

VERRADO MARKETPLACE



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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.



5 YEARS IN A ROW

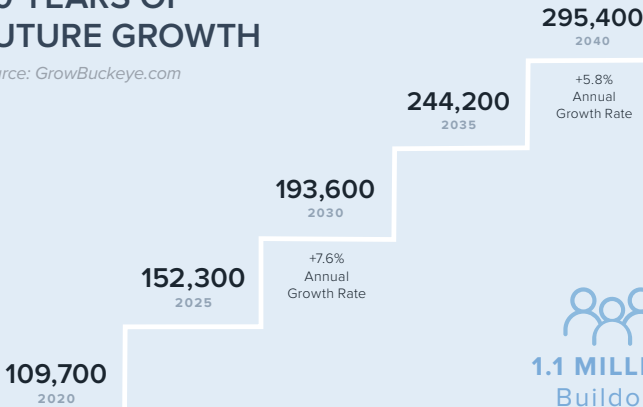
TOP TEN FASTEST GROWING CITY IN U.S. IN THE LAST DECADE, 2018-2022.

Source: GrowBuckeye.com

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

20 YEARS OF FUTURE GROWTH

Source: GrowBuckeye.com



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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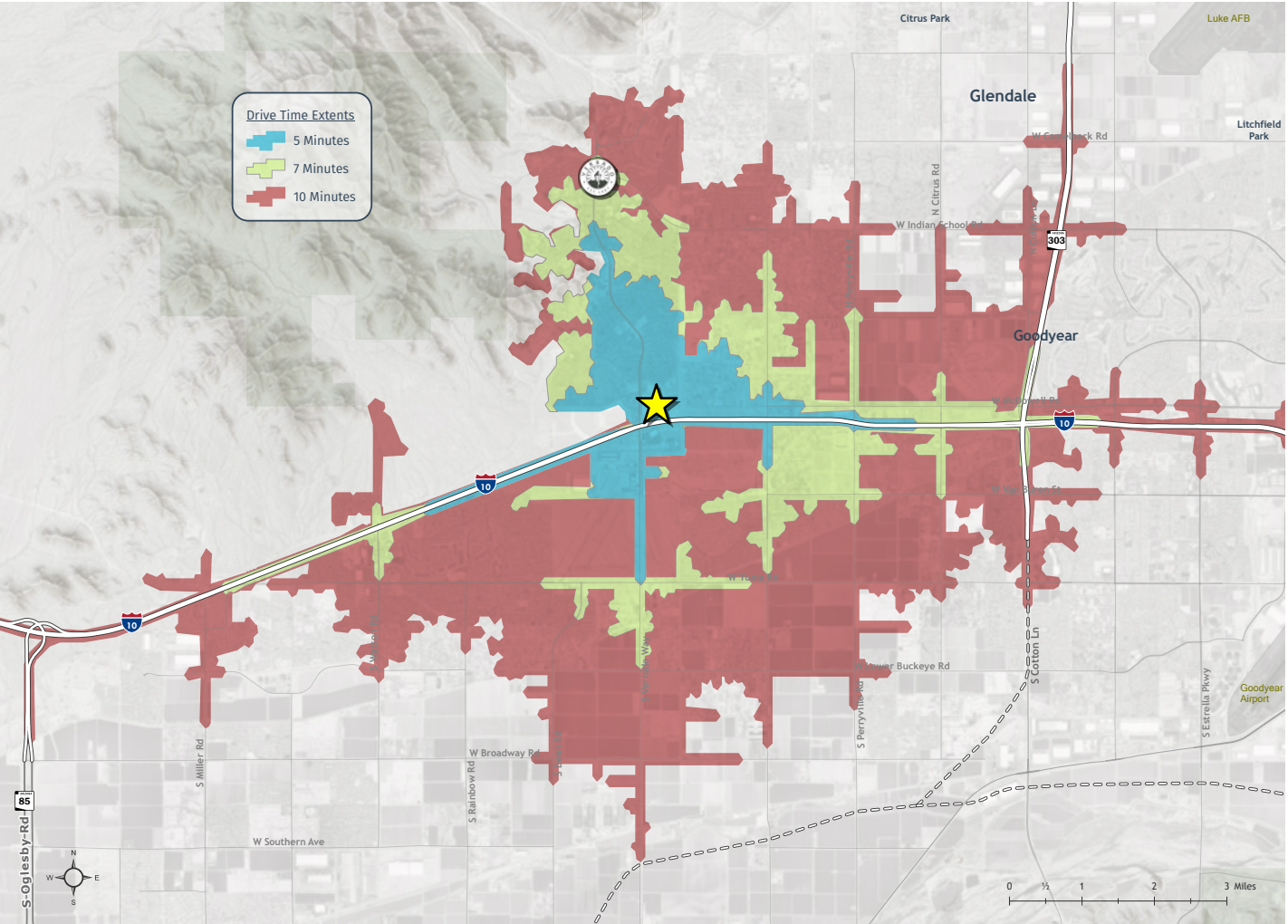
Source: ESRI



