



# The Shops at Verrado Marketside West

## AVAILABLE FOR LEASE

NWC VERRADO WAY & I-10 | BUCKEYE, AZ



### OFFERING SUMMARY

**Available:** ±1,721 SF  
New HVAC and grease trap stubbed to the premises

### PROPERTY HIGHLIGHTS

- ±1,721 SF endcap with ±600 SF patio available
- Fully signalized intersection
- Verrado is approximately 1/3 built out with 14,000 homes at full build out
- 10,000+ residents in Verrado Community

### JOIN



**verizon**✓

*La Vie En*  
**Nail Spa**

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2019 Total Population</b>	4,433	32,977	64,896
<b>2024 Total Population</b>	5,408	38,252	74,429
<b>2019 Med HH Income</b>	\$94,215	\$76,669	\$77,385
<b>2019 Total Daytime Pop</b>	2,740	20,512	39,278
<b>Workers</b>	355	2,854	6,823
<b>Residents</b>	2,385	17,658	32,455

ESRI 2019 Estimates

### TRAFFIC COUNTS

N: ±25,245 VPD (NB/SB)	E: ±69,712 VPD (EB/WB)
S: ±9,656 VPD (NB/SB)	W: ±84,621 VPD (EB/WB)

ADOT 2018/2019

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

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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.

[12/12/19]



