



**Under  
Construction**



**Jackrabbit Crossing**

SWC Indian School Rd & Jackrabbit Trail | Buckeye, AZ

**New Shops For Lease**





## For Lease

SWC Indian School Rd &  
Jackrabbit Trail  
Buckeye, AZ

\* *ALDI Under Construction!  
Opening Q4 2026*

### Property Specifications

AVAILABLE

### Shops & Pad

ZONING

## Community Commercial with PAD overlay, City of Buckeye

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### About the Property

- Mixed use center serving the Greater Verrado Community
- Shops A Q1 2027 Delivery
- Pads and mixed use space available for lease across from Fry's Marketplace
- In close proximity to Verrado High School (1,902 students)
- 8,800 acre community with 14,080 residential units entitled
- Verrado Community named "Best Place to Live" by Arizona Foothills Magazine
- 3.5 miles from Banner Health Regional Hospital

### Traffic Counts

Jackrabbit Trail, N of Site	8,848 VPD
Indian School Rd, adjacent to Site	11,886 VPD
Indian School Rd, E of Site	11,220 VPD
Jackrabbit Trail, S of Site	13,064 VPD

Year: 2025 | Source: ADOT

### Join These Retailers





INDIAN SCHOOL ROAD







Photo Rendering



Super Star Car Wash



Photo Rendering



Greulich's



Angie's

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Verrado Master-Planned Community  
14,080 Units

