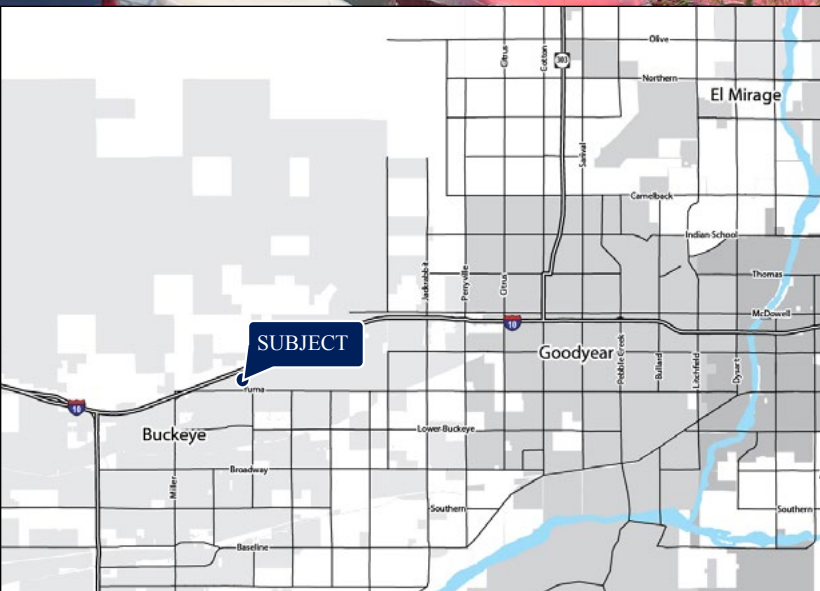




[Click Here for Virtual Tour](#)

New Freeway Shops under Construction



SHOPS & ENDCAPS AVAILABLE

AVAILABILITY

- Anchor space available
- 18,000 sf • 32,300 sf • 31,200 sf
- 3,148 sf - fully built-out dental space
- 4,500 sf - former Mattress Firm

FEATURES

- Multi-anchored power center
- First major shopping center destination for those entering Phoenix from the West
- Last stop out of Phoenix for the commuter/trucker business
- Great shopping destination that draws people as far away as Gila Bend and all the small towns in between

TRAFFIC COUNTS

- Watson Road: $\pm 40,000$ CPD
- I-10 Freeway: $\pm 80,000$ CPD

NOTABLE TENANTS



NEW TENANTS NOW OPEN!



PT NOODLES
Vietnamese Restaurant



SUSHI & POKE
HOUSE

2020 Demographics	3 MILE	5 MILE	7 MILE
Estimated Population	29,275	62,411	80,855
Avg Household Income	\$82,539	\$89,187	\$92,556
Estimated Households	9,067	19,549	24,880

