

# PADS, DRIVE-THRUS & SHOP SPACES AVAILABLE

## Jackrabbit Ranch Marketplace

SEC Jackrabbit Trl & Indian School Rd | Buckeye, AZ



### PROPERTY DETAILS

Available: Pads, drive-thrus, shop spaces!

### PROPERTY HIGHLIGHTS

- Across the street from Fry's Neighborhood Marketplace, coming Q4 2020
- Located at a main entrance into Verrado with ±4,598 homes built as of Q4 2019 (14,000 home master plan community)
- 1,982 new homes built within the trade area last year
- Close proximity to Desert Edge High School with 1,600 Students
- 3 miles away from new Loop 303 Freeway
- 3 miles away from a major distribution district with over 3,500 employees and growing
- Within 5 miles of Luke Airforce Base with 4,500 employees

### DEMOGRAPHICS

2019 Total Population

Trade Area

106,165

2024 Total Population

121,613

2019 Med HH Income

\$77,577

ESRI 2019 Estimates

### TRAFFIC COUNTS

Indian School Rd: ±9,802 VPD

Jackrabbit Trl: ±6,500 VPD

### DEVELOPED BY



[WWW.PHOENIXCOMMERCIALADVISORS.COM](http://WWW.PHOENIXCOMMERCIALADVISORS.COM) | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

**Torrey Briegel**  
602.734.7219  
tbriegel@pcaemail.com

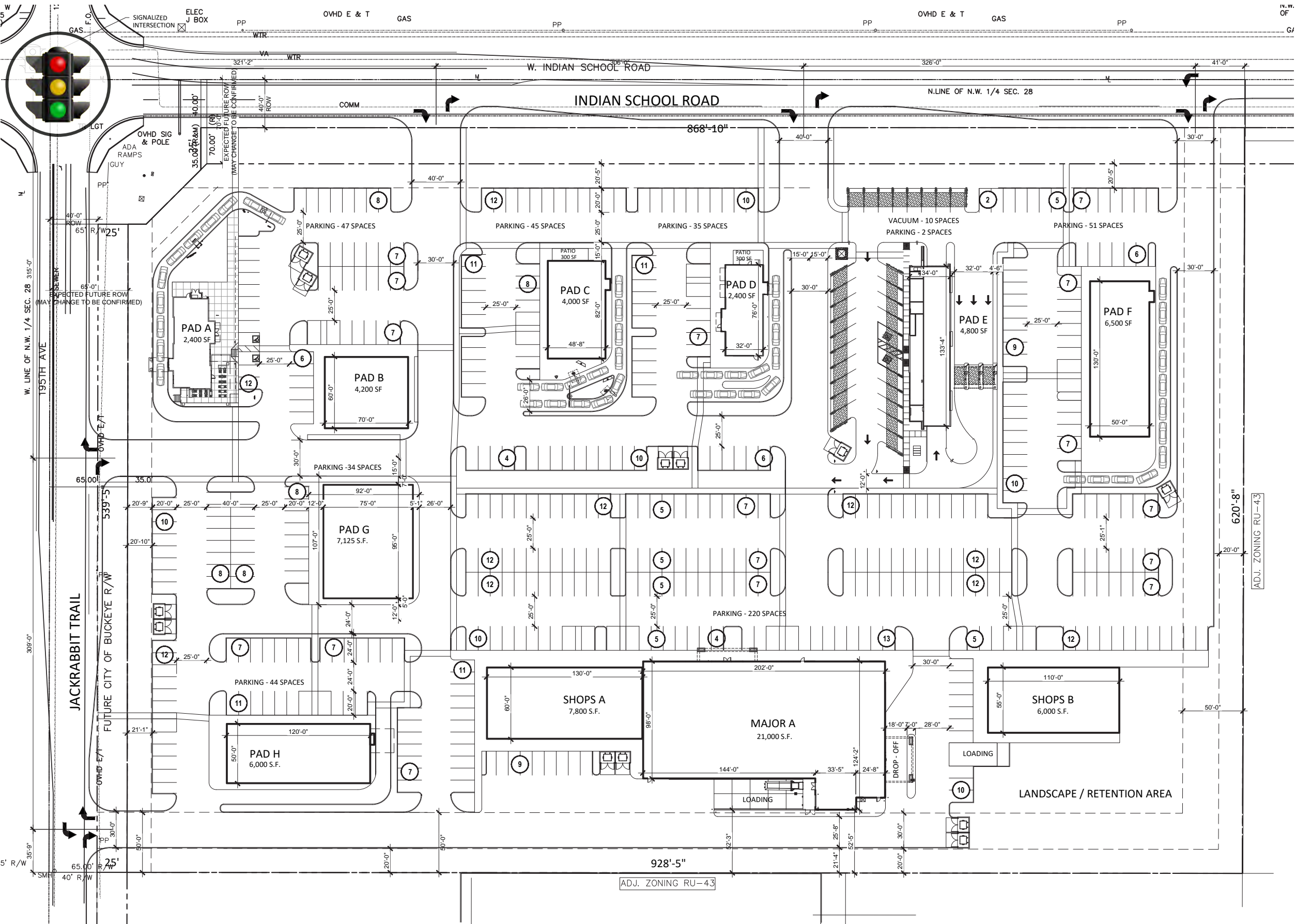
**Nick DeDonna**  
602.734.7208  
ndedonna@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