197TH AVENUE

Village Grove Dental Care



JACKRABBIT TRAIL  
8,848 VPD '25



FUTURE



FUTURE



INDIAN SCHOOL ROAD  
11,886 VPD '25



CC Zoning  
Commercial Center  
City of Buckeye

Cielo Azul  
Detached  
Build-To-Rent  
335 Units

The Church of  
Jesus Christ  
of Latter-Day Saints  
Savannah Ward



INDIAN SCHOOL ROAD  
11,220 VPD '25



Lot 1G  
AVAILABLE  
± 36,113 SF

Shops D  
AVAILABLE  
± 4,000 SF



Shops C  
AVAILABLE  
± 10,400 SF

Shops A  
AVAILABLE  
± 9,100 SF



UNDER CONSTRUCTION



Pasqualetti Mountain Ranch  
Subdivision  
321 Units

JACKRABBIT TRAIL  
13,064 VPD '25

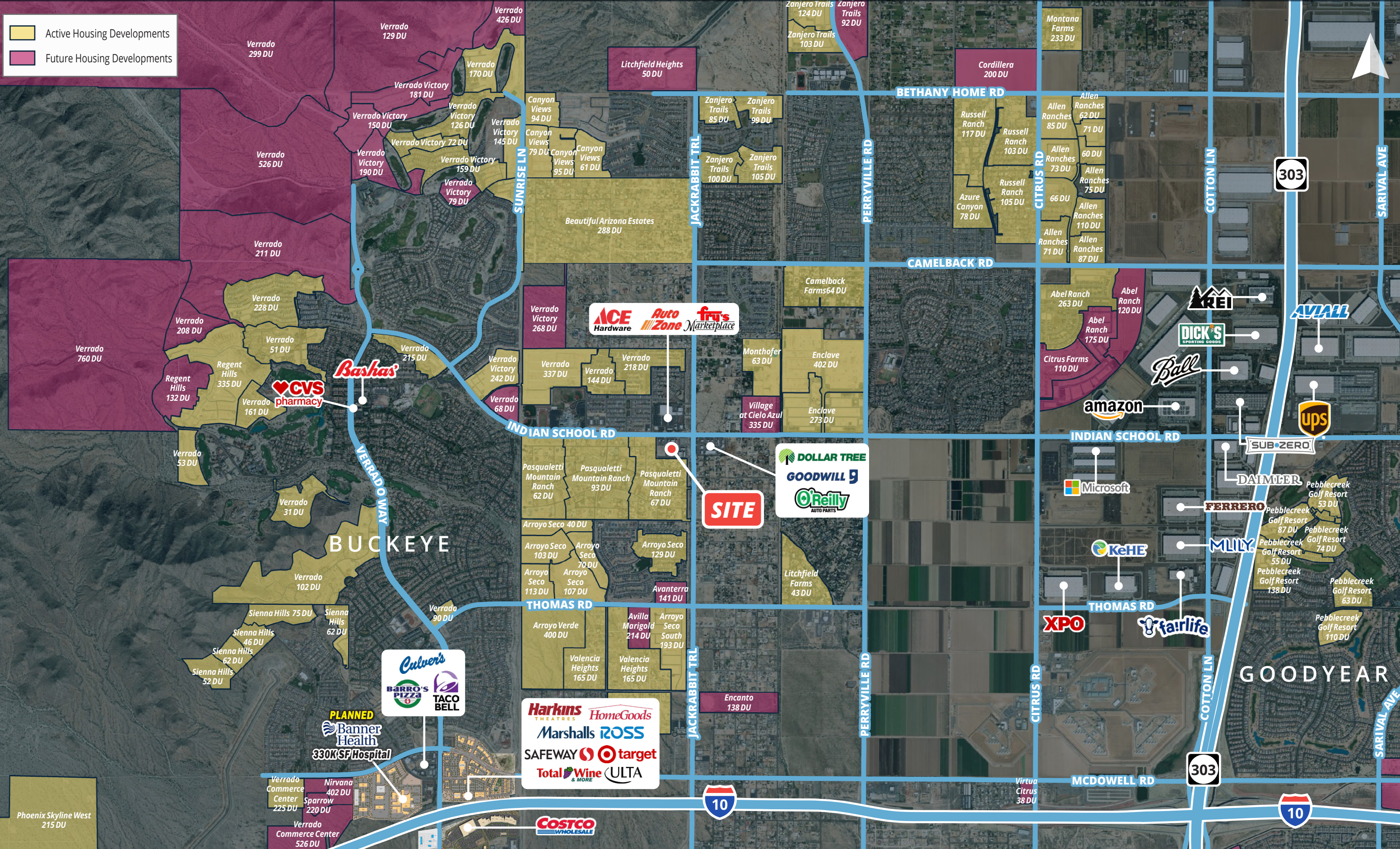


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Active Housing Developments  
Future Housing Developments





## Area Snapshot

### 1 MILE

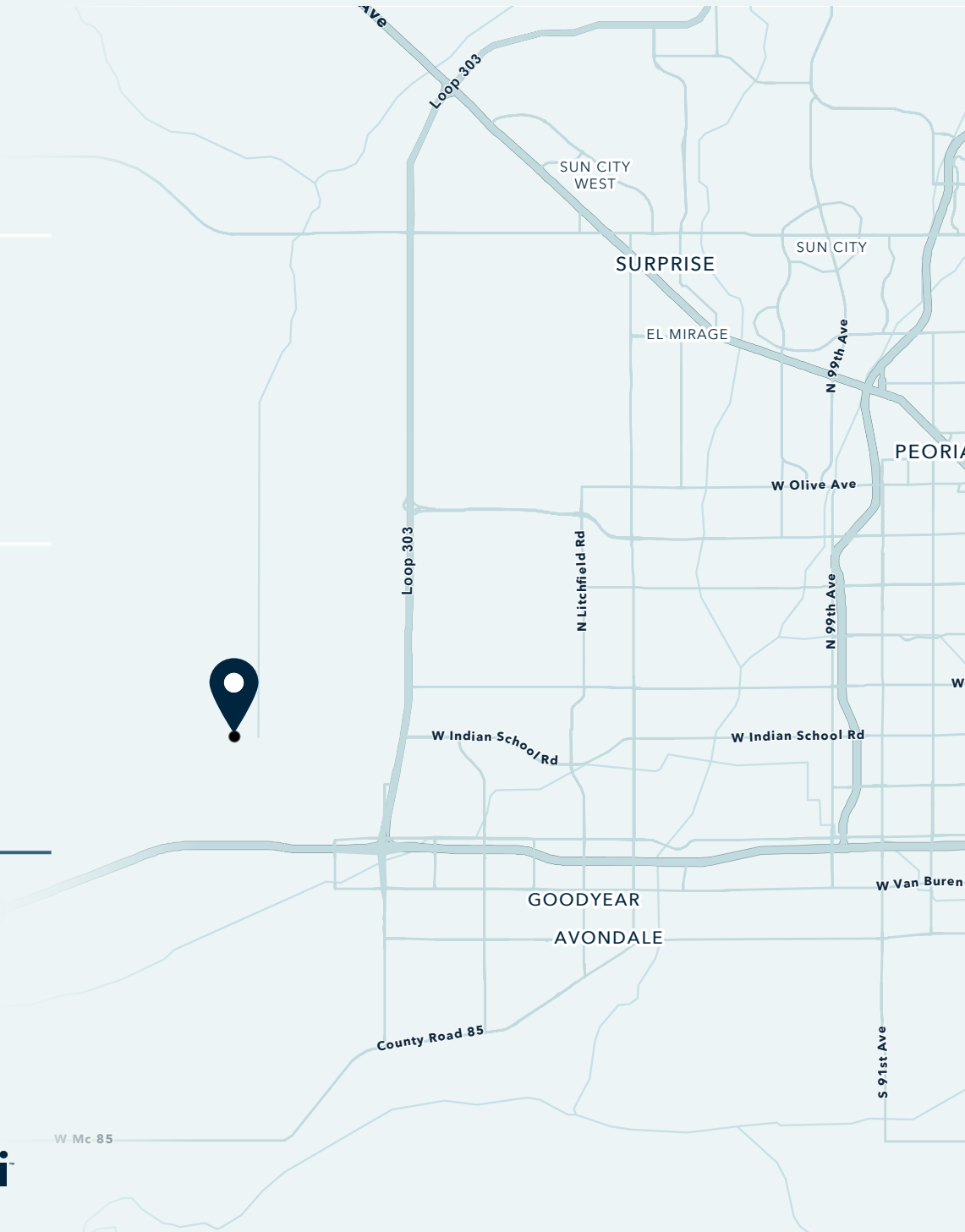
<b>8,089</b> 2025 Population	<b>8,530</b> 2030 Population	<b>\$165,578</b> Average Household Income	<b>5,865</b> Daytime Population
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### 3 MILES

<b>49,293</b> 2025 Population	<b>53,929</b> 2030 Population	<b>\$167,071</b> Average Household Income	<b>30,918</b> Daytime Population
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### 5 MILES

<b>101,007</b> 2025 Population	<b>114,843</b> 2030 Population	<b>\$146,470</b> Average Household Income	<b>65,852</b> Daytime Population
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**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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