



VERRADO MARKETPLACE



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I-10 & Verrado Way | Buckeye, AZ



5 YEARS IN A ROW

TOP TEN FASTEST GROWING
CITY IN U.S. IN THE LAST
DECADE, 2018-2022.

Source: GrowBuckeye.com

2018 — 2019 — 2020 — 2021 — 2022
5TH 1ST 2ND 4TH 1ST

20 YEARS OF FUTURE GROWTH

Source: GrowBuckeye.com



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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	97,162 5 MILES	272,141 10 MILES
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Source: ESRI

MEDIAN AGE

33.5 3 MILES	34.6 5 MILES	34.9 10 MILES
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Source: ESRI

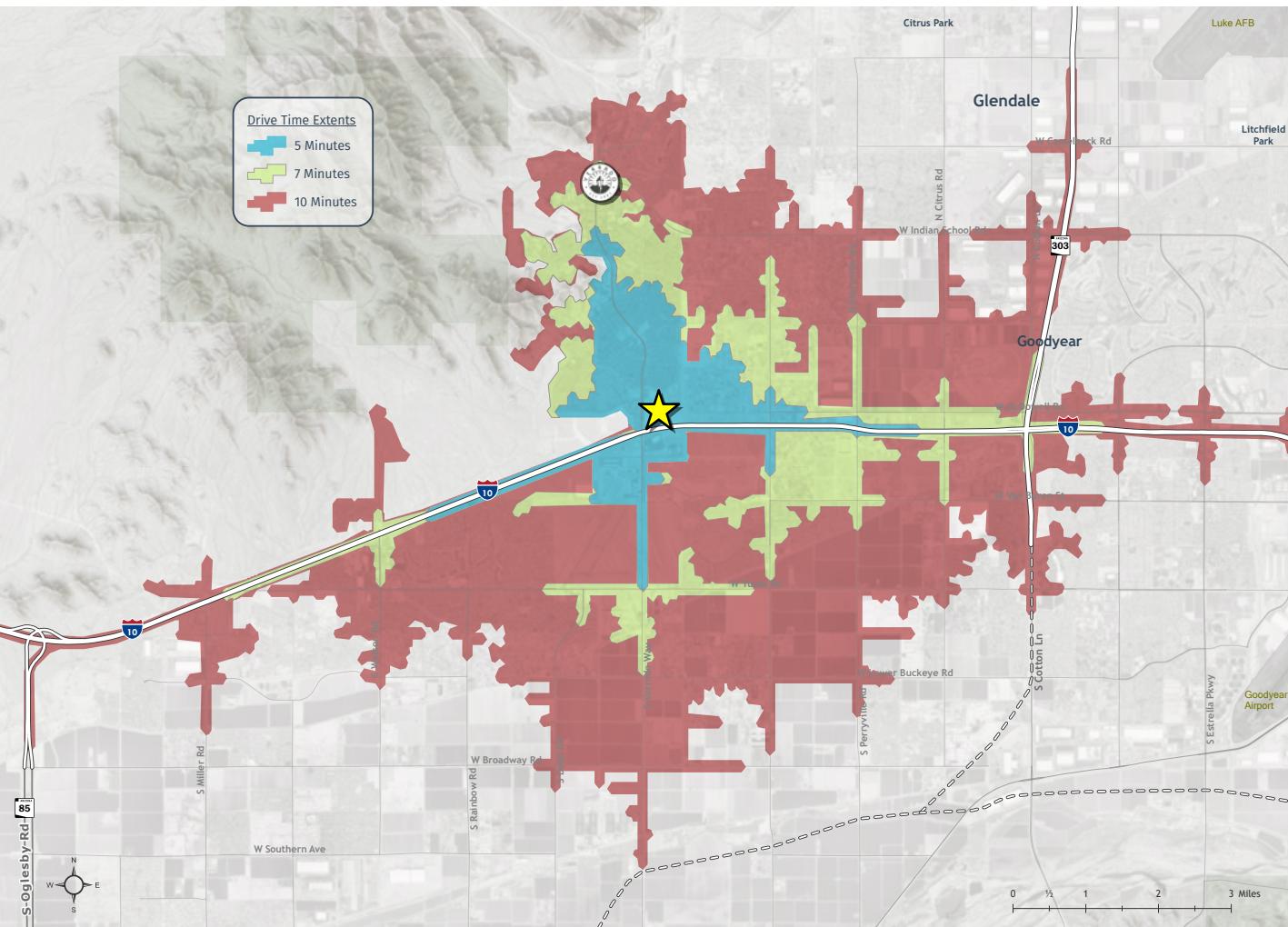
MEDIAN HOUSEHOLD INCOME

\$102,071 3 MILES	\$102,155 5 MILES	\$94,345 10 MILES
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Source: ESRI