[03/10/20]







PROJECT DIRECTORY

ARCHITECT:  
RKAA ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: NEIL FEASER  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: 502-63-013B, 502-63-019B AND 502-63-019D  
EXISTING ZONING: C-2 (OLD- CC)  
GENERAL PLAN DESIGNATION: BUSINESS COMMERCIAL  
TOTAL SITE AREA PER ASSESSOR: 13.44 ACRES (585,751 S.F.)  
TOTAL PROPOSED SITE AREA: 8.20 ACRES (357,387 S.F.)

PROPOSED USE: RETAIL / RESTAURANTS / AUTO SERVICE

BUILDING AREA:  
PAD A: RESTAURANT WITH DRIVE THRU 2,400 S.F.  
PAD A: PATIO SEATING 800 S.F.  
PAD B: RETAIL 4,200 S.F.  
PAD C: RESTAURANT WITH DRIVE THRU 4,000 S.F.  
PAD C: PATIO 300 S.F.  
PAD D: RESTAURANT WITH DRIVE THRU 2,400 S.F.  
PAD D: PATIO 300 S.F.  
PAD E: CARWASH 4,800 S.F.  
PAD F: RETAIL/RESTAURANT 6,500 S.F.  
PAD G: AUTO PARTS 7,125 S.F.  
PAD H: RETAIL - RESTAURANT WITH DT 6,000 S.F.  
SHOPS A: RETAIL/RESTAURANT 7,800 S.F.  
SHOPS B: RETAIL/RESTAURANT 6,000 S.F.  
MAJOR A: RETAIL 21,000 S.F.

TOTAL PROPOSED AREA: 73,625 S.F.

PARKING REQUIRED:  
PAD A: 1 PER 100 - RESTAURANT 32 SPACES  
PAD B: 1 PER 300 - RETAIL 14 SPACES  
PAD C: 1 PER 100 - RESTAURANT 45 SPACES  
PAD D: 1 PER 100 - RESTAURANT 27 SPACES  
PAD E: CARWASH 05 SPACES  
PAD F: 1 PER 100 - RESTAURANT : 3,000 S.F. 30 SPACES  
PAD F: 1 PER 300- RETAIL : 3,500 S.F. 12 SPACES  
PAD G: AUTO PARTS - RETAIL - 1 PER 300 24 SPACES  
PAD H: 1 PER 100 - RESTAURANT : 3,000 S.F. 30 SPACES  
PAD H: 1 PER 300- RETAIL : 3,000 S.F. 10 SPACES  
SHOP A: 1 PER 100 - RESTAURANT : 3,000 S.F. 30 SPACES  
SHOP A: 1 PER 300- RETAIL : 4,800 S.F. 16 SPACES  
SHOP B: 1 PER 100 - RESTAURANT : 3,000 S.F. 30 SPACES  
SHOP B: 1 PER 300- RETAIL : 3,000 S.F. 10 SPACES  
MAJOR A: 1 PER 300- RETAIL 70 SPACES

TOTAL PARKING REQUIRED: 387 SPACES

TOTAL PARKING PROVIDED: 478 SPACES









Phoenix's West Valley  
(Map Not to Scale)



LOOP 303 HUB (EMPLOYMENT – NOTABLE INFO)

