

SHOPS & PAD AVAILABLE

Watson Marketplace

SEC Watson Rd & Interstate 10 | Buckeye, AZ



PROPERTY DETAILS

Available: ±5,500 SF (former Native Grill restaurant)
±8,000 SF future retail shops

Rates: Call for rates

Zoning: PC, Town of Buckeye

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	7,043	26,301	59,393
2024 Total Population	7,708	29,451	67,996
2019 Avg HH Income	\$73,80	\$75,131	\$84,625

ESRI 2019 Estimates

PROPERTY OVERVIEW

Watson Marketplace is strongly positioned along the major retail corridor of Watson Road in Buckeye, AZ, directly off of the I-10 Freeway. The shopping center is located adjacent to the master-planned community of Sundance, which, at full build-out, will occupy more than 7,000 homes.

TRAFFIC COUNTS

N: ±18,066 VPD (NB & SB)
S: ±18,066 VPD (NB & SB)
E: ±77,556 VPD (EB & WB)
W: ±55,211 VPD (EB & WB)

ADOT 2017

NOTABLE RETAILERS AT INTERSECTION



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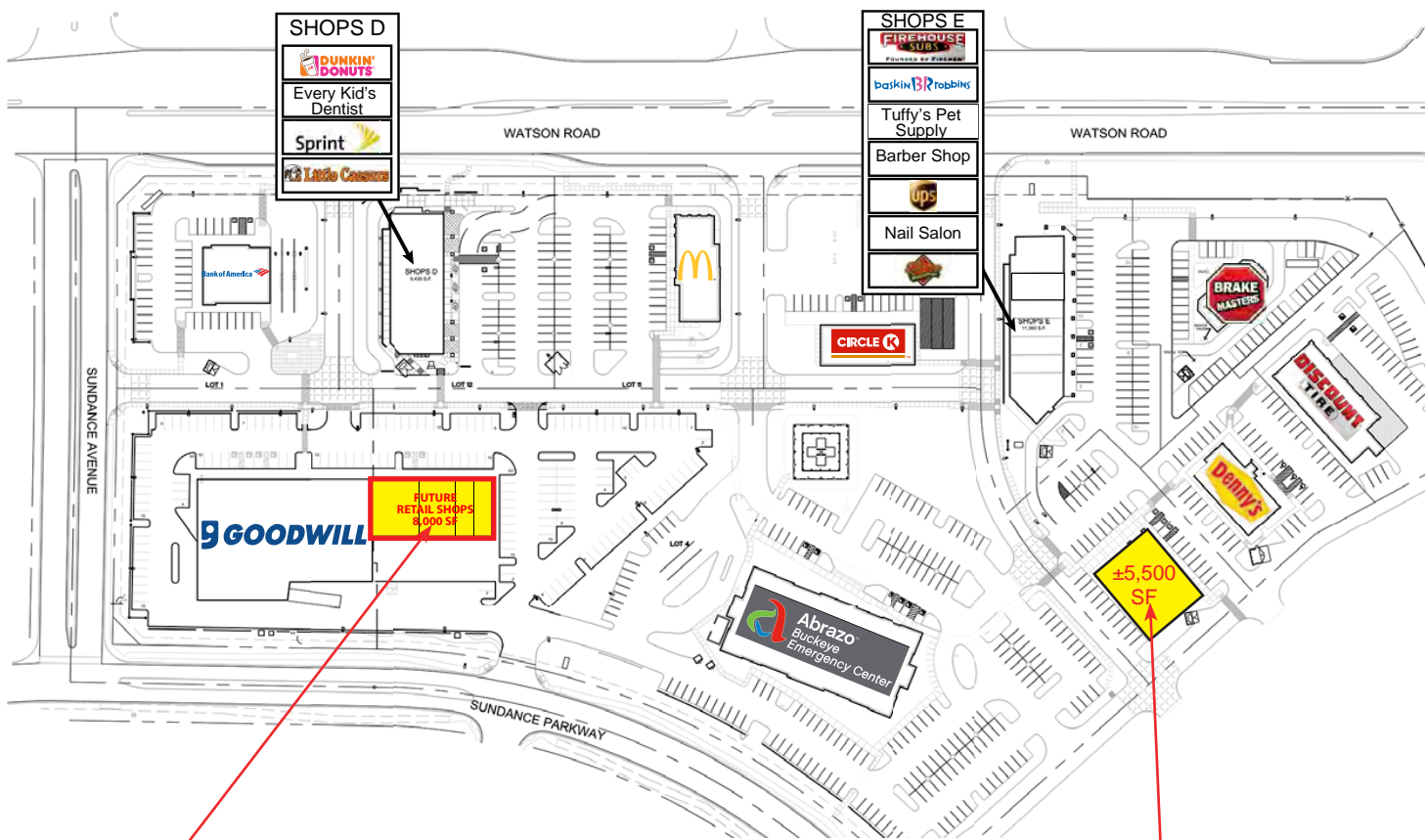
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[1/20/20]

