Buckeye Commons West

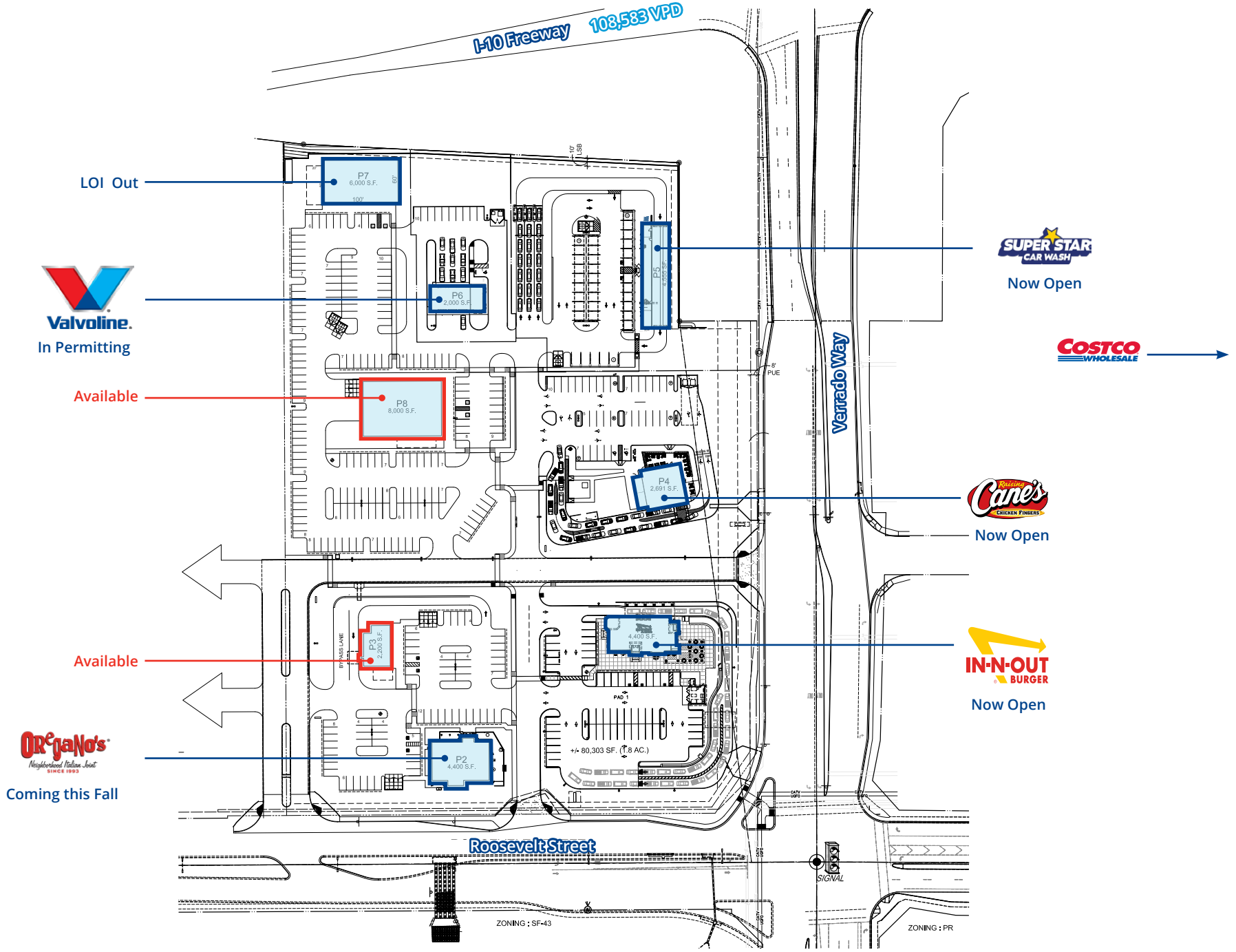
SWC I-10 & Verrado | Buckeye, AZ

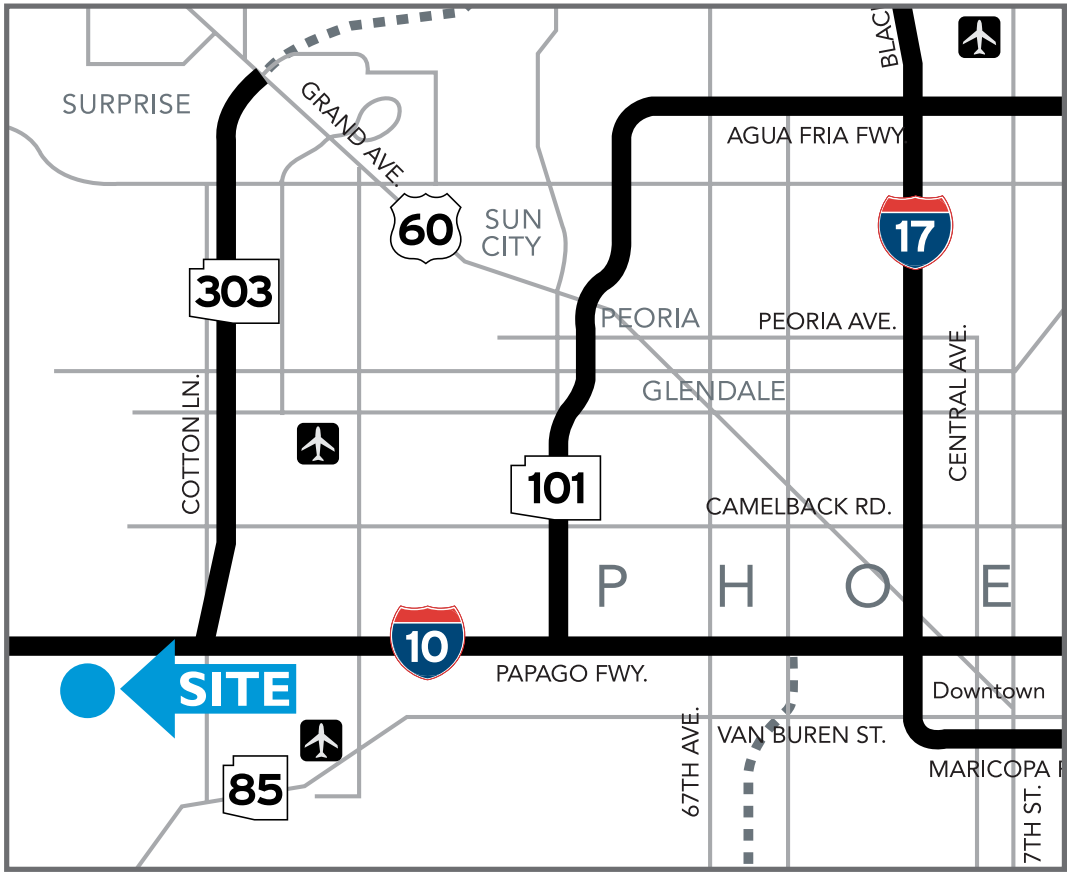
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Site Plan


I-10 Freeway
108,583 VPD
LOI Out
P7
6,000 S.F.
Valvoline.
In Permitting
P6
2,000 S.F.
Available
P8
8,000 S.F.
SUPER STAR CAR WASH
Now Open
P5
COSTCO WHOLESALE
Verrado Way
P4
2,691 S.F.
Raising Cane's Chicken Fingers
Now Open
Available
P3
2,250 S.F.
BYPASS LANE
4,400 S.F.
IN-N-OUT BURGER
Now Open
PAD 1
+/- 80,303 SF. (1.8 AC.)
ORegaNo's
Neighborhood Italian Joint
SINCE 1993
Coming this Fall
P2
4,400 S.F.
Roosevelt Street
SIGNAL
ZONING : SF-43
ZONING : PR



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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