



VILLAGE GROVE  
AT VERRADO™

**Grocery-Anchored Center Serving the Greater Verrado Community**

Northwest Corner of Jackrabbit Trail & Indian School Road | Buckeye, AZ



JOIN **Fry's Marketplace** Estimated 4Q 2020 Opening



3131 E Camelback Rd, Ste 340  
Phoenix, AZ 85016  
phoenixcommercialadvisors.com



A PASSION FOR GREAT PLACES®



VERRADO IS A UNIQUE COMMUNITY

WITH SMALL TOWN CHARM



ESTABLISHED IN 2002,

VERRADO

QUICKLY EARNED

NATIONAL RECOGNITION

FOR ITS ORIGINAL TOWN PLANNING PRINCIPLES

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PHOENIX COMMERCIAL ADVISORS



VILLAGE GROVE

AT VERRADO





## Loop 303 Hub (Employment – Notable Info)

- |   |   |  |   |  |
|---|---|--|---|--|
| <b>1</b><br><br>Distribution Center<br><b>±1,500 JOBS</b> | <b>2</b><br><br>Distribution Center<br><b>±120 JOBS</b> | <b>3</b><br><br>Center<br><b>±240 JOBS</b>   | <b>4</b><br><br>Facility<br><b>±1,500 JOBS</b>  | <b>5</b><br><br>Distribution Center<br><b>±130 JOBS</b><br>(Expected 2020) |
| <b>6</b><br><br>Goodyear<br><b>TBD JOBS</b>               | <b>7</b><br><br>Goodyear<br><b>TBD JOBS</b>             | <b>8</b><br><br>Microsoft<br>Data Center<br><b>±100 - 150 JOBS</b><br>(Timing TBD) | <b>9</b><br><br>Corporation<br><b>±200 JOBS</b> | <b>10</b><br><br>Distribution Center<br><b>±1,500 JOBS</b>                 |

## Town of Buckeye Development/Facts

- CHRIST CHURCH OF VALLEY (PLANNED)**  
 800 weekly visitors (Opens December 22)
- VERRADO WAY CORRIDOR**  
 9 developments planned with an estimated 6,300 total lots to be improved
- #1 IN THE WEST VALLEY**  
 Issues the 3rd most permits of any city in the greater Phoenix region in 2018

## Attractions

- ±988,000 ATTENDEES**  
 per year / all events
- ±1,009,000 ATTENDEES**  
 per year / all events
- ±244,820 ATTENDEES**  
 combined (2019 Spring Training)
- ±42,000 ATTENDEES**  
 per event





## VERRADO IS A DMB-DEVELOPED MASTER-PLANNED COMMUNITY IN THE SOUTHWEST PORTION OF METRO PHOENIX

- The community has two elementary, two middle and one high school.
- Loop 303 access off Indian School Road, plus a full-diamond interchange at Jackrabbit Trail and Interstate 10.
- The community has its own full-diamond interchange off of Interstate 10 at Verrado Way.
- The first residents moved in during summer of 2002.
- Banner Health opened its first phase of a new regional hospital at the northwest corner of Verrado Way & I-10.

Total Community  
**8,800 Acres**

Entitled Residential  
**14,080 Units**

Entitled Commercial  
**4,200,000 SF**

Hiking Trails  
**21 Miles**

**71 Parks**

**Grade "A" Schools**

## VERRADO IS FILLED WITH AMENITIES

Verrado Golf Club  
(18-Hole Golf Course)

The Center on Main  
(Pools, Fitness Facilities)

Banner Health  
(Primary Healthcare Facility)

Heritage Swim Park  
(Resort Pool, Splash Pad, Grand Lawn)

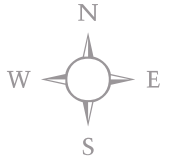
Victory District  
(55 Plus Community)

Victory Golf Club  
(18-Hole Golf Course - 2016)

**VERRADO HAS BEEN NAMED "BEST PLACE TO LIVE" BY ARIZONA FOOTHILLS MAGAZINE**



# VERRADO DEVELOPMENT MAP



LOOP 303  
3.25 MI East >

FUTURE  
RESIDENTIAL

FUTURE  
DEVELOPMENT

FUTURE  
RESIDENTIAL

VICTORY  
(55 PLUS)

