Buckeye Commons West

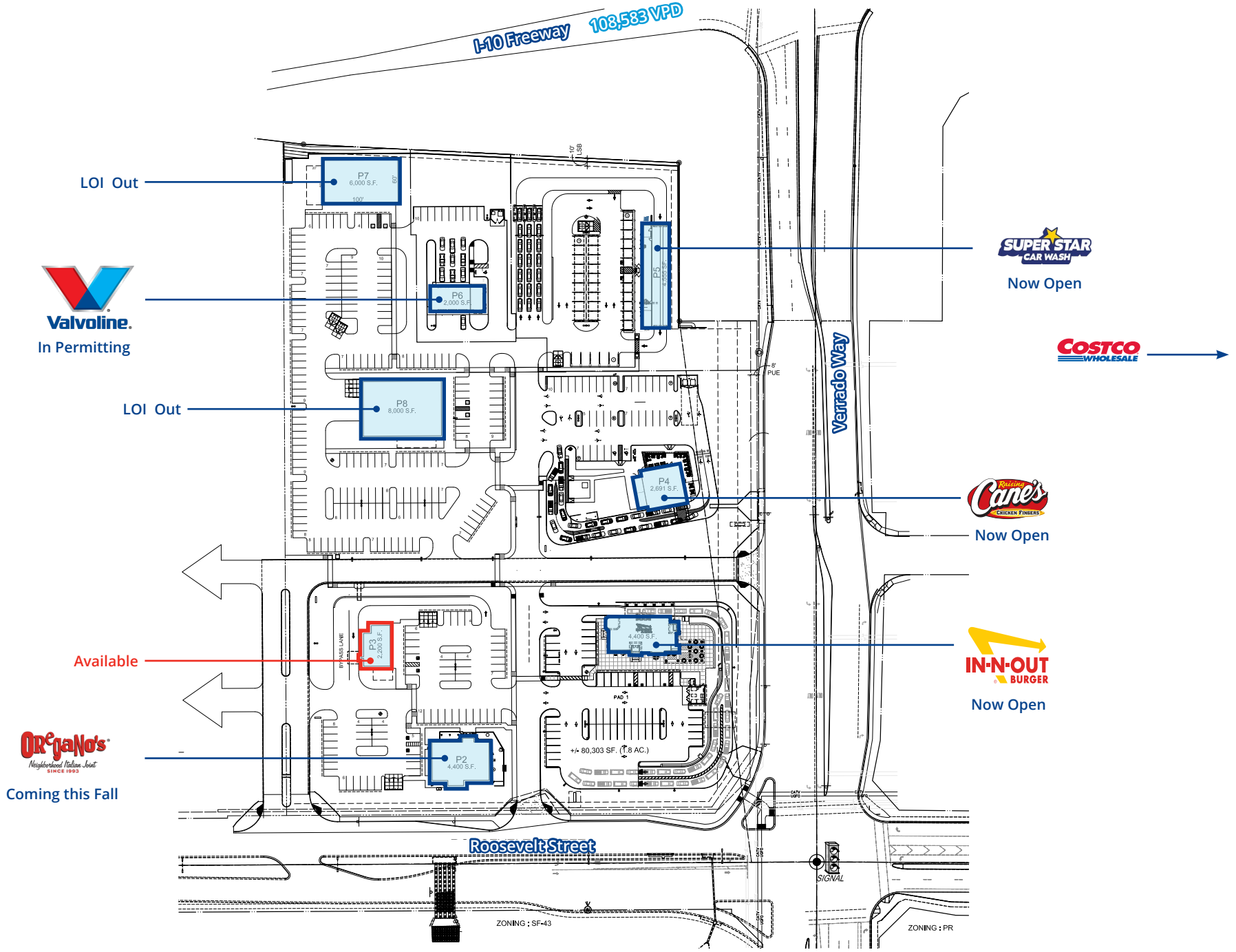
SWC I-10 & Verrado | Buckeye, AZ

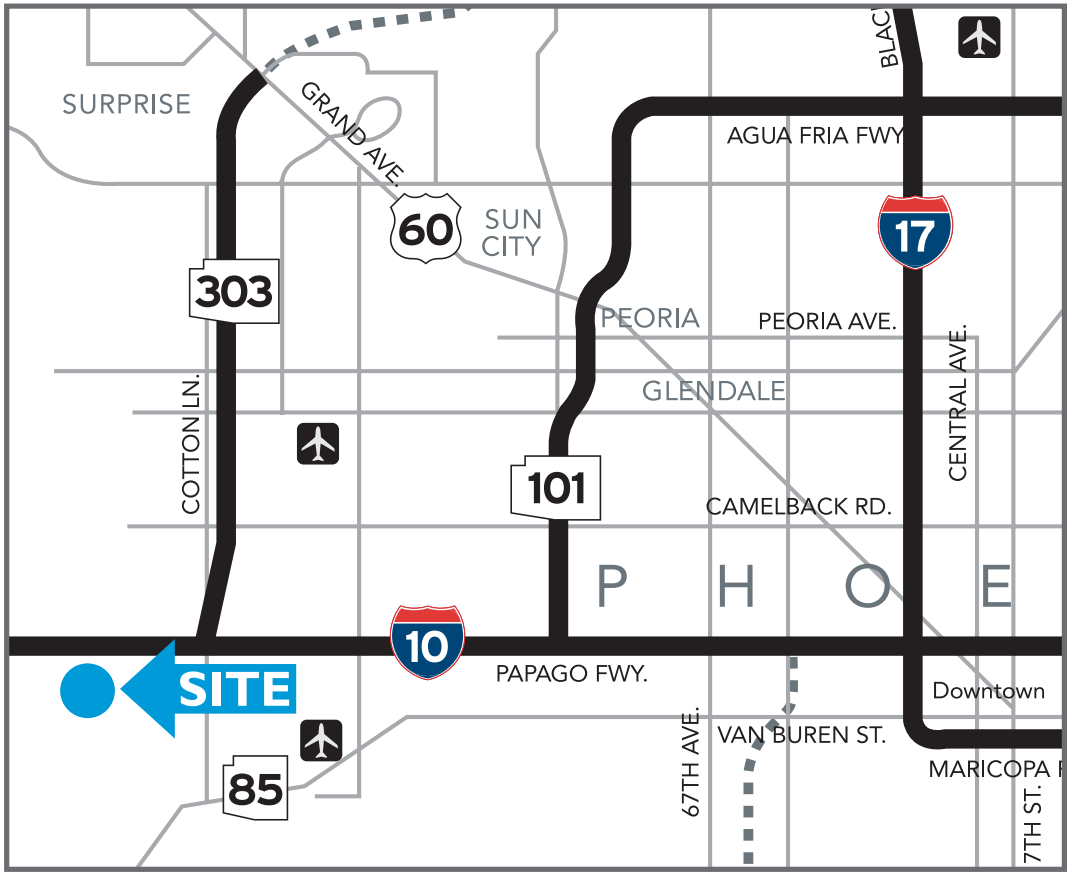
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Site Plan


I-10 Freeway
108,583 VPD
LOI Out
Valvoline
In Permitting
LOI Out
Available
Coming this Fall
SUPER STAR CAR WASH
Now Open
COSTCO WHOLESALE
Verrado Way
Raising Cane's
Now Open
IN-N-OUT BURGER
Now Open
Roosevelt Street
ZONING : SF-43
ZONING : PR
SIGNAL
P7 6,000 S.F.
P6 2,000 S.F.
P8 8,000 S.F.
P5
P4 2,691 S.F.
P3 2,250 S.F.
P2 4,400 S.F.
4,400 S.F.
+/- 80,303 SF. (1.8 AC.)



Project Space

- Total property size
  - SWC: 11.5 acres
- Pads available

Property Highlights

- Buckeye is the nation's 5th 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.
- Strong trade area income levels with excellent retail sales numbers in Buckeye.
- Banner Health is planning a Medical Campus and Community Hospital one quarter mile north of property.
- Abrazo Health Campus coming soon to the West on 27 acres.

Area Demographics

	1 mile	3 miles	5 miles
Population Overview			
2025 Total Population	4,204	51,014	108,359
2030 Total Population	4,707	57,144	124,633
2025-2030 Annual Rate	2.29%	2.30%	2.84%
2025 Educational Attainment			
Population 25 years and over	2,597	32,674	71,879
No High School Diploma	6.9%	5.6%	6.9%
High school graduate, GED, or alternative	22.3%	25.3%	25.9%
College No Degree	21.0%	23.4%	24.0%
College or Advanced Degree	51.3%	45.7%	44.2%
Household Overview			
2025 Households	1,306	16,170	33,469
2030 Households	1,467	18,297	38,985
2025-2030 Annual Rate	2.29%	2.44%	3.04%
Household Income Trend			
2025 Median Income	$135,374	$120,882	$120,278
2030 Average Income	$185,128	$155,881	$159,308
2025 Home Value			
Average Home Value	$815,489	$676,282	$659,239

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