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KEY DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME

\$128,334
5 MINUTES

\$111,662
7 MINUTES

\$106,590
10 MINUTES



HOUSING VALUE \$400K - \$1M

77.9%
5 MINUTES

66.4%
7 MINUTES

65.4%
10 MINUTES



EDUCATION

Some College - Graduate Degree

76%
5 MINUTES

67.9%
7 MINUTES

65.7%
10 MINUTES



WORKFORCE WHITE COLLAR

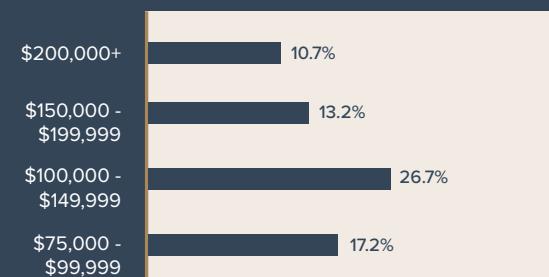
70.7%
5 MINUTES

64.0%
7 MINUTES

61.8%
10 MINUTES

BUCKEYE INCOME

67% of residents have a household income over \$75,000



Source: GrowBuckeye.com

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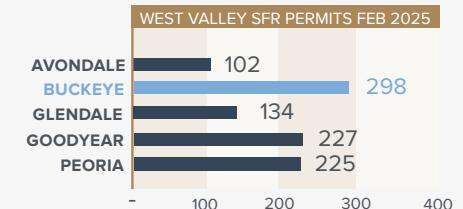
HOUSING HIGHLIGHTS

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.

HOUSING OPTIONS

Executive Housing	Verrado	Up to \$2 Million
Entry Level Housing	Sundance, Tartesso and Blue Horizons	\$320,000 * and up