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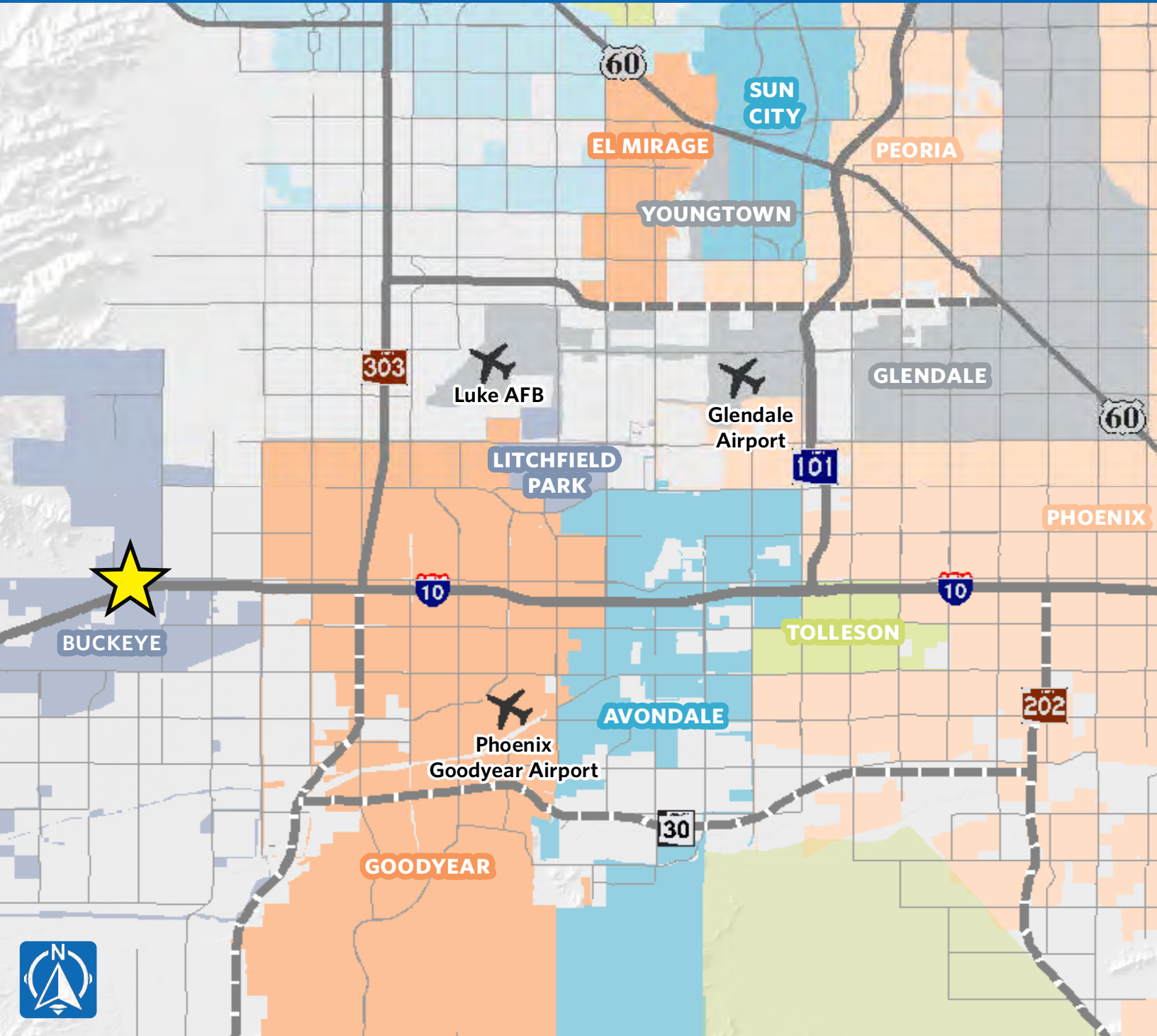
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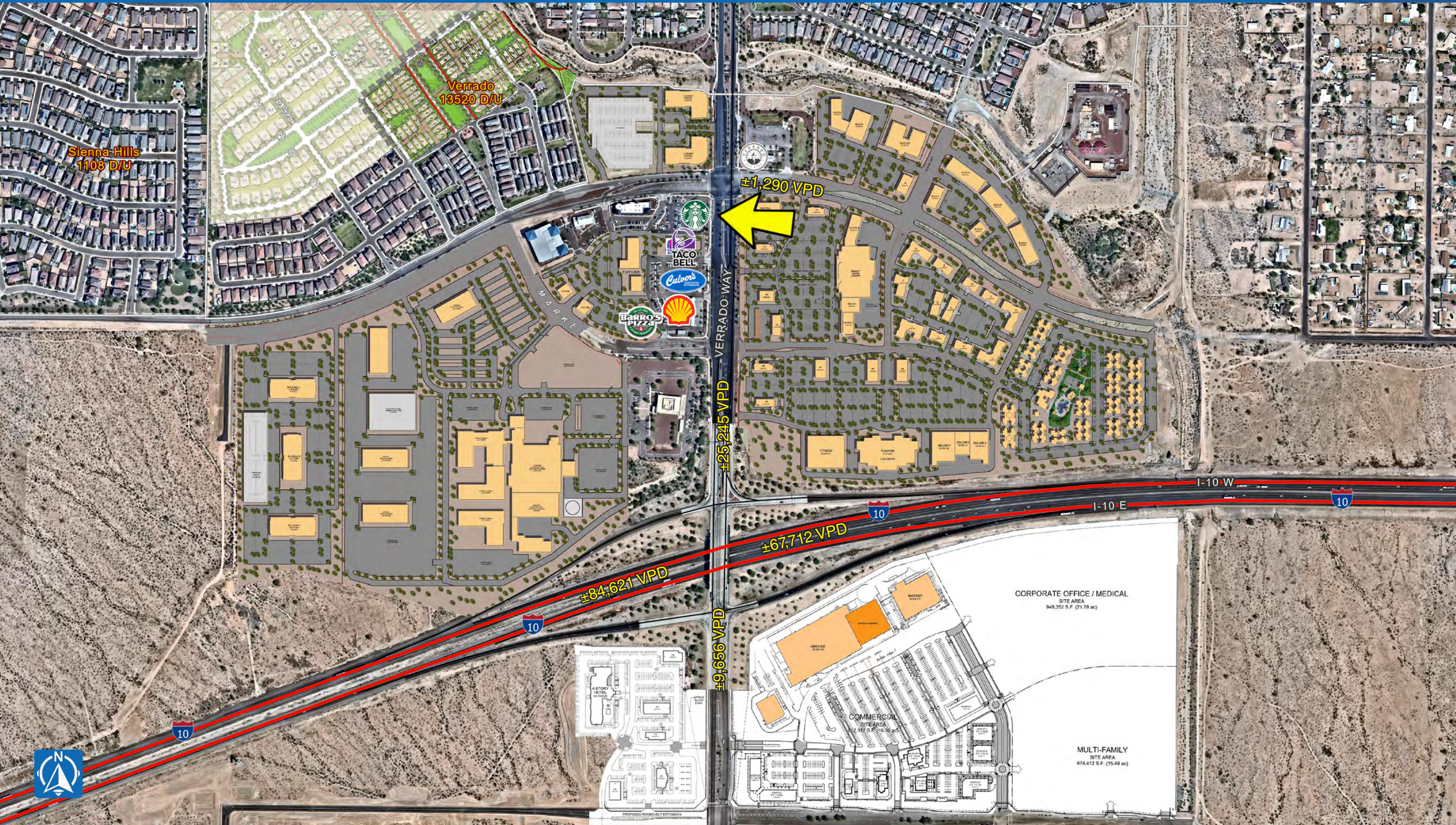
