

# BUCKEYE COMMONS

SEC

VERRADO WAY & INTERSTATE 10  
BUCKEYE, ARIZONA

DEVELOPED BY

# SIHI



PhoenixCommercialAdvisors.com

## AVAILABLE ANCHOR, SHOPS & PADS

±443,882 SF OF RETAIL



± 104,490 VPD

± 18,307 VPD

JOIN





# BUCKEYE COMMONS



Tenant	SF
Costco	160,938
DICK'S	50,000
Barnes & Noble	18,000
Five Below	9,179
Major 4	12,445
Home Depot	135,684
Shops A	6,260
Shops B	10,915
Shops C	10,547
Shops D	14,041
Pad 1 - Panera	3,500
Pad 2 - U.S. Bank	4,000
Pad 3 - Starbucks	2,400
Pad 4 - Slim Chickens	3,578
Pad 5 Drive-Thru	2,400 SF – up to 8,000 SF Building
<b>TOTAL</b>	<b>443,882</b>

# site plan





PADS		
SUITE	TENANT	SF
PAD 1	PANERA	3,500
PAD 2	U.S. BANK	4,000
PAD 3	STARBUCKS	2,400
PAD 4	SLIM CHICKENS	3,578
PAD 5	AVAILABLE PAD- DRIVE- THRU PERMITTED	2,400 SF – up to 8,000 SF Building

SHOPS A		
SUITE	TENANT	SF
A	FIVE GUYS	2,713
B-D	SLEEP NUMBER	3,547

SHOPS B		
SUITE	TENANT	SF
G	OVER EASY	3,450
F	JIMMY JOHNS	1,502
E	PLAYA BOWLS	1,213
D	STATE FARM	1,206
C	ZOYO	1,213
A-B	QDOBA	2,331

SHOPS C		
SUITE	TENANT	SF
A-B	NOTHING BUNDT CAKES	2,320
C	GENTLEMEN CHAMBERS BARBER	1,200
D	MY DR. NOW	1,211
E	SPITZ	2,400
F	AVAILABLE	1,060
G	DIP NAIL SPA	2,356

SHOPS D		
SUITE	TENANT	SF
A	PACIFIC DENTAL	3,500
B	CREDIT UNION WEST	2,100
C	THE JOINT	1,102
D	RED WING SHOES	1,700
E	AVAILABLE	2,400
F	AVAILABLE	1,593
G	HOTWORX	1,646

# shops & pads



# Summary

AVAILABLE Anchor, Shops & Pads      PRICING Call for Rates

ZONING CC

## Property Highlights

- » **High visibility, with easy access to highly trafficked I-10.**  
ADOT is widening I-10 between State Route 85 & Verrado Way.
- » Front door to Verrado Master plan
- » Exceptional incomes and high-residential growth in the trade area.
- » Abrazo Health West Campus is a three-story, the 60,000 SF medical office (1st building/ open). Tenants are slated to include cardiology, orthopedics, spine, primary care and urology physician practices, physical therapy and other offices

## Traffic Count



### VERRADO WAY

N: ±23,630 VPD (NB/SB)

S: ±18,307 VPD (NB/SB)

ADOT 2024

### I-10

E: ±104,490 VPD (EB/WB)

W: ±89,656 VPD (EB/WB)



FASTEST GROWING CITY IN U.S.  
(OVER THE PAST DECADE)



**1.5 Million**  
AT FULL BUILDOUT  
BUCKEYE POPULATION ESTIMATE



**186,600**  
PROJECTED POPULATION  
2030 ESTIMATE

[www.growbuckeye.com/pages/choose-buckeye](http://www.growbuckeye.com/pages/choose-buckeye)

