

UNDER CONSTRUCTION



John Wayne Pkwy

Honeycutt Ave

DEVELOPED BY
THOMPSON THRIFT
A REAL ESTATE COMPANY
forest creek ventures

SOUTHBRIDGE MARKETPLACE

southeast corner

JOHN WAYNE PKWY & MARICOPA-CASA GRANDE HWY



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)



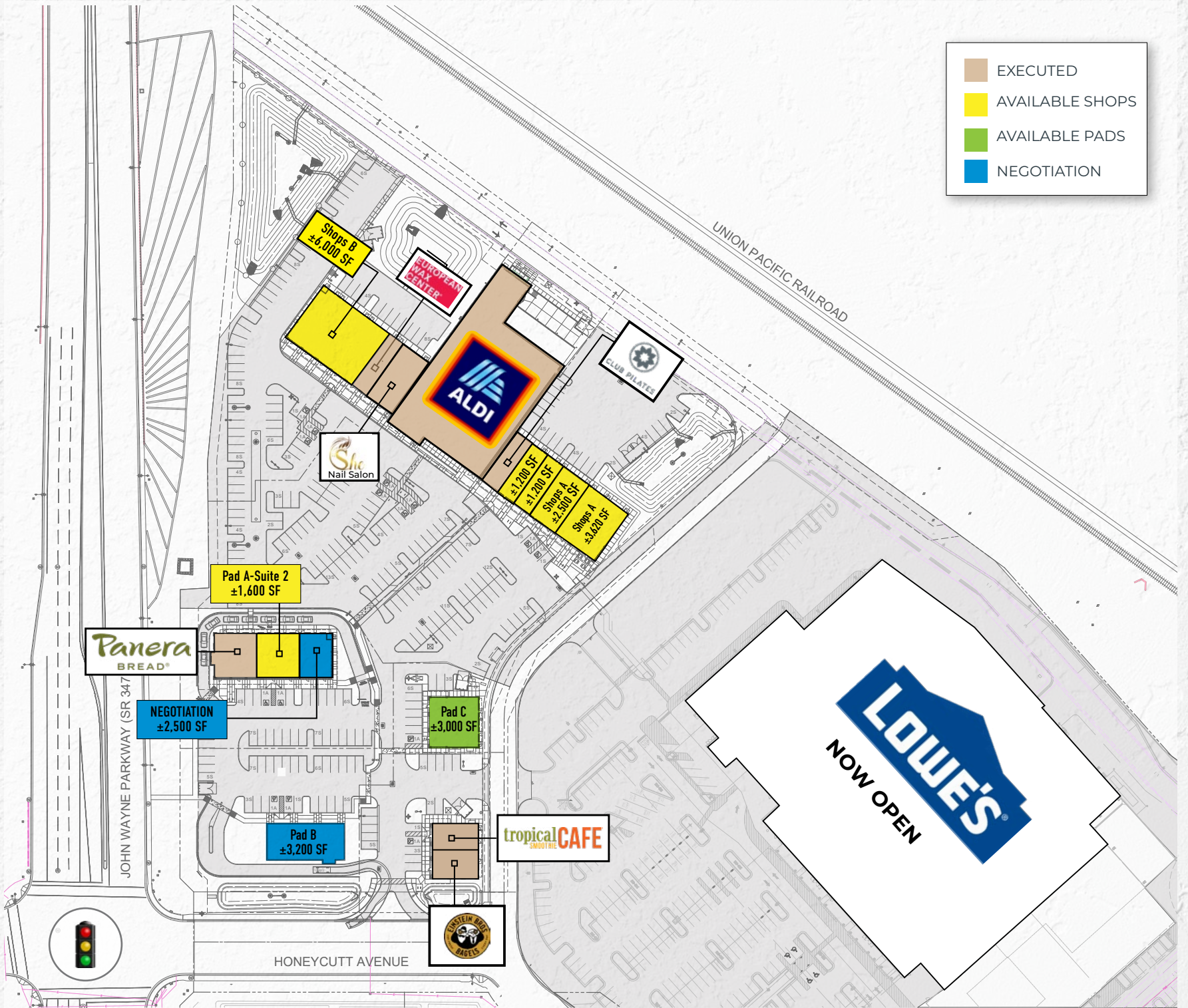
29,140

TOTAL HOUSEHOLD

(Trade Area)

