

ANCHORS, SHOPS & PADS FOR SALE OR LEASE > BUCKEYE, AZ

SEC/SWC I-10 & VERRADO WAY

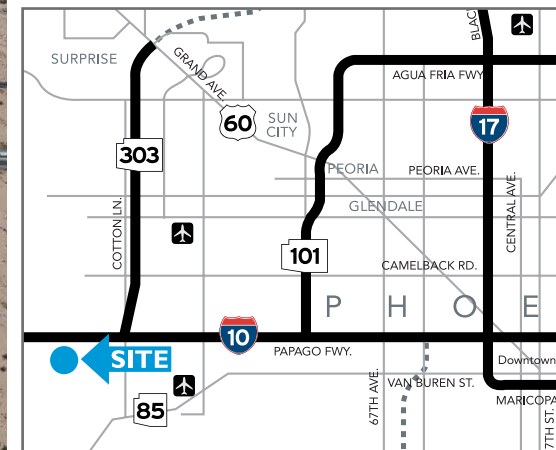
NEW COMMUNITY CENTER DEVELOPMENT OPPORTUNITY

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Property Highlights

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



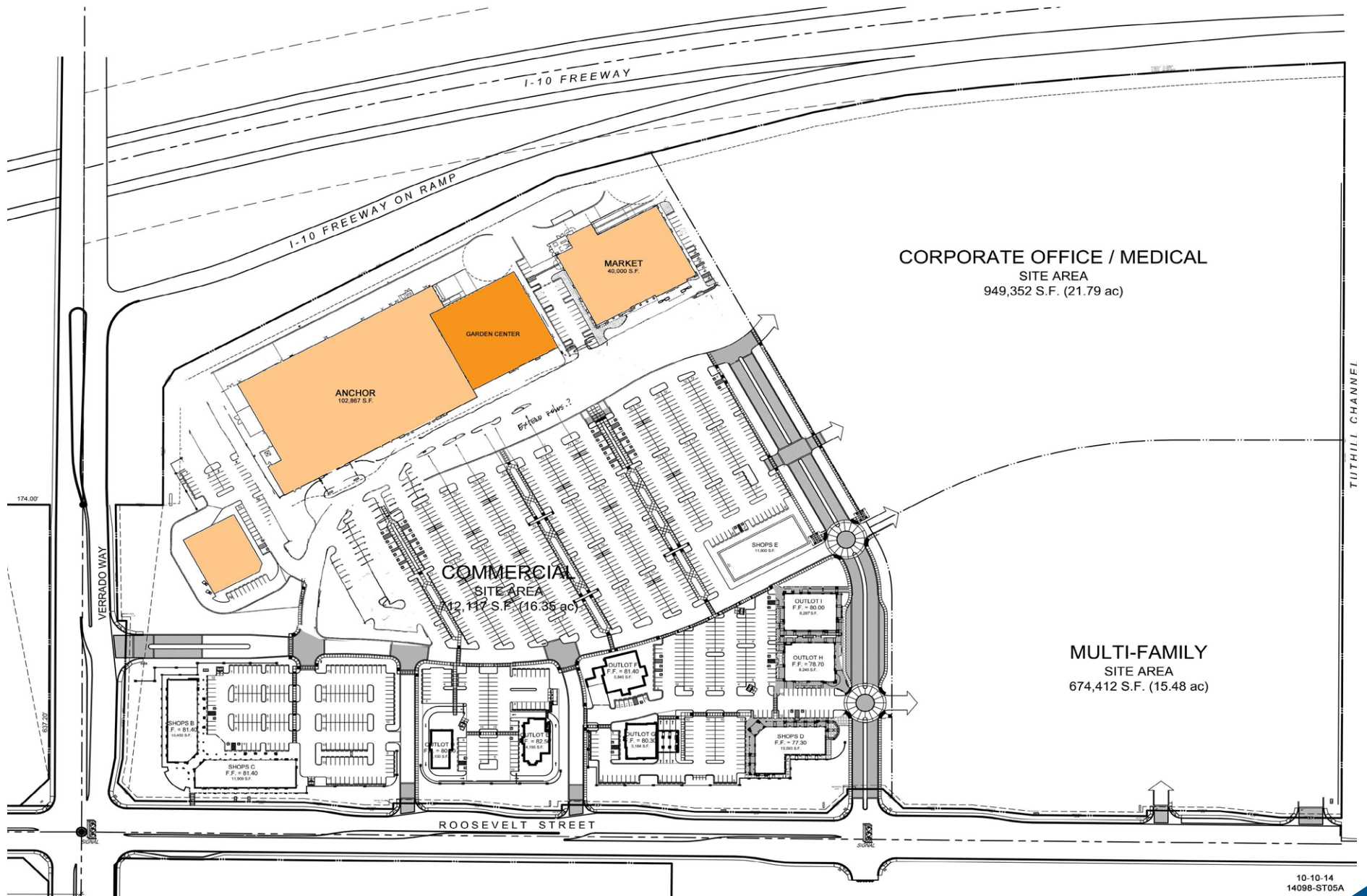