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

TOWN OF BUCKEYE DEVELOPMENT/FACTS

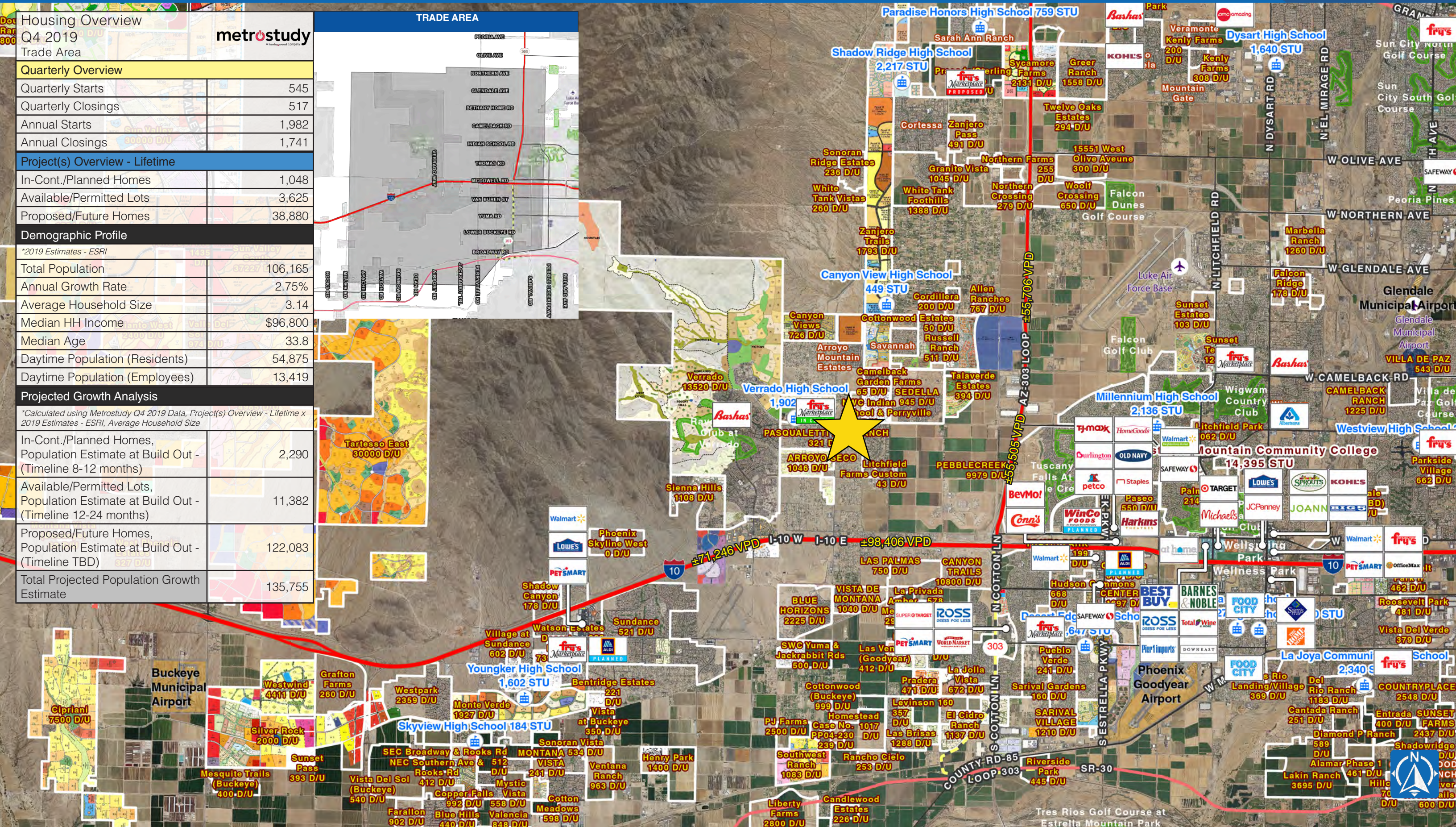
- |  |   |
|--|---|
|  | <b>CHRIST CHURCH OF VALLEY (PLANNED)</b><br>800 weekly visitors   |
|  | <b>VERRADO WAY CORRIDOR</b><br>9 developments planned with an estimated 6,300 total lots to be improved       |
|  | <b>#1 IN THE WEST VALLEY</b><br>Issues the 3rd most permits of any city in the greater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

ATTRACTIONS

- |  |  |
|--|--|
| <br><b>±988,000 ATTENDEES</b><br>per year / all events   | <br><b>±244,820 ATTENDEES</b><br>combined (2019 Spring Training) |
| <br><b>±1,009,000 ATTENDEES</b><br>per year / all events | <br><b>±42,000 ATTENDEES</b><br>per event                        |



SEC Jackrabbit Trl & Indian School Rd | Buckeye, AZ





# PADS, DRIVE-THRUS & SHOP SPACES AVAILABLE

## Jackrabbit Ranch Marketplace

SEC Jackrabbit Trl & Indian School Rd | Buckeye, AZ

### 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
-------------------------------	----------

### 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
------	------

ESRI 2019 Estimates

[WWW.PHOENIXCOMMERCIALADVISORS.COM](http://WWW.PHOENIXCOMMERCIALADVISORS.COM) | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

**Torrey Briegel**  
602.734.7219  
tbriegel@pcaemail.com

**Nick DeDonna**  
602.734.7208  
ndedonna@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

[03/10/20]