Maricopa, AZ (Trade Area) ESRI 2025

SITE PLAN



SHOPS A



SHOPS B



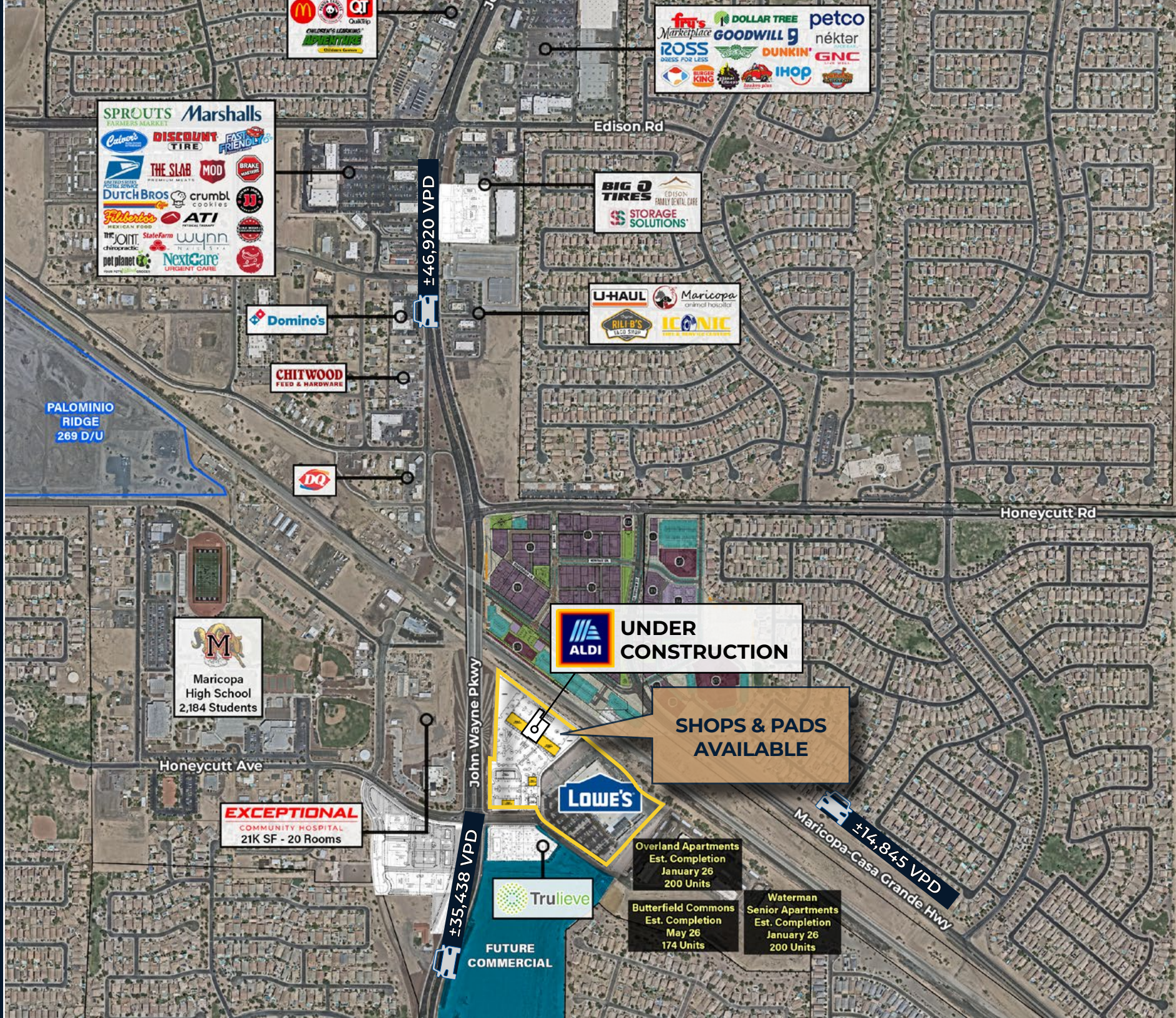
PAD A



PAD C



AERIAL



McDonald's
 CHILDREN'S LEARNING CENTER
 QUILTING

FRU'S Marketplace
 DOLLAR TREE
 GOODWILL
 petco
 ROSS
 DUNKIN'
 GNC
 IHOP
 BURGER KING
 IHOP

SPROUTS FARMERS MARKET
 Marshalls
 DISCOUNT TIRE
 FAST FRIENDLY
 THE SLAB
 MOD
 BRAKE MASTER
 DUTCH BROS
 crumbl COOKIES
 Filiberto MEXICAN FOOD
 ATI
 THE OINT
 StateFarm
 wynn
 pet planet
 NextCare URGENT CARE