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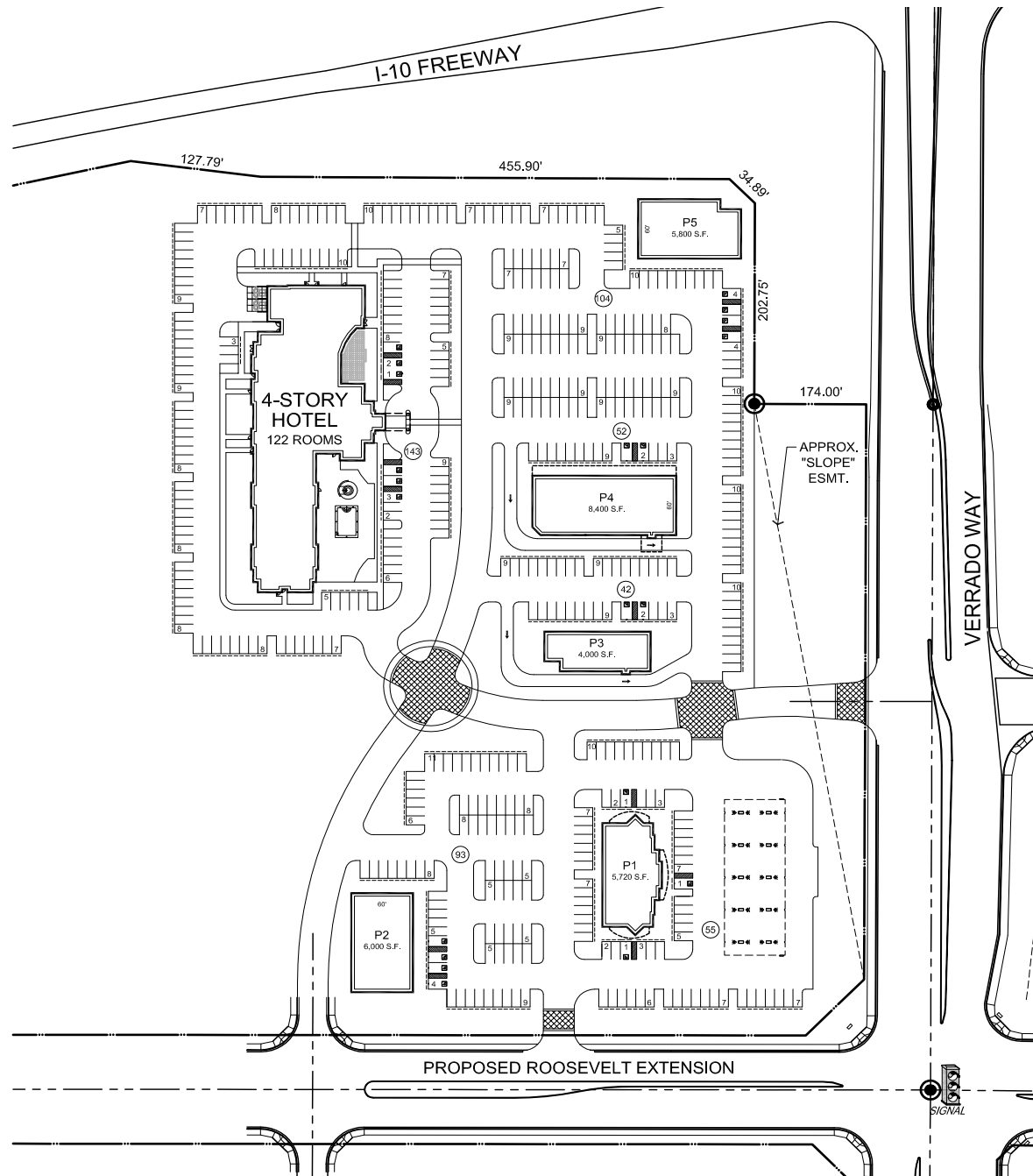
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SEC I-10 & VERRADO WAY

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
› Population	26,476	53,430	102,941
› Median Age	31.1	31.1	32.2

Source: Gadberry Group



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