# highlights





BUCKEYE  
COMMONS

PLANNED  
VERRADO MARKETPLACE  
Harkins THEATRES  
target SAFEWAY

INTERSTATE 10  
± 104,490 VPD

BARNES & NOBLE  
five BELOW

THE HOME DEPOT

DICK'S SPORTING GOODS

Starbucks

SLIM CHICKENS



Panera BREAD

usbank

ZOYO

QDOBA MEXICAN EATS

FIVE GUYS

ENBY

JJ

Verrado Way  
± 18,307 VPD

IN-N-OUT BURGER



Roosevelt Street

UNDER CONSTRUCTION

SPROUTS FARMERS MARKET

site aerial





site aerial





BUCKEYE  
COMMONS

SPROUTS  
FARMERS MARKET

IN-N-OUT  
BURGER

FIVE BELOW

BARNES  
& NOBLE

DICK'S  
SPORTING GOODS

THE HOME  
DEPOT

PLANNED  
VERRADO  
MARKETPLACE

target Harkins  
THEATRES  
SAFeway

Verrado Way



±104,490 VPD

# BUCKEYE COMMONS



# site aerial





# site aerial



# Shops C



## BUCKEYE COMMONS

# Shops D



# BUCKEYE COMMONS



elevation





LUKE AIR FORCE BASE

Luke AFB currently serves more than  
 ±85,000 personnel consisting of:  
 ±6,900 Active Duty & Reserves  
 ±1,200 Air Force Civilian Employees  
 ±1,200 Students  
 ±6,700 Family Members, and  
 ±68,900 Military Retirees  
 Luke AFB Population to growth: 16,663 to  
 24,000 by 2026  
 ±13,900 jobs (2026)



trade area



# HOUSING

Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 3,600+ SFR permits in 2022, which equates to an additional 12,600+ residents added to the community this year. Residential growth is far exceeding other communities in the valley and has the 2nd largest permit numbers in Greater Phoenix

source: growbuckeye.com

## MASTER PLANNED COMMUNITIES



Festival Ranch  
Del Webb®

Trillium

ESTRELLA™  
MOUNTAIN RANCH



ELIANTO



# #1

Fastest Growing City in US  
(Over past decade)



# 35

Residential Developments  
(Currently Active)



# 4.7M SF

New Commercial Development  
in 2021



# 1.45M

Labor Force  
(within 45-minute commute)

# trade area growth





## Population

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Total Population	5,405	50,977	108,237	241,969
2030 Total Population	6,022	57,121	124,461	276,782



## Housing Units

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Housing Units	1,763	18,135	36,866	87,763
Owner Occupied	88.4%	88.9%	88.6%	80.9%
Renter Occupied	11.6%	11.1%	11.4%	19.1%
Vacant	101	1,942	3,426	8,731



## Daytime Population

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Total Daytime Pop	3,969	33,209	70,049	168,356
Workers	1,268	8,209	17,487	43,633
Residents	2,701	25,000	52,562	124,723



## Households

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Households	1,662	16,193	33,440	79,032
2030 Households	1,856	18,335	38,943	91,281



## 2025 Incomes

	1-Mile	3-Miles	5-Miles	Trade Area
Median HH Income	\$133,271	\$121,316	\$120,338	\$111,578
Average HH Income	\$160,499	\$139,403	\$140,872	\$133,087
Per Capita Income	\$50,345	\$43,681	\$41,588	\$43,576



## Business

	1-Mile	3-Miles	5-Miles	Trade Area
2025 Businesses	64	415	834	2,386

2025 ESRI ESTIMATES



# demographics





Verrado District serving as the major

# GATEWAY TO BUCKEYE



## Life in Verrado...

It's a collection of wonderful little things that combine to make something even greater. Verrado's walkable Main Street district means shops and restaurants are only minutes from your door. Five highly performing schools and more than 75 neighborhood parks are yet another part of what makes Verrado so special. However you decide to spend your days, you can rest assured you'll end each one with an unforgettable White Tank Mountain sunset.

<https://www.verrado.com/life-verrado/#filter=shopping>



exclusively listed by

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