Edison Rd

±46,920 VPD

BIG O TIRES
 EDISON FAMILY DENTAL CARE
 STORAGE SOLUTIONS

Domino's

U-HAUL
 Maricopa animal hospital
 RILLI'S TACO SHOP
 IONIC

CHITWOOD FEED & HARDWARE

DQ

PALOMINIO RIDGE
 269 D/U

Honeycutt Rd

Maricopa High School
 2,184 Students

ALDI
 UNDER CONSTRUCTION

SHOPS & PADS AVAILABLE

Honeycutt Ave

EXCEPTIONAL COMMUNITY HOSPITAL
 21K SF - 20 Rooms

LOWE'S

John Wayne Pkwy

±35,438 VPD

FUTURE COMMERCIAL

Trulieve

Overland Apartments
 Est. Completion January 26
 200 Units

Butterfield Commons
 Est. Completion May 26
 174 Units

Waterman Senior Apartments
 Est. Completion January 26
 200 Units

Maricopa-Casa Grande Hwy
 ±14,845 VPD

LEGEND



Trade Area

ZONDA HOUSING DATA

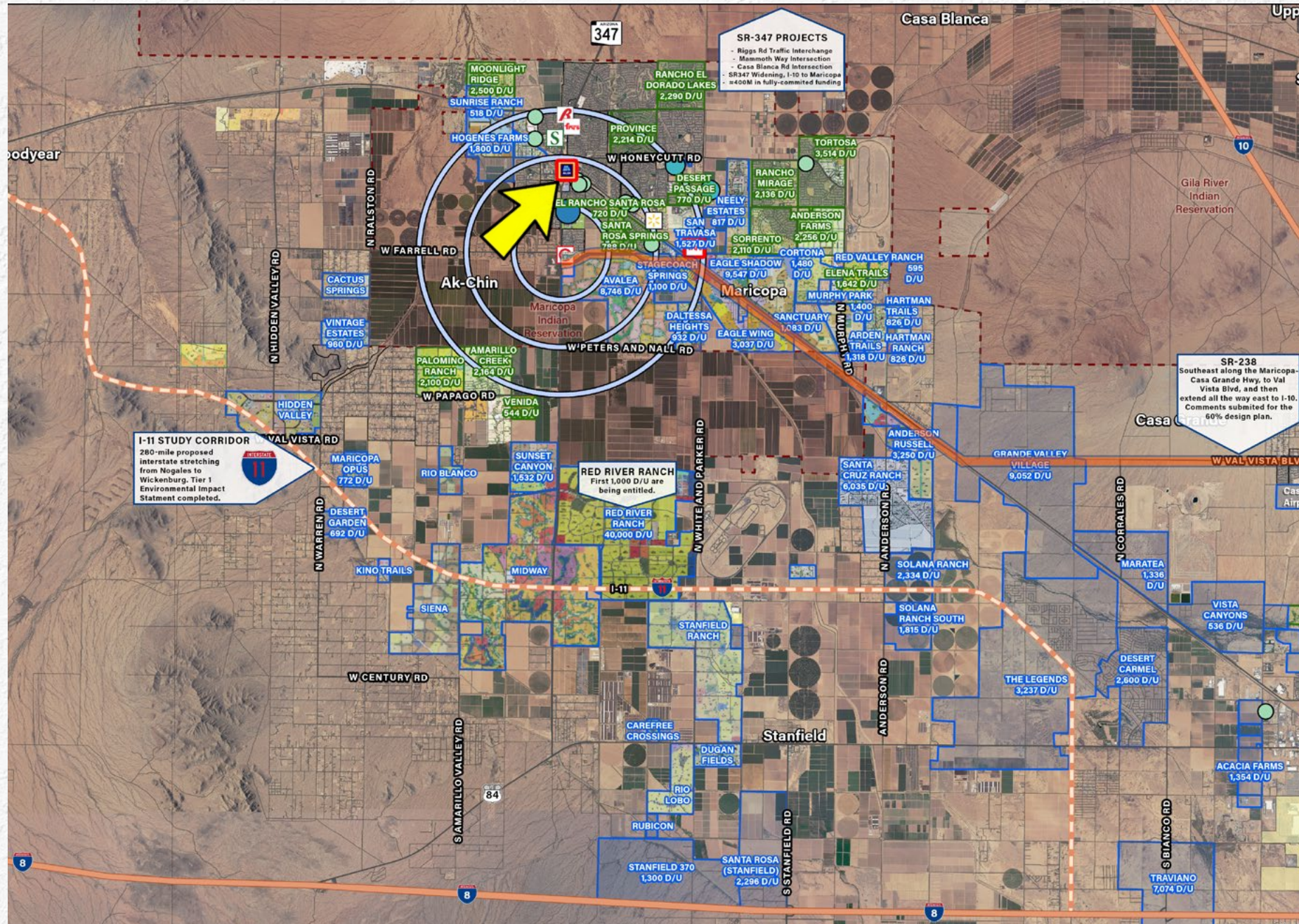
Active / Future Projects

MASTER PLANNED COMMUNITIES

Active Communities
Future Communities

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

Zonda Housing Data Q3-2025	Trade Area
DEMOGRAPHIC PROFILE	
Completed Housing Units	32,683
Completed Housing Units (Built in last 12 Months)	1,100
Average HH Size	2.99
Median Home Value	\$383,477
Median HH Income	\$91,762
Per Capita Income	\$35,400
Existing Population	87,240
ACTIVE HOUSING	
Total Communities	14
Total Approved D/U	25,748
Permitted / Under Construction Units (1 - 2 years)	2,701
Approved Platted Lots (3 - 5 years)	12,150
Estimated Future Population (based on Active Housing)	44,404
FUTURE HOUSING	
Total Communities	48
Future Lots (4-10 years)	109,614
Estimated Future Population (based on Future Housing)	327,745
MULTI-FAMILY	
Existing Communities (Built in last 12 Months)	5
Existing Units (Built in last 12 Months)	1,362
Active Communities	5
Active Units	1,040
Future Communities	1
Future Units	200
Average HH Size (Assumed)	1.9
Estimated Future Population (based on Total Active & Future Units)	2,356

*Note: All Future Population Numbers Based on Average HH Size
 *Sources: Esri, Zonda, Costar



DEVELOPED BY



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