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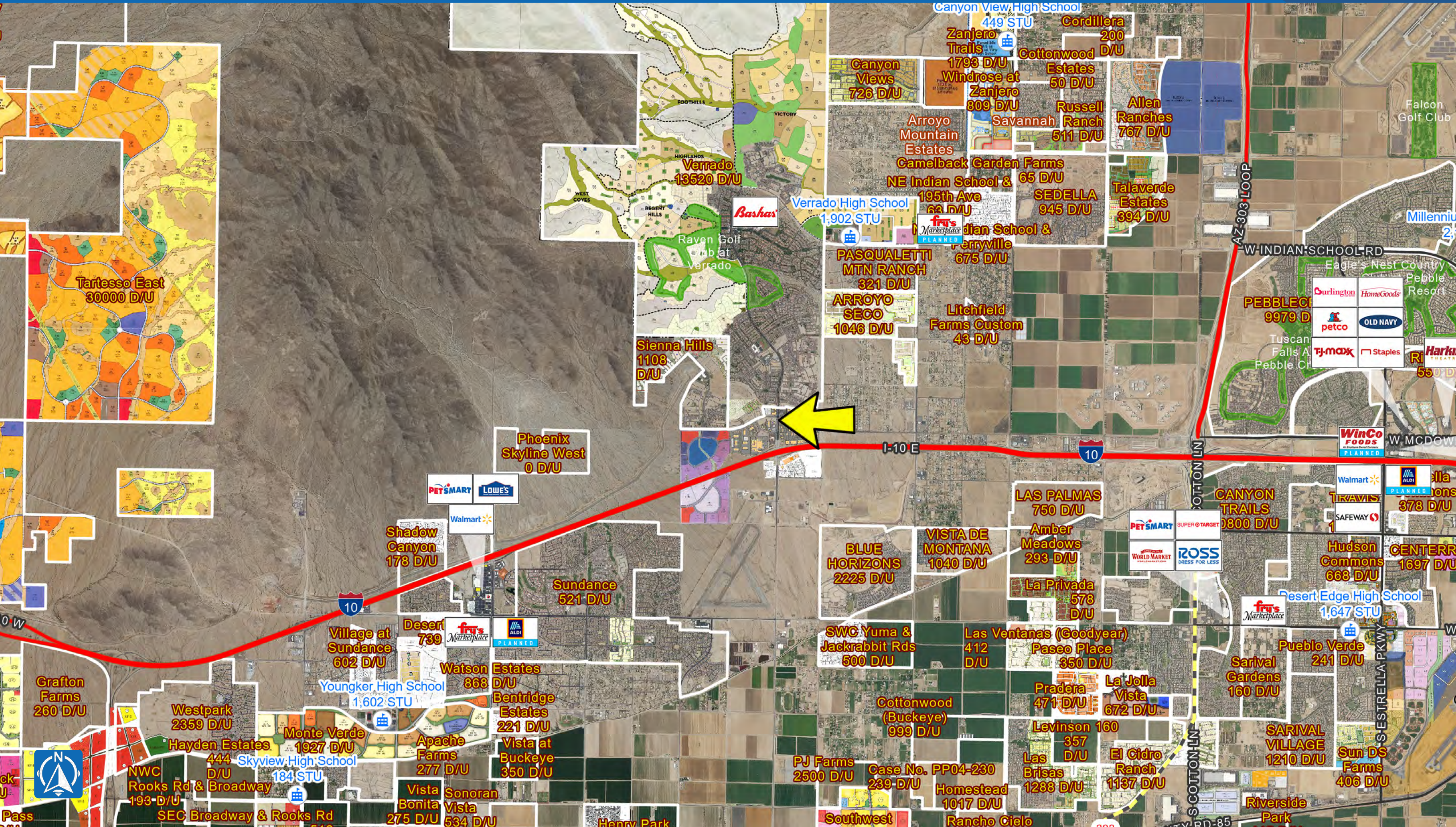
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[12/12/19]







