTER-PLANNED  
COMMUNITY IN ARIZONA  
FOR 2020 & 2021

Source: RCLCO



### POPULATION

45,410  
3 MILES

89,294  
5 MILES

259,029  
10 MILES

Source: ESRI

### MEDIAN AGE

32.9  
3 MILES

33.4  
5 MILES

34.2  
10 MILES

Source: ESRI

### MEDIAN HOUSEHOLD INCOME

\$106,491  
3 MILES

\$100,794  
5 MILES

\$92,496  
10 MILES

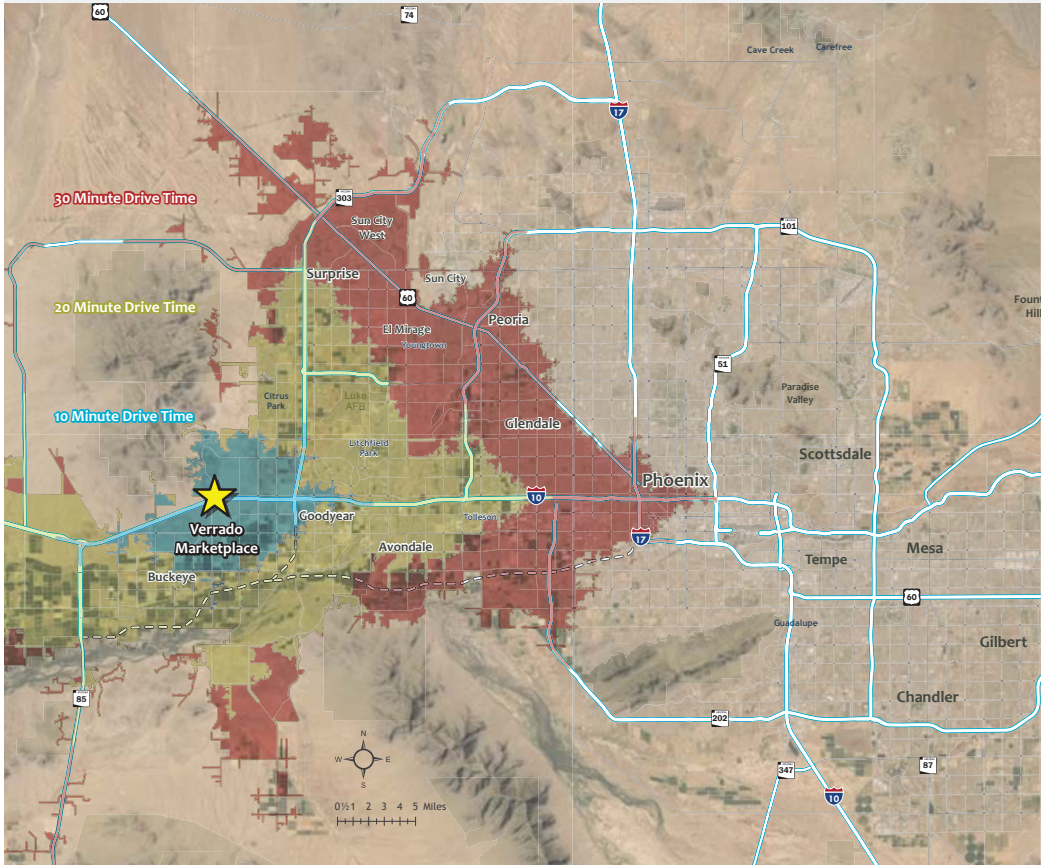
Source: Claritas

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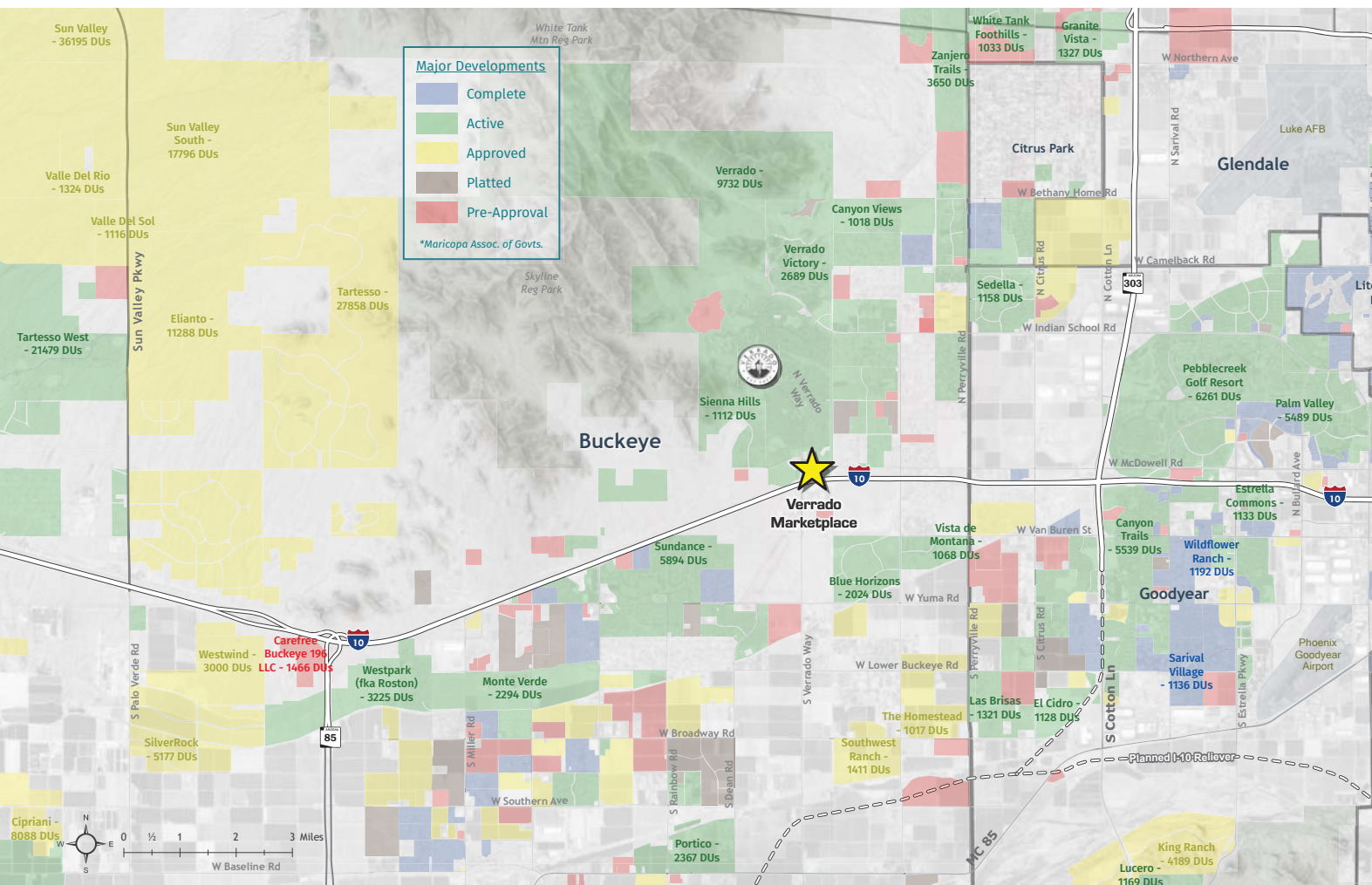
# WHERE WE ARE



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.