Verrado  
Golf Club

RESIDENTIAL

Verrado  
Elementary School  
±673 Students

Commercial  
Mixed-Use

Verrado  
Middle  
School  
±871 Students

Verrado  
High School  
±1,923 Students

FUTURE  
RESIDENTIAL

Commercial

Verrado  
Golf Club

RESIDENTIAL

Christ Church of Valley  
(PLANNED)  
+800 Members



CUSTOM  
HOMESITES



RESIDENTIAL

RESIDENTIAL

Verrado  
Heritage  
Elementary  
School  
±817 Students  
(2015)

Aquatic  
Center  
(2015)

Fire  
Station

Verrado  
Coffee Co.

Commercial  
Mixed-Use

Banner  
Health

Thomas RD

Mc Dowell RD

Verrado Way

I-10



[Verrado.com](http://Verrado.com)

## COMMUNITY SIZE/SCALE

- 13 total square miles
- 8,800 total community acres
- 66 neighborhood parks
- 3 commercial districts

## PROPERTY ENTITLEMENTS

- 14,080 entitled residential units (single family, executive homes, custom, active adult)
- 4,200,000 non-residential sq. ft.

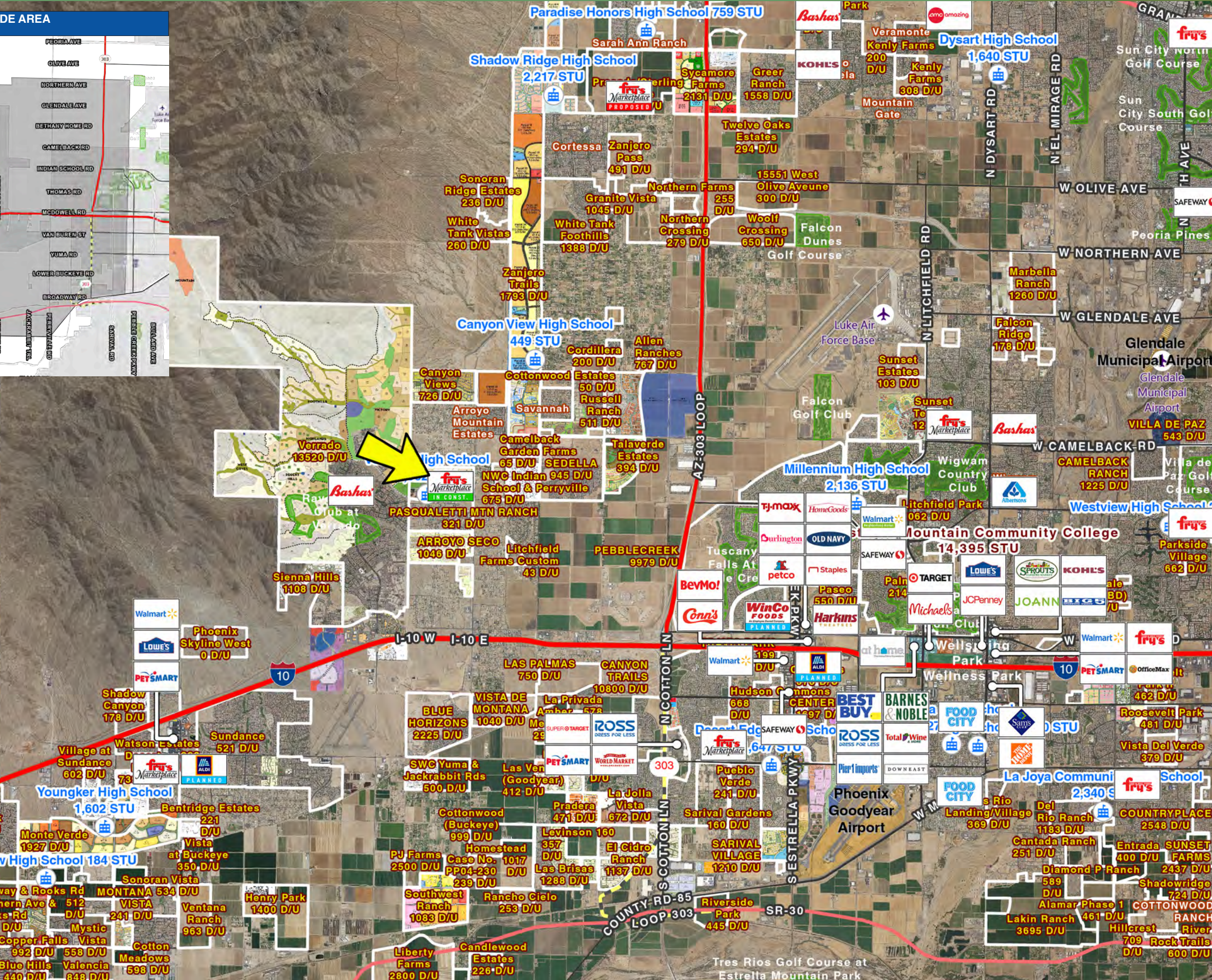
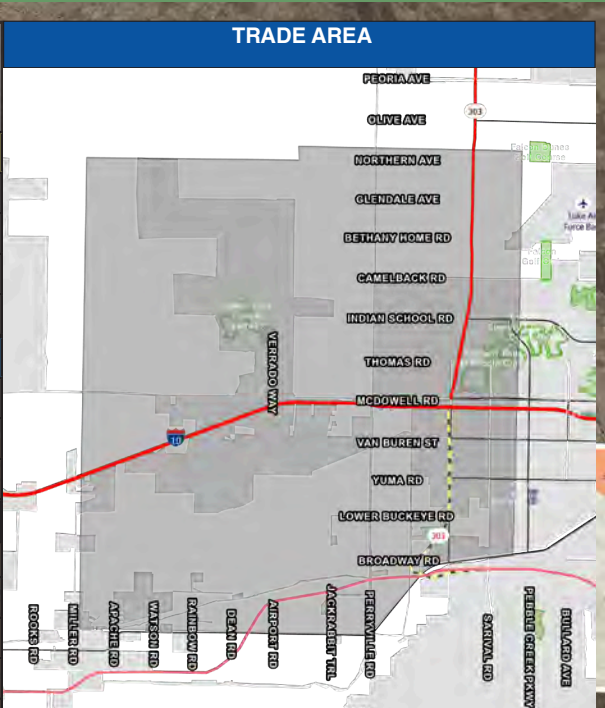