# One Page Summary

Verrado Way & I-10, Buckeye  
 -112.504339606 33.461377908  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
 Latitude: 33.461378  
 Longitude: -112.50434

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	126	4,003	9,315
2010 Total Population	592	20,078	40,479
2019 Total Population	4,433	32,977	64,896
2019 Group Quarters	0	17	4,147
2024 Total Population	5,408	38,252	74,429
2019-2024 Annual Rate	4.06%	3.01%	2.78%
2019 Total Daytime Population	2,740	20,512	39,278
Workers	355	2,854	6,823
Residents	2,385	17,658	32,455
<b>Household Summary</b>			
2000 Households	43	1,068	2,357
2000 Average Household Size	2.93	3.21	3.04
2010 Households	206	6,111	11,405
2010 Average Household Size	2.87	3.28	3.24
2019 Households	1,488	10,113	18,880
2019 Average Household Size	2.98	3.26	3.22
2024 Households	1,812	11,720	21,831
2024 Average Household Size	2.98	3.26	3.22
2019-2024 Annual Rate	4.02%	2.99%	2.95%
2010 Families	173	5,057	9,370
2010 Average Family Size	3.10	3.57	3.53
2019 Families	1,216	8,303	15,405
2019 Average Family Size	3.26	3.56	3.52
2024 Families	1,477	9,605	17,773
2023 Average Family Size	3.27	3.56	3.52
2019-2024 Annual Rate	3.97%	2.96%	2.90%
<b>Housing Unit Summary</b>			
2019 Housing Units	1,716	11,403	21,272
Owner Occupied Housing Units	75.9%	75.3%	76.5%
Renter Occupied Housing Units	10.8%	13.4%	12.3%
Vacant Housing Units	13.3%	11.3%	11.2%
<b>Median Household Income</b>			
2019	\$94,215	\$76,669	\$77,385
2024	\$113,091	\$87,040	\$87,862
<b>Median Home Value</b>			
2019	\$340,390	\$279,623	\$283,296
2024	\$379,940	\$330,166	\$332,233
<b>Average Income Value</b>			
Average Household Income	\$124,673	\$98,025	\$98,299
<b>Per Capita Income</b>			
2019	\$38,958	\$29,932	\$28,677
2024	\$46,991	\$35,643	\$34,028
<b>Median Age</b>			
2019	32.6	32.6	32.9
<b>2019 Population 25+ by Educational Attainment</b>			
Total	2,671	20,206	40,414
Less than 9th Grade	3.0%	5.3%	4.9%
9th - 12th Grade, No Diploma	3.0%	6.0%	6.5%
High School Graduate	15.4%	20.5%	20.8%
GED/Alternative Credential	3.0%	3.8%	4.6%
Some College, No Degree	29.4%	27.2%	28.4%
Associate Degree	10.7%	11.5%	10.6%
Bachelor's Degree	24.1%	18.1%	16.0%
Graduate/Professional Degree	11.3%	7.5%	8.1%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

August 28, 2019