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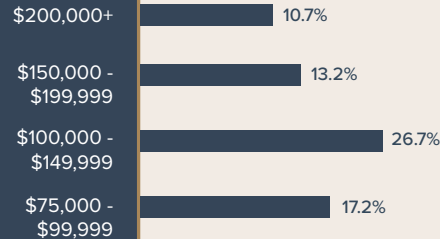


KEY DEMOGRAPHICS



BUCKEYE INCOME

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

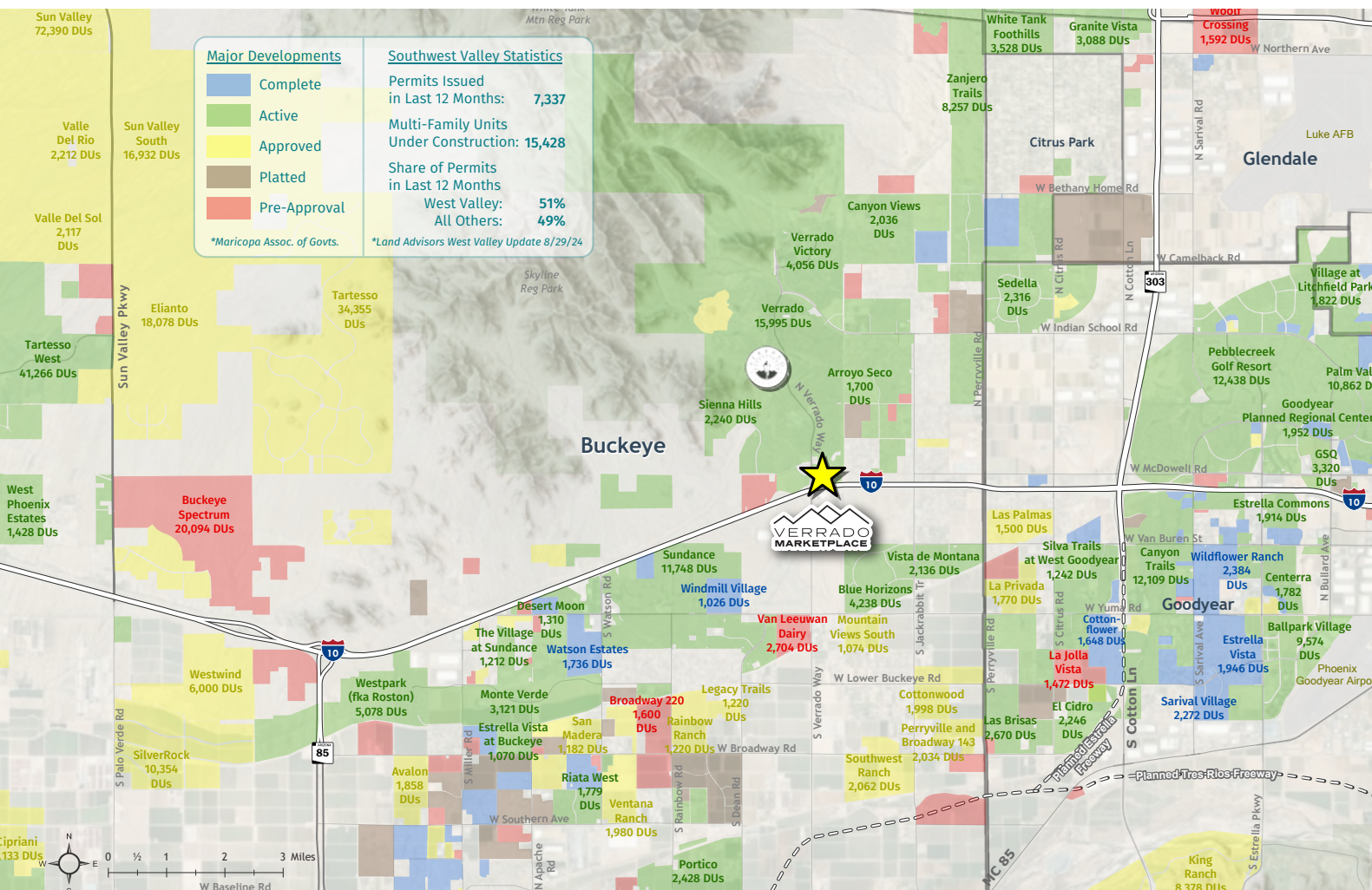


Source: GrowBuckeye.com



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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.

