

UNDER CONSTRUCTION



SOUTHBRIDGE MARKETPLACE

southeast corner

JOHN WAYNE PKWY & MARICOPA-CASA GRANDE HWY

DEVELOPED BY



**THOMPSON
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HIGHLIGHTS

- New planned Power Center located in the heart of Maricopa.
- Lowe's is open and Aldi, shops and pads are currently under construction. Estimated delivery is Q3/Q4 2026.
- Maricopa is ranked the 5th fastest growing cities in the US.
- Approximately 574 apartment units are under construction directly east of the Shopping Center.
- Significant number of homes permitted, under construction, or planned in the surrounding trade area, including 40,000+ residential units planned at Red River Ranch immediately south.
- Maricopa residents spend over \$300 million outside the city, highlighting the need for more retail goods and services in Maricopa.
- Only bridged arterial over an active rail line in the Maricopa trade area.

TENANTS COMING SOON



TRAFFIC COUNT

ADOT 2024

JOHN WAYNE PKWY

N ±46,920 VPD (NB & SB)

S ±35,438 VPD (NB & SB)

MARICOPA-CASA GRANDE HWY

E ±14,845 VPD (NB & SB)

W ±5,900 VPD (NB & SB)

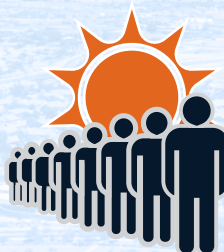
DEMOGRAPHICS



87,240

TOTAL POPULATION

(Trade Area)



68,883

DAYTIME POPULATION

(Trade Area)



\$105,970

AVERAGE HH INCOME

(Trade Area)



29,140

TOTAL HOUSEHOLD

(Trade Area)