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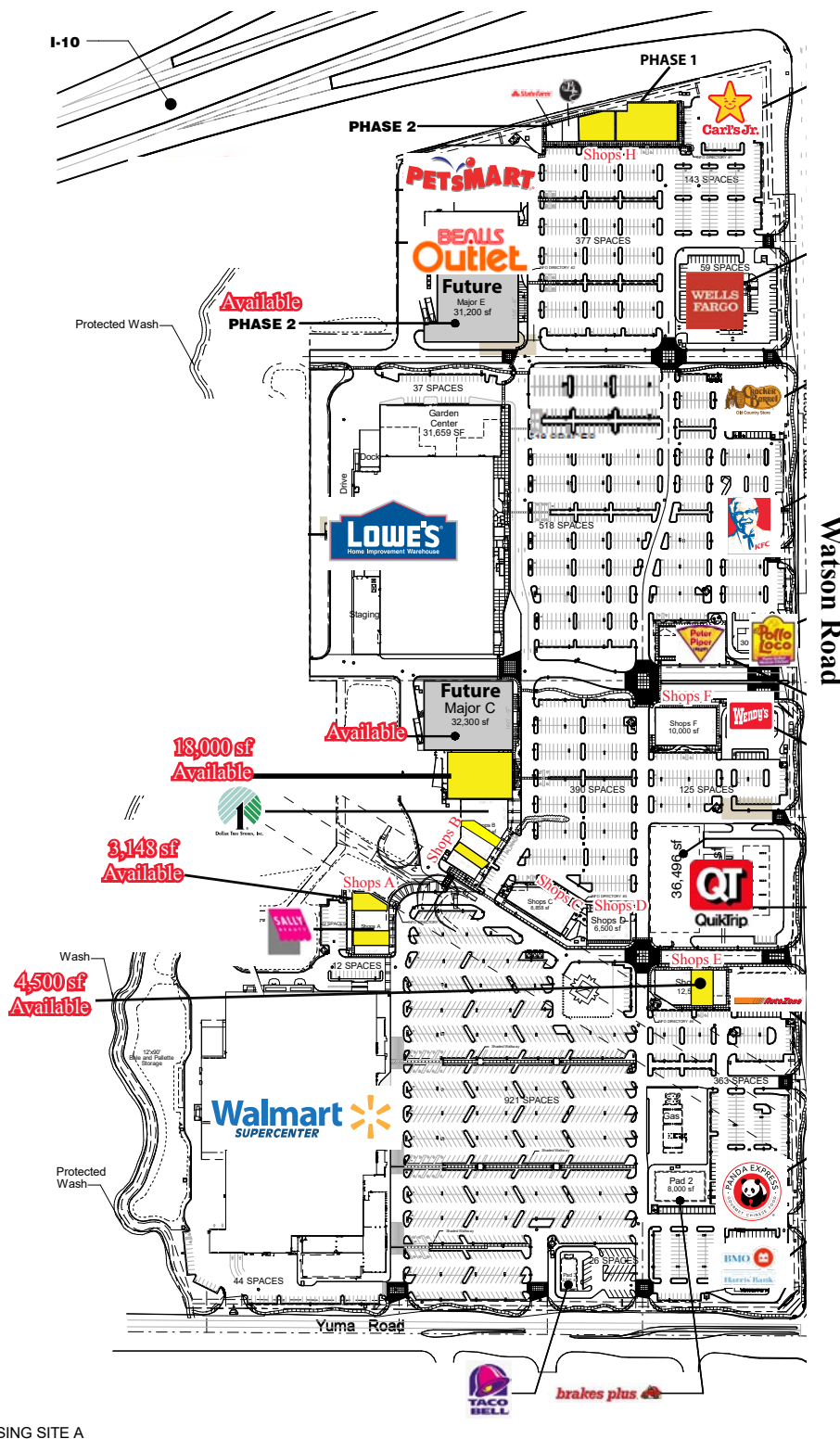
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2720 E Camelback Road