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

Location	Permits
AVONDALE	102
BUCKEYE	298
GLENDALE	134
GOODYEAR	227
PEORIA	225

A stacked bar chart titled 'Units in the Pipeline' showing the number of units in the pipeline by year from 2020 to 2024. The y-axis represents the number of units, ranging from 0 to 4,000 in increments of 500. The x-axis represents the years. Each bar is stacked with 'Single Family Units' in dark blue at the bottom and 'Multi Family Units' in light blue at the top. The total number of units for each year is labeled above the bars.

Year	Single Family Units	Multi Family Units	Total Units
2020	3,343	0	3,343
2021	2,617	0	2,617
2022	2,193	0	2,193
2023	2,000	458	2,658
2024	2,200	911	3,111

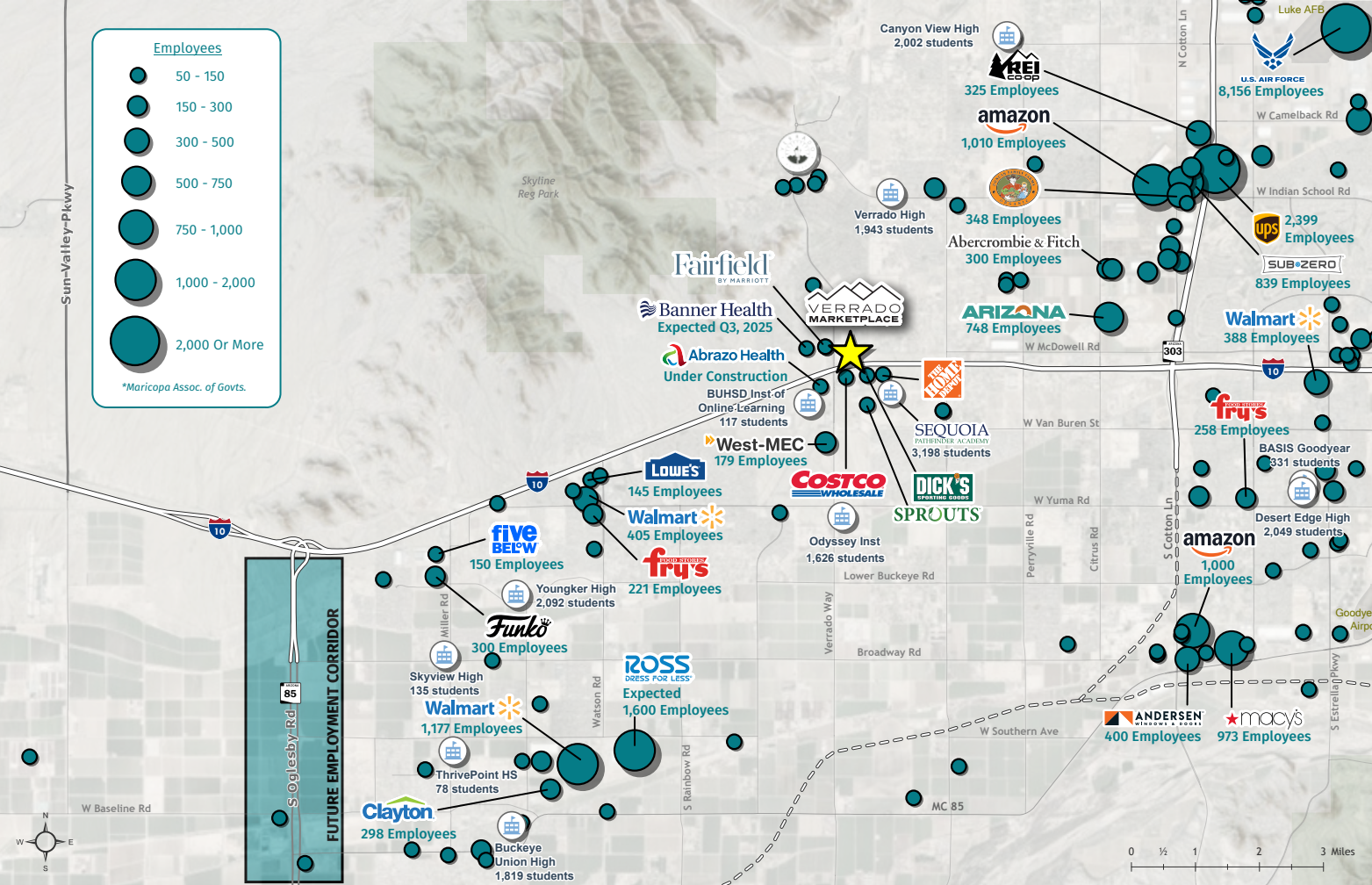
Source: GrowBuckeye.com



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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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