## I-10 &amp; Verrado Way | Buckeye, AZ



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

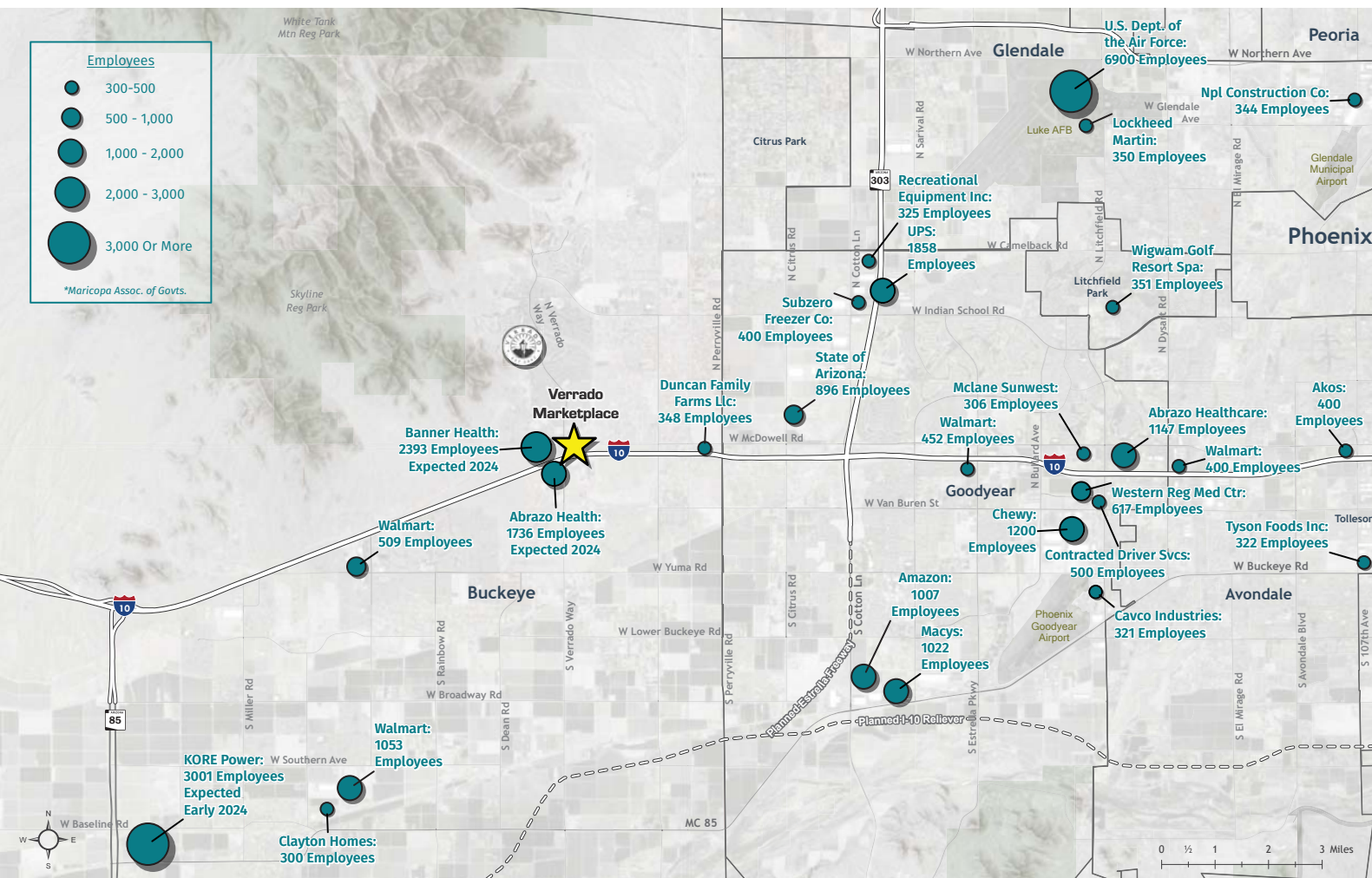
\*Source: *GrowBuckeye.com* and *Verrado.com*



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## I-10 &amp; Verrado Way | Buckeye, AZ



## 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



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