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SEC Watson Rd & Interstate 10 | Buckeye, AZ



**±8,000 SF
SHOPS
AVAILABLE**

**±5,500 SF
FORMER RESTAURANT
AVAILABLE**



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[1/20/20]



One Page Summary

Watson Rd & I-10, Buckeye
 -112.55650354 33.4447144420001
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 33.444714
 Longitude: -112.556504

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	338	2,730	7,346
2010 Total Population	6,277	20,104	40,099
2019 Total Population	7,043	26,301	59,393
2019 Group Quarters	0	3	22
2024 Total Population	7,708	29,451	67,996
2019-2024 Annual Rate	1.82%	2.29%	2.74%
2019 Total Daytime Population	5,830	18,267	40,232
Workers	1,821	3,991	7,475
Residents	4,009	14,276	32,757
Household Summary			
2000 Households	107	890	2,362
2000 Average Household Size	3.16	3.07	3.11
2010 Households	1,996	6,038	12,178
2010 Average Household Size	3.14	3.33	3.29
2019 Households	2,192	7,961	18,004
2019 Average Household Size	3.21	3.30	3.30
2024 Households	2,414	8,922	20,582
2024 Average Household Size	3.19	3.30	3.30
2019-2024 Annual Rate	1.95%	2.31%	2.71%
2010 Families	1,591	4,919	9,878
2010 Average Family Size	3.48	3.65	3.61
2019 Families	1,752	6,419	14,515
2019 Average Family Size	3.54	3.64	3.63
2024 Families	1,923	7,175	16,560
2023 Average Family Size	3.52	3.64	3.63
2019-2024 Annual Rate	1.88%	2.25%	2.67%
Housing Unit Summary			
2019 Housing Units	2,669	9,490	20,736
Owner Occupied Housing Units	64.3%	68.6%	72.1%
Renter Occupied Housing Units	17.8%	15.3%	14.7%
Vacant Housing Units	17.9%	16.1%	13.2%
Median Household Income			
2019	\$60,130	\$61,983	\$67,538
2024	\$67,330	\$70,322	\$77,226
Median Home Value			
2019	\$211,774	\$223,243	\$241,888
2024	\$242,077	\$271,492	\$306,012
Average Income Value			
Average Household Income	\$73,800	\$75,131	\$84,625
Per Capita Income			
2019	\$24,234	\$23,043	\$25,686
2024	\$28,540	\$26,992	\$30,320
Median Age			
2019	34.4	31.6	31.5
2019 Population 25+ by Educational Attainment			
Total	4,503	16,004	35,691
Less than 9th Grade	3.7%	5.8%	6.3%
9th - 12th Grade, No Diploma	6.0%	7.2%	7.6%
High School Graduate	22.2%	23.4%	21.9%
GED/Alternative Credential	4.8%	5.1%	4.4%
Some College, No Degree	30.8%	30.1%	29.3%
Associate Degree	9.9%	10.0%	10.3%
Bachelor's Degree	16.1%	13.9%	14.7%
Graduate/Professional Degree	6.4%	4.6%	5.5%

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