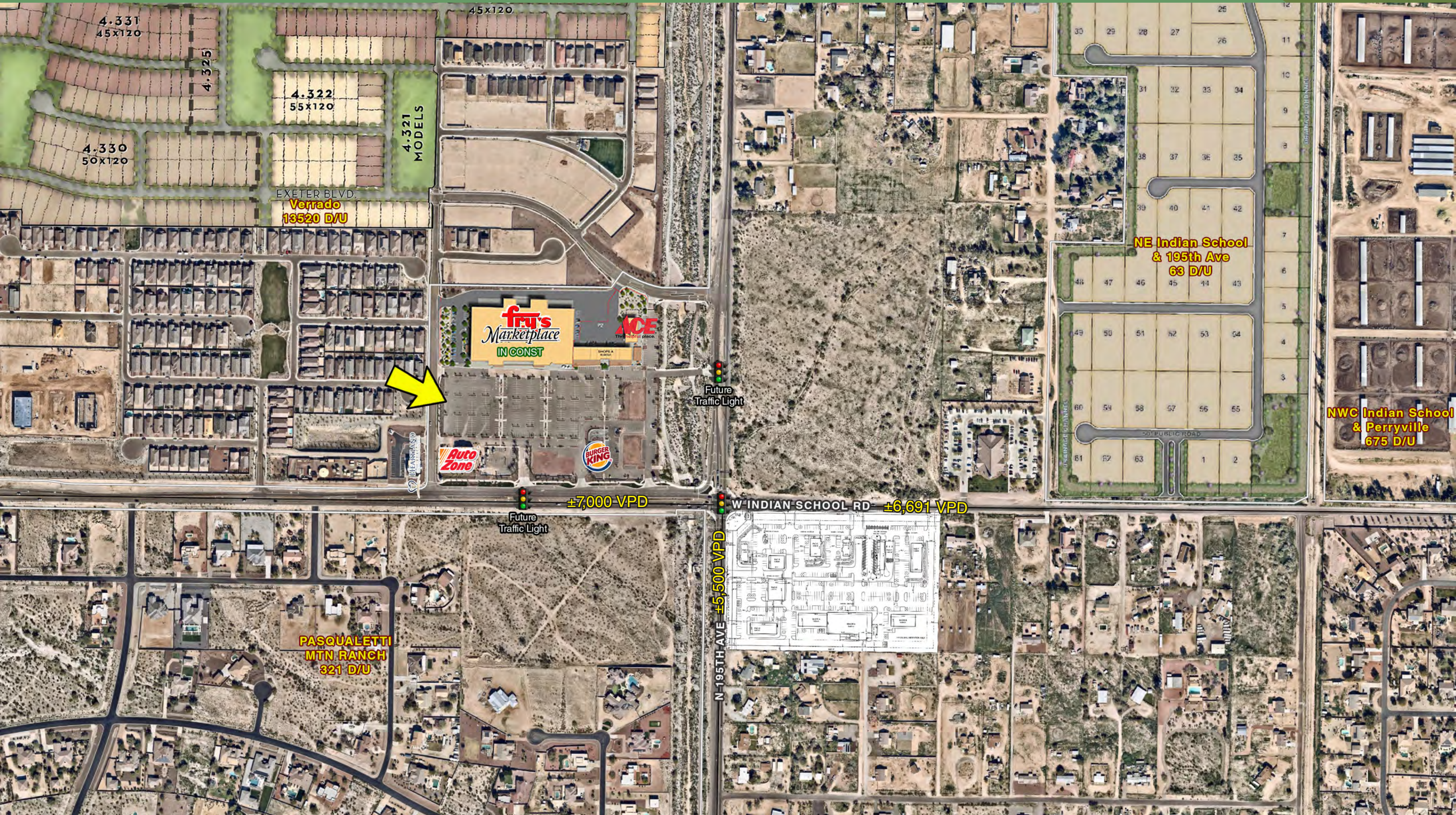


# JACKRABBIT TRAIL & INDIAN SCHOOL ROAD | BUCKEYE, AZ

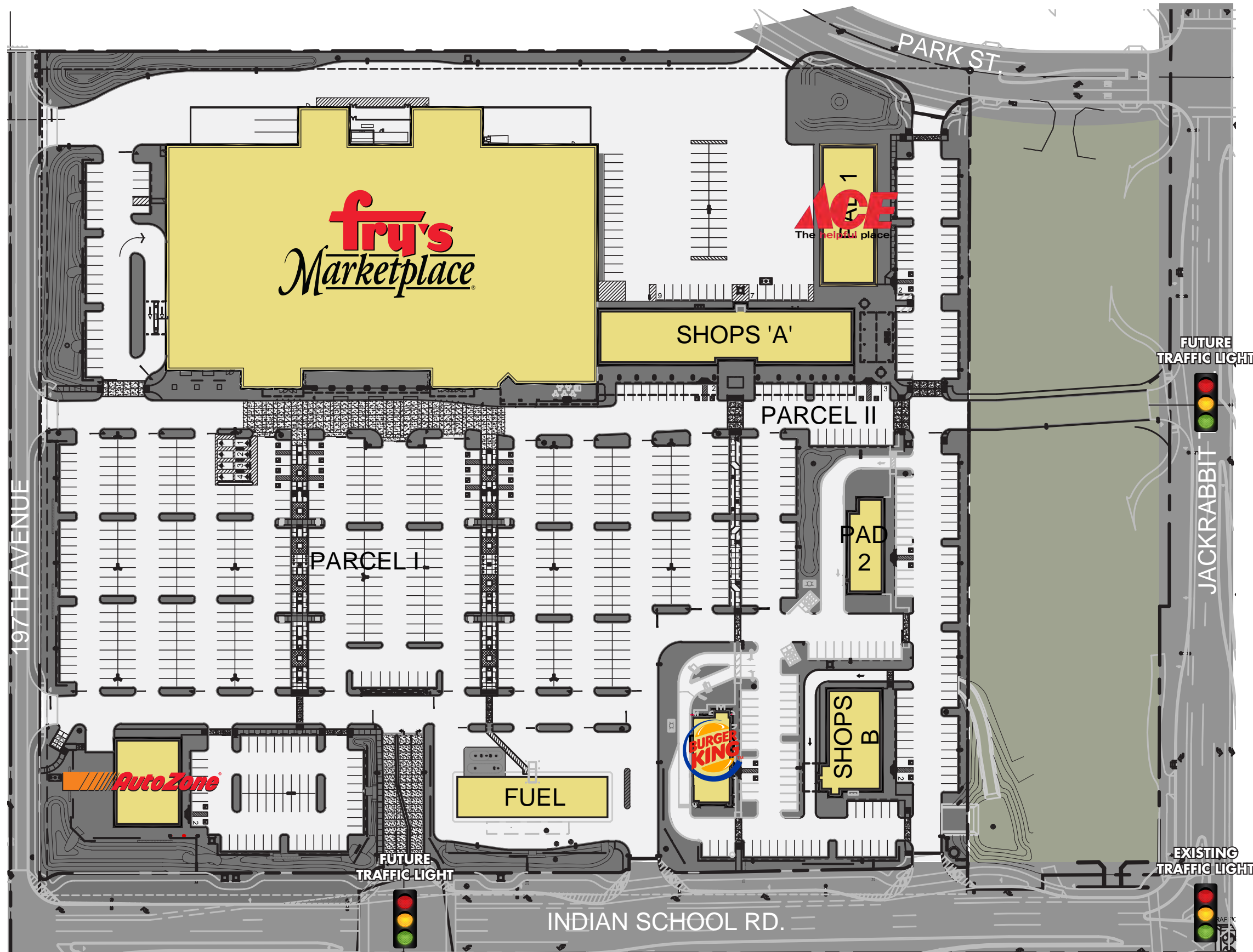
Housing Overview	
Q4 2019 Trade Area	
Quarterly Overview	
Quarterly Starts	545
Quarterly Closings	517
Annual Starts	1,982
Annual Closings	1,741
Project(s) Overview - Lifetime	
In-Cont./Planned Homes	1,048
Available/Permitted Lots	3,625
Proposed/Future Homes	38,880
Demographic Profile	
*2019 Estimates - ESRI	
Total Population	106,165
Annual Growth Rate	2.75%
Average Household Size	3.14
Median HH Income	\$96,800
Median Age	33.8
Daytime Population (Residents)	54,875
Daytime Population (Employees)	13,419
Projected Growth Analysis	
*Calculated using Metrostudy Q4 2019 Data, Project(s) Overview - Lifetime x 2019 Estimates - ESRI, Average Household Size	
In-Cont./Planned Homes, Population Estimate at Build Out - (Timeline 8-12 months)	2,290
Available/Permitted Lots, Population Estimate at Build Out - (Timeline 12-24 months)	11,382
Proposed/Future Homes, Population Estimate at Build Out - (Timeline TBD)	122,083
Total Projected Population Growth Estimate	135,755