Maricopa, AZ (Trade Area) ESRI 2025

SITE PLAN



SHOPS A



SHOPS B



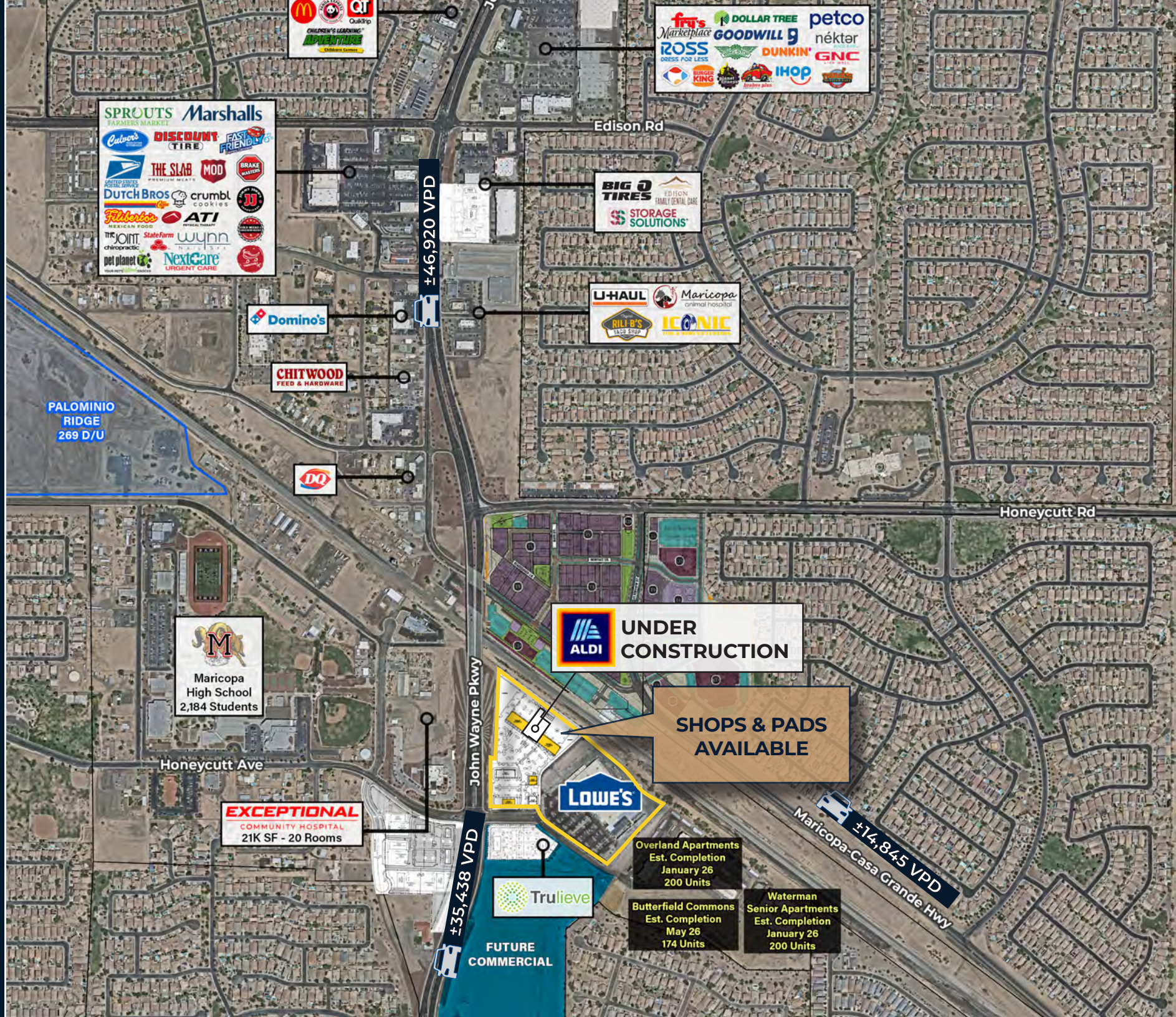
PAD A



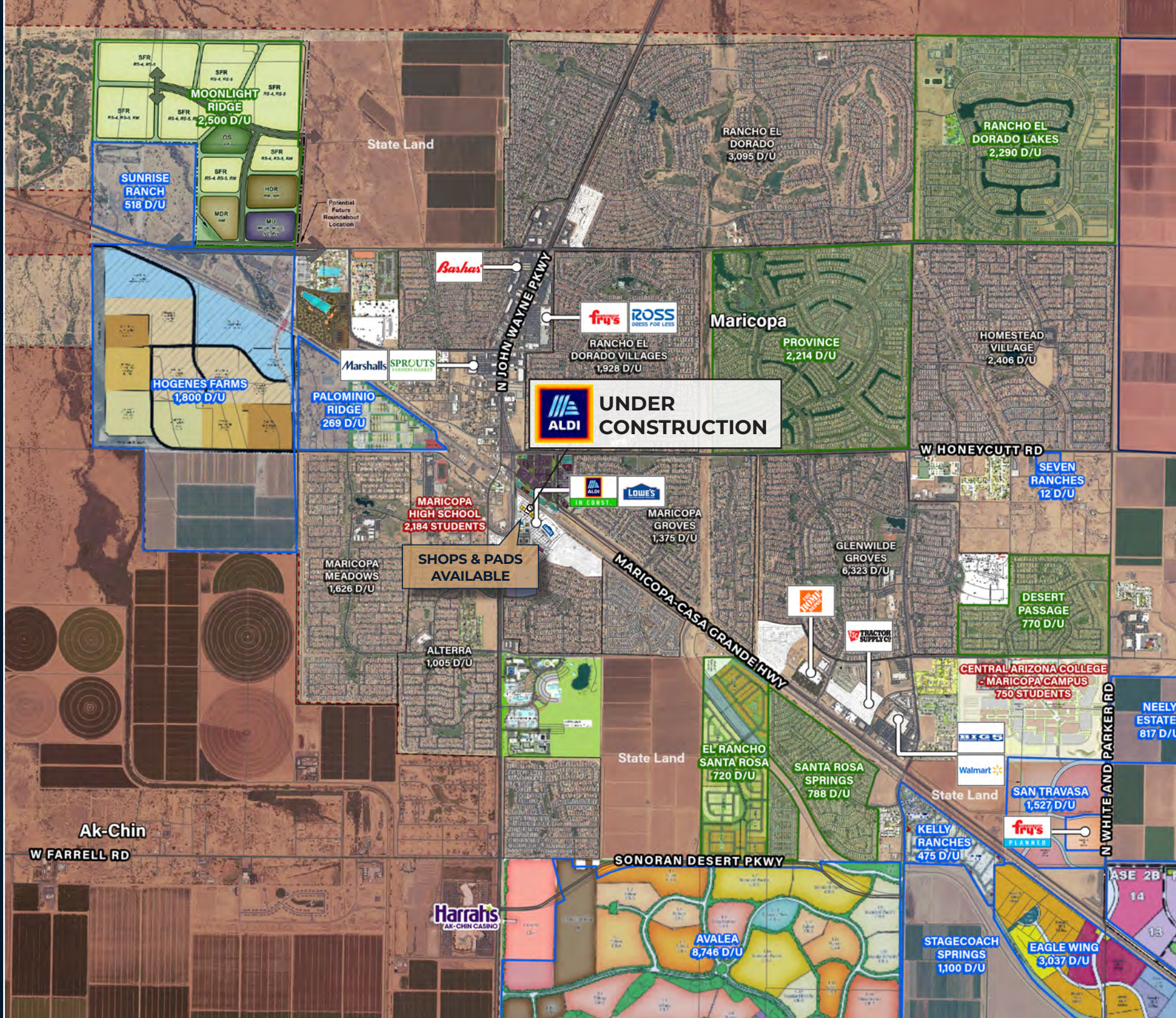
PAD C



AERIAL



AERIAL



LEGEND

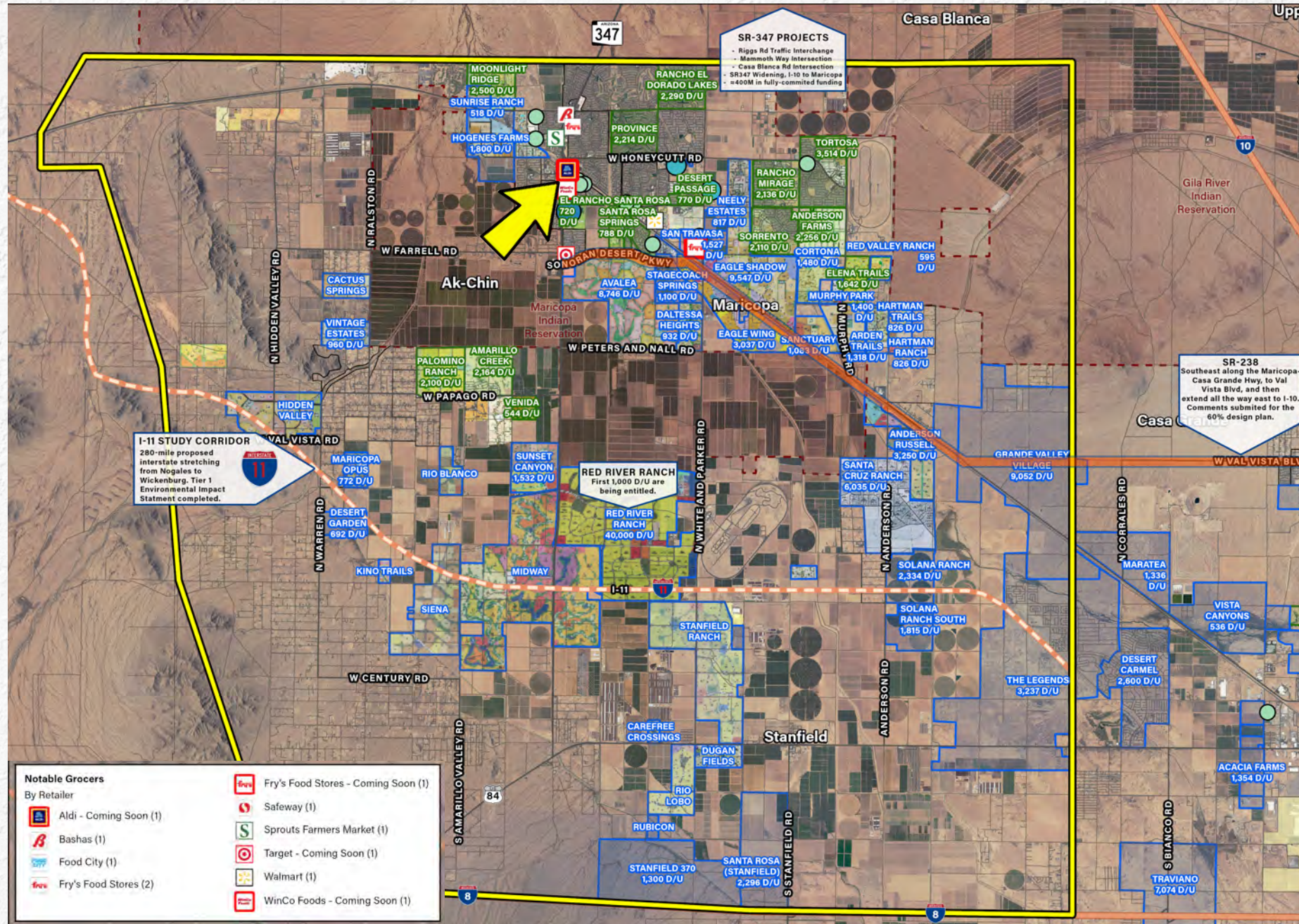


SINGLE FAMILY RESIDENTIAL

- Active Subdivision
- Future Subdivision

MULTI FAMILY

- Under Construction / Future
- Less than 100 Units
- 100-250 Units
- 250-500 Units
- 500-1,000 Units
- More than 1,000 Units



Housing Overview: Trade Area

RL Brown Housing Data July 2026		Trade Area
DEMOGRAPHIC PROFILE		
Total Population		93,444
Existing Housing Units		35,608
Median Home Value		\$384,225
Median Household Income		\$100,706
Per Capita Income		\$40,253
Average Household Size		2.98
Median Age		37.5
ACTIVE HOUSING (1-5 years)		
Close of Escrow (Last 12 Months)		970
Permits Issued / In Const (Last 12 Months)		1,569
Estimated Added Future Population (based on Close of Escrow & Permits Issued)		7,566
Platted Lots		7,510
Developable Lots		2,842
Estimated Added Future Population (based on Platted & Developable Lots)		30,848
Total Active Communities		14
Total Estimated D/U		25,748
Estimated Added Population Buildout (based on Total Estimated D/U)		76,729
FUTURE HOUSING (4-10 years)		
Total Future Communities		48
Future Lots		110,908
Estimated Added Future Population (based on Future Housing)		330,505
MULTI-FAMILY		
Existing Units		3,808
Under Construction Units		962
Planned & Proposed Units		N/A
Average HH Size (Assumed)		1.9
Estimated Added Future Population (based on Total Active & Future Units)		1,827

*Note: All Future Population Numbers Based on Units x Average HH Size
*Sources: Esri, RL Brown, Costar



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