Suite 150

Phoenix, AZ 85016

avisonyoung.com



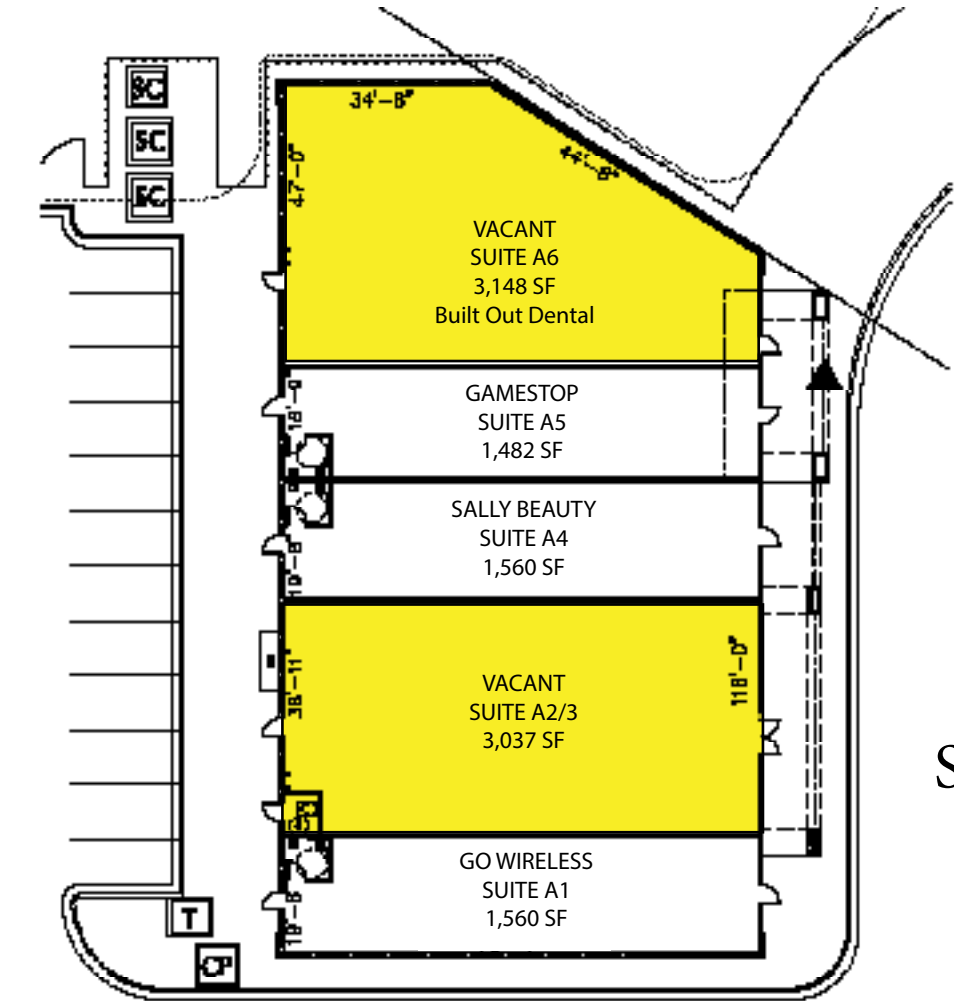
#	TENANT	SQ. FT.
Shops A		
A1	Go Wireless	1,560 sf
A2/3	Available	3,037 sf
A4	Sally Beauty	1,560 sf
A5	Gamestop	1,482 sf
A6	Available Built Out Dental	3,148 sf
Shops B		
B1	Nationwide Vision	1,600 sf
B2	Coming Available	1,600 sf
B3	Lee Nails	1,634 sf
B4	Available	1,637 sf
B5	Fantastic Sams	1,200 sf
B6-7	Dollar Tree	8,736 sf
Shops C		
C1/2	Orthodontist	2,449 sf
C3	Sport Clips	1,400 sf
C4	Papa John's	1,400 sf
C5	JT Boba Tea House	1,240 sf
C6	Chipotle	2,417 sf
Shops D		
D1	Wingstop	1,900 sf
D2	Sushi & Poki House	1,400 sf
D3	PT Noodles	1,800 sf
D4	T-Mobile	1,391 sf
Shops E		
E1	APEX PT	2,400 sf
E2	Available - former Mattress Firm	4,500 sf
E3	Goodyear Chiropractic	1,709 sf
E4	Alliance Urgent Care	4,000 sf
Shops F		
F1	AT&T	2,064 sf
F2	Leslie Pools	2,838 sf
F3	Simon Med	5,074 sf
F4	Jimmy John's	1,985 sf
Majors		
Major B	Available - former OfficeMax	18,000 sf
Major C	Available-Future	32,300 sf
Major E	Available-Future	31,200 sf
Shops H-Phase 2		
100	Available	1,040 sf
101	Barber E's	1,196 sf
102	Available	1,353 sf
103	Available	1,507 sf
104	Available	1,629 sf
105	Available	2,652 sf
Shops H-Phase 1		
106	Available	2,578 sf
107	Available	2,529 sf
108	Available	2,578 sf

LEASING SITE A
1" = 200'-0"

