## ANCHORS, SHOPS & PADS FOR SALE OR LEASE > BUCKEYE, AZ SEC/SWC I-10 & VERRADO WAY

#### NEW COMMUNITY CENTER DEVELOPMENT OPPORTUNITY



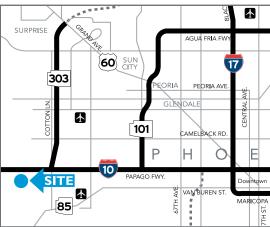
### **Property Highlights**

 Buckeye is the nation's 15th fastest growing city (300,000 homes at full build-out).

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- > Verrado, a thriving master-planned community of 8,000 residents and entitled for 14,000 homes on 8,800 acres, lies just north of the asset.
- > Direct access to Interstate 10 (94,400 VPD at intersection).
- Strong trade area income levels with excellent retail sales numbers in Buckeye.
- Banner Health planning a Medical Campus and Community Hospital one quarter mile north of property.

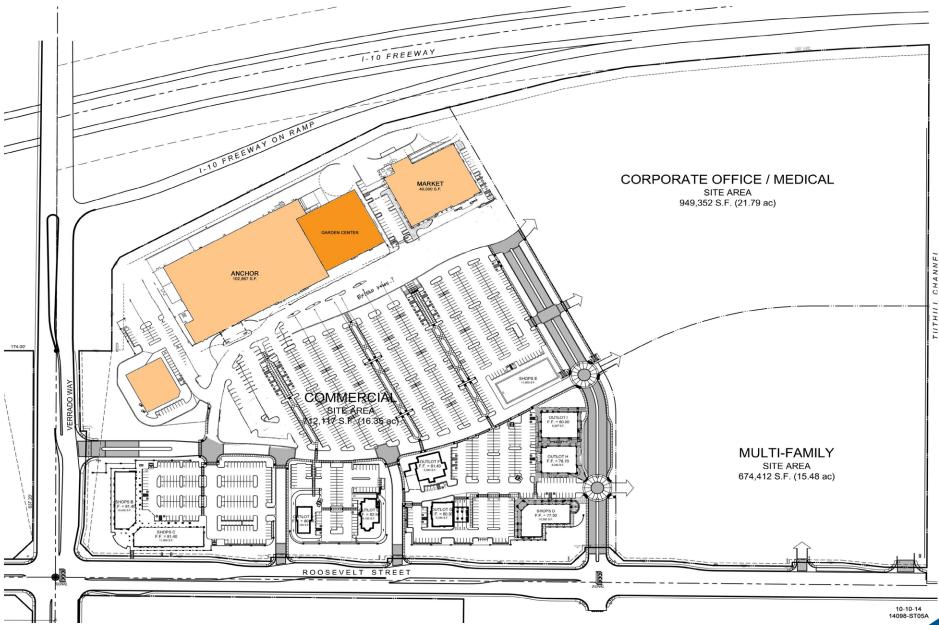


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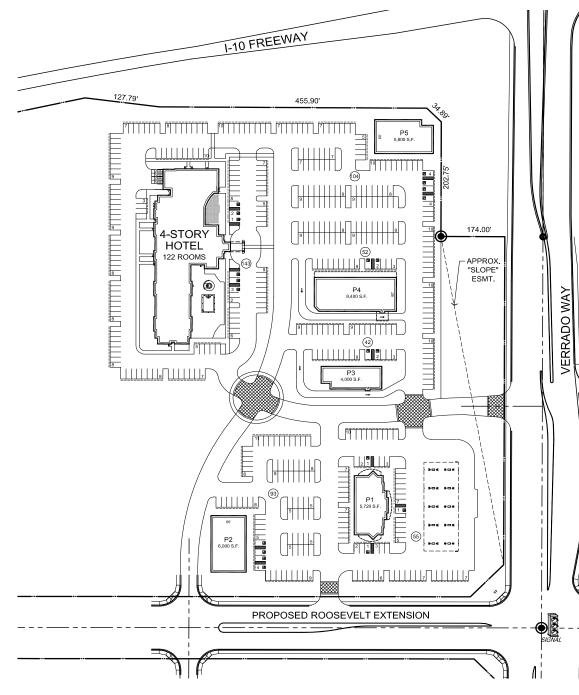
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# SEC I-10 & VERRADO WAY

BUCKEYE PARKWAY CENTER



### SWC I-10 & VERRADO WAY





### Project Space

- > Total property size 116.6 acres
  - SEC: 74.5 acres
  - SWC: 42.1 acres
- > 1 anchor
- > 1 junior anchor
- > 3 divided shop buildings
- > 4-story hotel (122 rooms)
- > 11 pads
- > Multifamily site (15.48 acres)
- > Corporate office/medical site (21.79 acres)

### Traffic Counts (2015)

> Total	94,400 VPD
> Interstate 10	85,000 VPD
> Verrado Way	9,400 VPD

Source: Maricopa Association of Government , ADOT

#### Demographics

	3 MILES	5 MILES	7 MILES	
> Average HH Income	\$80,658	\$80,118	\$78,579	
<ul> <li>Population</li> </ul>	26,476	53,430	102,941	
> Median Age	31.1	31.1	32.2	
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Source: Gadberry Group



### Contact Us

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