WEST VALLEY PERMITS BY CITY



BUCKEYE ANNUAL PERMITS 2020-2024



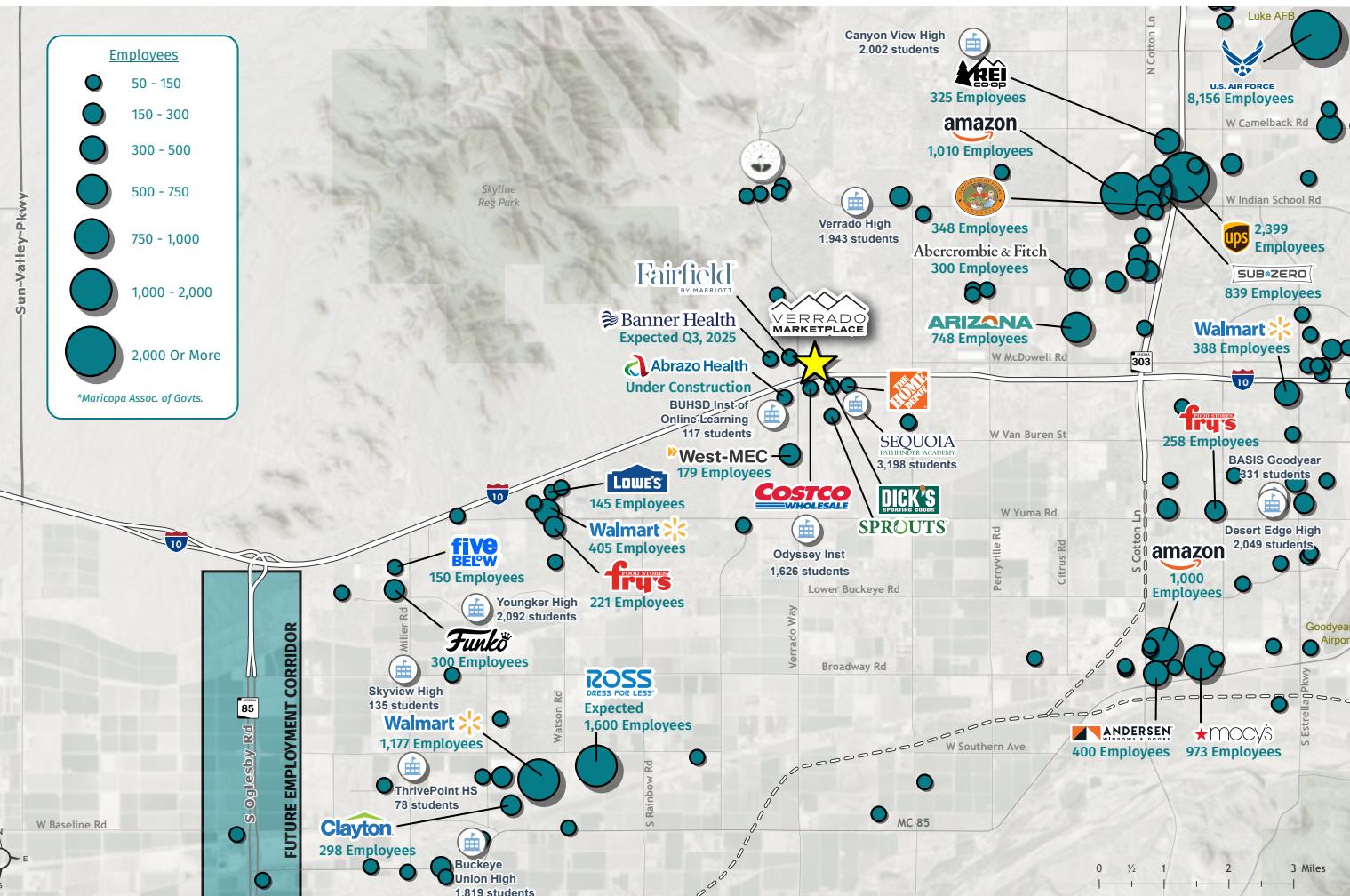
Source: GrowBuckeye.com

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KEY EMPLOYERS

DAYTIME POPULATION



61,341

EMPLOYEES WITHIN 5-MILE RADIUS



64.0%

WHITE COLLAR WORKERS

Source: ESRI

Q2 2025 ACTIVE DEVELOPMENT

- 3.3M SF Including:



EMPLOYMENT: 1.9M SF



RETAIL & SERVICES: 1.3M SF



HEALTHCARE: 74,000 SF



6 DOWNTOWN REDEVELOPMENT PROJECTS

2025 PIPELINE

- 5.9M SF in Following Sectors:



HEALTHCARE/MEDICAL CAMPUS



RETAIL & SERVICES



INDUSTRIAL BUILDINGS

Source: GrowBuckeye.com



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VERRADO MARKETPLACE | DISTRICT RENDERINGS

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VERRADO MARKETPLACE | NEIGHBORHOOD CENTER RENDERINGS

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VERRADO MARKETPLACE | SOFT GOODS RENDERINGS

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