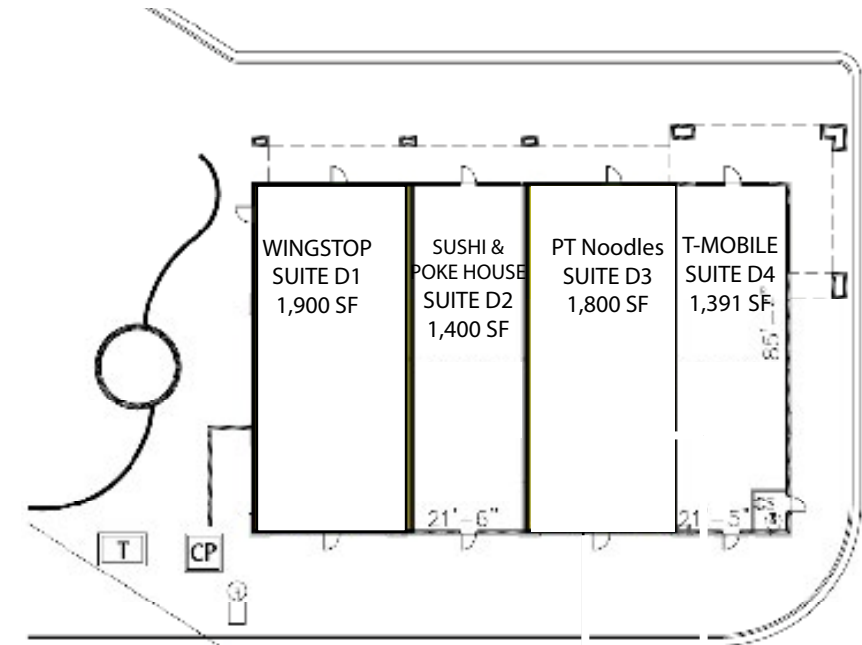
18,000 SF FORMER OFFICEMAX SPACE



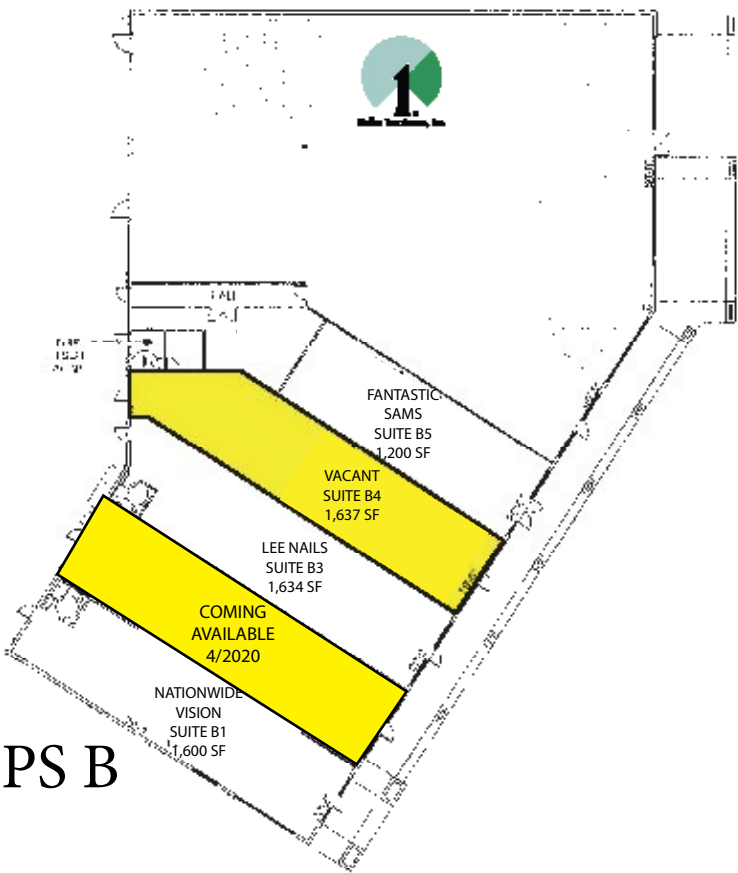
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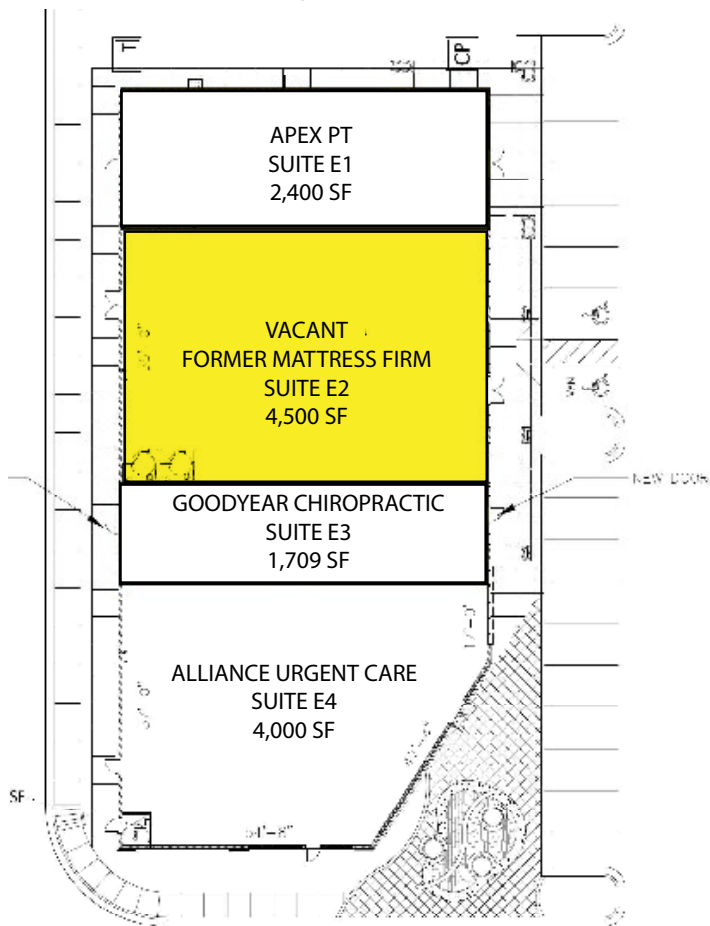
SHOPS A