VILLAGE GROVE  
AT VERRADO



site plan not drawn to scale



Verrado  
Animal  
Hospital

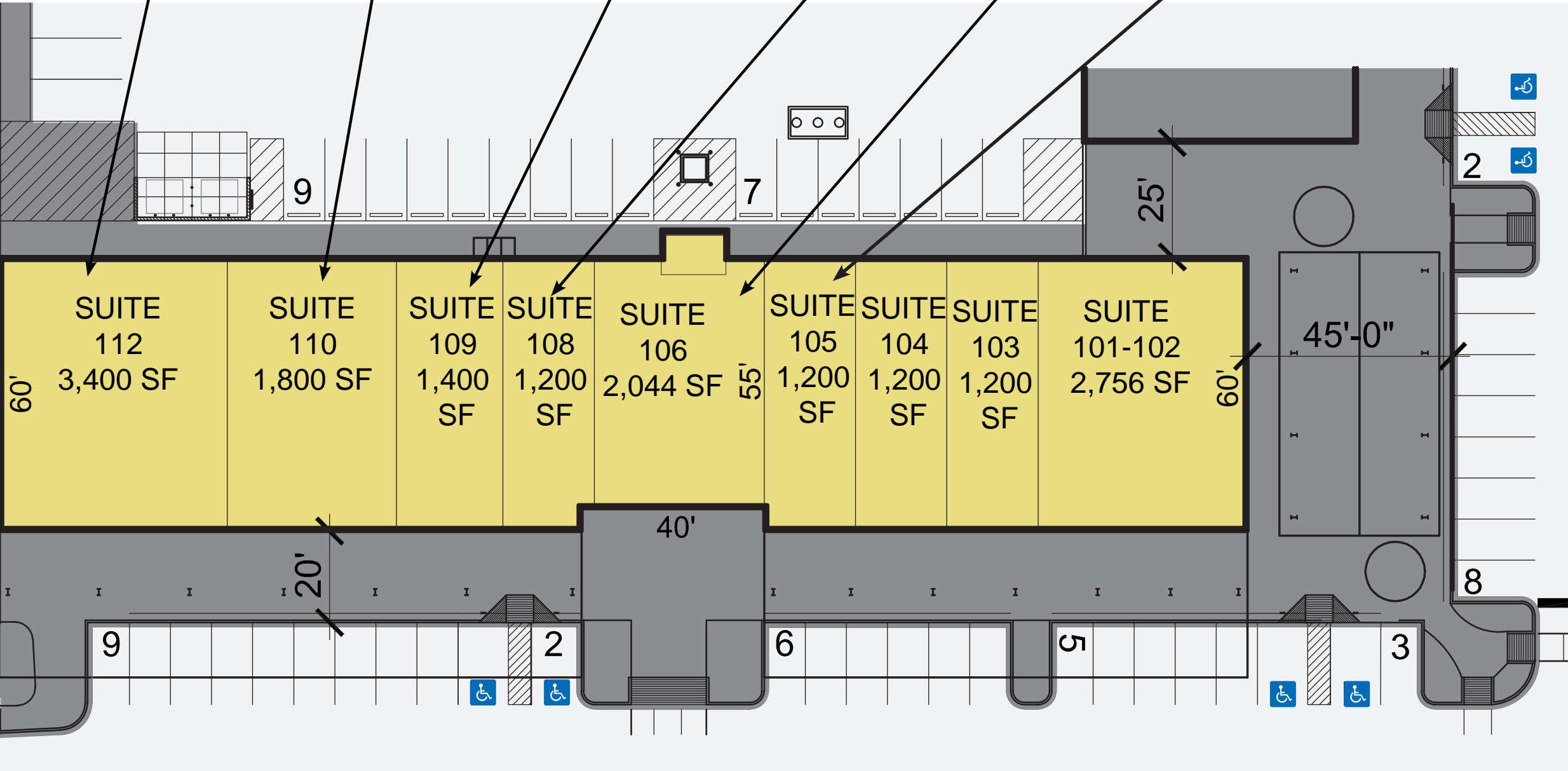
NATIONWIDE  
VISION



Great  
Clips

La Vie En  
Day Spa

POSTNET



VILLAGE GROVE  
AT VERRADO

SHOPS A  
16,200 S.F.

