



Loves
Days Inn
SUBWAY
Burger King
QT
HARRIS' SMOKEHOUSE

Lowes
Walmart Supercenter
Wendys
TACO BELL
Dutch Bros
Burger King
Subway
Pope John
Pope John
Pope John

Dennys
BRAKE MASTERS
DRECK COUNTY TIRE
PIREHOUSE
7-Eleven Express

Cafe Rio
MEXICAN GRILL
JUNOS MEX
McDonalds
HOME2U
CAR WASH

Banner Health
Phase 1
±60,000 SF
Expansion

TARGET
SAFeway
ROSS
DRESS FOR LESS
HomeGoods
Marshalls
ULTA
HAWAIIAN BROS

amazon
DISTRIBUTION CENTER

Lowes
Walmart Supercenter
Wendys
TACO BELL
Dutch Bros
Burger King
Subway
Pope John
Pope John
Pope John

COSTCO
WHOLESALE
DICK'S
SPORTING GOODS
THE HOME DEPOT
Panera
WHATABURGER
STARBUCKS COFFEE
SLURRY CREAMS

Abrazo Medical Group
Phase 1
100,000 SF
Under Construction

IN-N-OUT
Cane's
SPROUTS
McDonalds

85

West Park
±480 Homes
U/C
five BELOW
Distribution Center
±500 Employees
Funko
±360 Employees

frut's
CHASE
Jack
SUBWAY
PIZZA HUT
HER BLOCK
SHERWIN WILLIAMS

Walgreens
Burger King
ALDI
PLANET FITNESS
CAR WASH

10

WSOUTHERN AVE ±6,976 VPD

85

Walmart
DISTRIBUTION CENTER
Walgreens
Auto Zone
ExtraSpace Storage
ACE Hardware
SONIC
Pizza Hut

S MILLER RD ±140,674 VPD



WBROADWAY RD

S WATSON RD

S VERADO WAY

187 HAVE

303

10

303

CVS pharmacy
Bashas'
Tempo
at&t
ZUPAS
Banner Health
Phase 1
±60,000 SF
Expansion

REI
DISTRIBUTION CENTER

SUB-ZERO
DISTRIBUTION CENTER

Pebble Creek Clubhouse



Not to Scale
Source: CoStar

Site Plan



Property Highlights



±38,773 SF Pad



Zoning: CC



±6 minutes from Interstate 10



Southern Ave. & Miller Rd serve as primary retail hub to the south of Buckeye corridor



Miller Rd is a major arterial to Interstate 10



Phoenix's West Valley's population over the next five years is projected to grow at twice the national average rate of growth

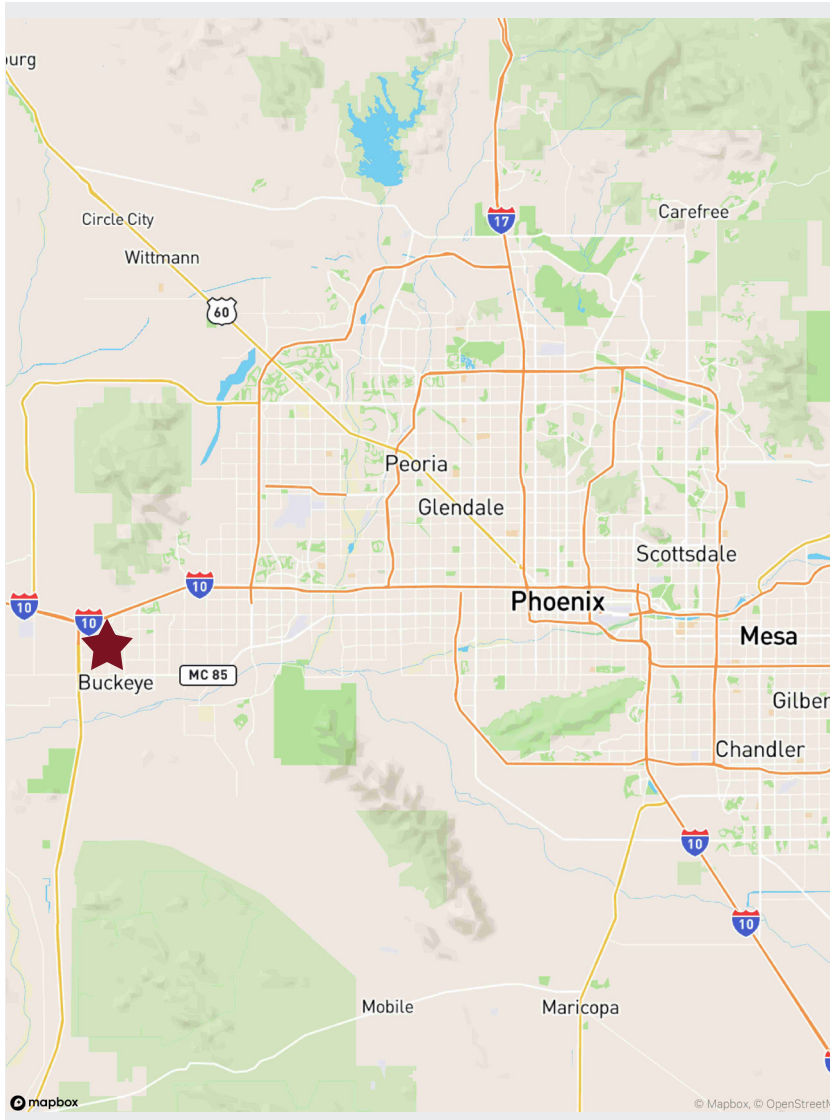
Buckeye, AZ

Located in the heart of Buckeye, Arizona, our retail leasing opportunities offer a unique chance to tap into the region's growing demand for shopping and dining experiences. With a population of over 70,000 and a projected growth rate of 50% in the next 5 years, Buckeye is an attractive market for retailers looking to establish a presence in the West Valley. Our retail centers offer a mix of national and local brands, creating a vibrant and dynamic shopping environment that appeals to a diverse customer base. With easy access to major highways and a strong local economy, our retail leasing opportunities are poised to drive sales and growth for your business.

Demographics

Demographic Comprehensive	±1 Mile	±3 Miles	±5 Miles
2025 Population - Current Year Estimate	9,376	38,457	60,354
2030 Population - Five Year Projection	10,731	45,000	69,525
2025 Households - Current Year Estimate	2,835	11,872	18,515
2030 Households - Five Year Projection	3,282	14,076	21,522
2025 Average Household Income	\$90,546	\$105,118	\$113,020
2030 Average Household Income	\$101,600	\$120,105	\$129,204
2025 Daytime Population	6,147	27,352	43,666

Source: ESRI



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