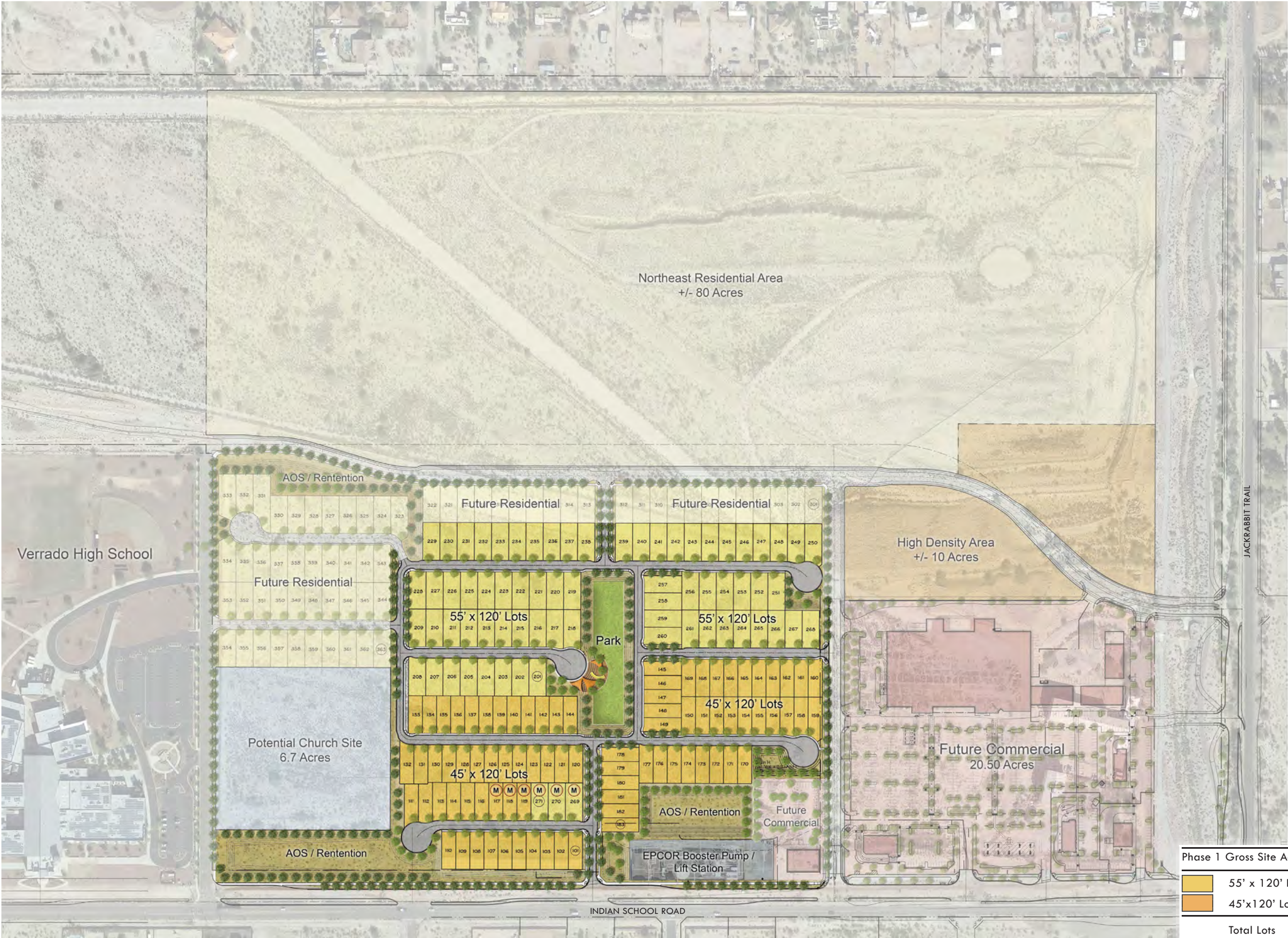
Overall Site Data

Site Area:	858,986 S.F. (19.72 AC.)
Building Area:	166,733 S.F.
Coverage: (NIC Mezz, 3,986 S.F.)	18.9%
Parking Provided:	829 Spaces
Overall Parking Ratio: (NIC Mezz, 3,986 S.F.)	5.09 / 1,000



site plan not drawn to scale





Phase 1 Gross Site Acreage	36.15 Acres
55' x 120' Lots	71 Lots
45'x120' Lots	83 Lots
<b>Total Lots</b>	<b>154 Lots</b>



**TRADE AREA DEMOGRAPHICS**



**Population Summary**

2019 Total Population	106,165
2024 Total Population	121,613
2019-2024 Annual Rate	2.75%
2019 Total Daytime Population	68,294
Workers	13,419
Residents	54,875

**Household Summary**

2019 Households	32,471
2024 Households	37,397

**Average Household Income**

2019 Average Household Income	\$96,800
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**Median Household Income**

2019 Median Household Income	\$77,577
2024 Median Household Income	\$86,581

**2019 Households By Income**

Household Income Base	32,471
<\$15,000	4.6%
\$15,000 - \$24,999	4.6%
\$25,000 - \$34,999	5.7%
\$35,000 - \$49,999	11.9%
\$50,000 - \$74,999	20.6%
\$75,000 - \$99,999	18.3%
\$100,000 - \$149,999	20.1%
\$150,000 - \$199,999	7.1%
\$200,000+	7.1%

**Median Age**

2019	33.8
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ESRI 2019 Estimates