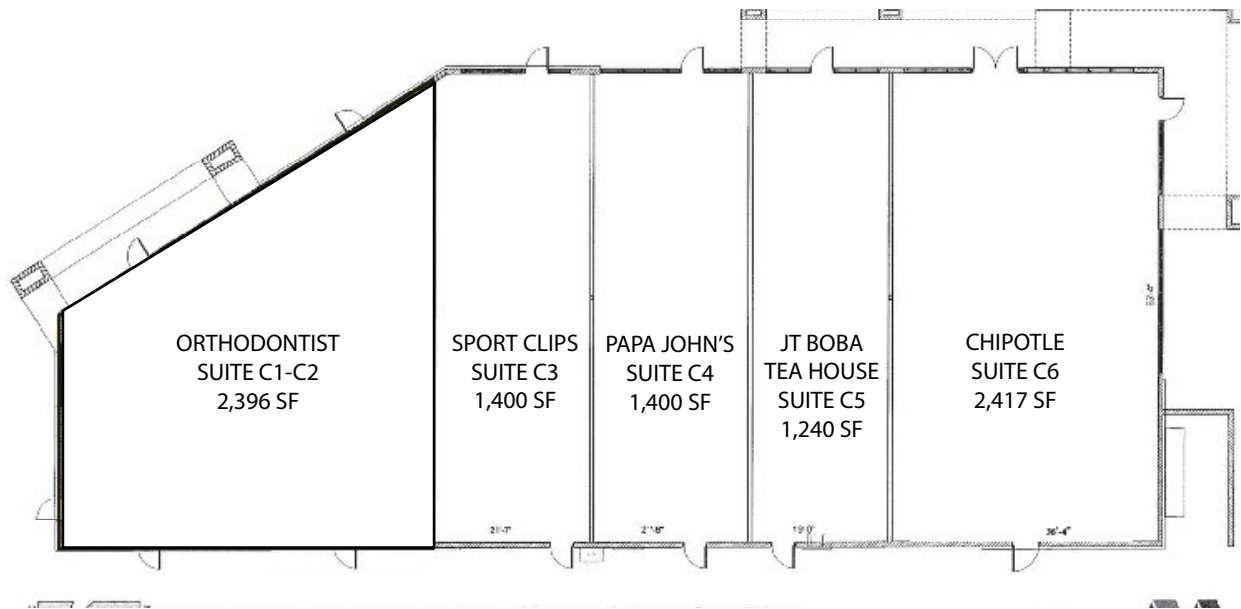
SHOPS D



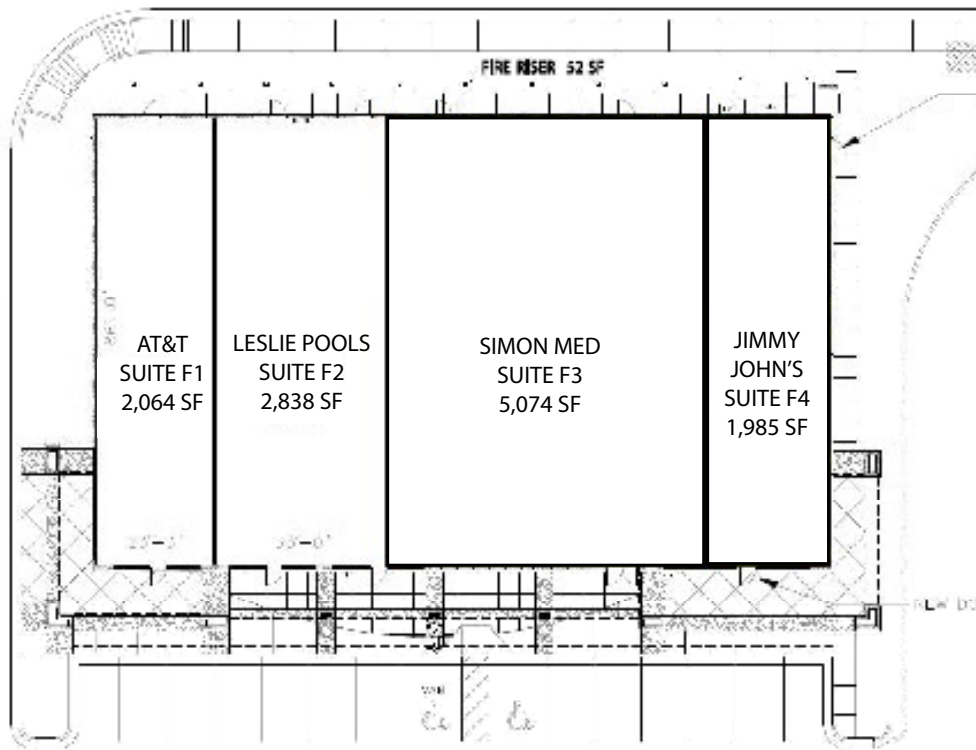
SHOPS B



SHOPS E



SHOPS C



SHOPS F

FOR "SHOPS "H"
AT SUNDANCE TOWNE CENTER
BUCKEYE, ARIZONA
REVISED: 10/17/2017



5/24/2019

Buckeye fastest growing city in U.S. | News List | City of Buckeye

News List

Buckeye fastest growing city in U.S.

Buckeye, Arizona is now listed as the number one fastest growing city in the country according to the U.S. Census Bureau. The list of the 15 fastest growing cities by percentage in the U.S. with populations of over 50,000 was released earlier today.

Buckeye was the only Arizona city to make the list again this year, and moves up from the 5th fastest growing city last year.

The city is likely to stay in the top 10 for years to come. With a planning area of over 640 square miles, it is only five percent built out today.

The list shows from July 1, 2017 to July 1, 2018, Buckeye saw an 8.5 percent increase in population, reaching 74,370. City officials estimate the current population today at about 82,600.

“Buckeye provides our residents an excellent quality of life,” said Buckeye Mayor Jackie Meck. “We offer good housing values while also staying focused on ensuring we remain a desirable community for years to come.”

In 2018, approximately 2,200 single-family residential permits were issued in Buckeye. So far in 2019, permits are exceeding that by 8%, with the city projecting it will issue about 2,400 permits this year.

There are also tremendous opportunities in Buckeye for retail shops, services and employment due to our rapid growth.

Each year, the U.S. Census Bureau releases estimates of the population for the nation, states, counties and Puerto Rico. Annual estimates for resident populations are produced by measuring population change, which includes all people currently residing in the United States.

To learn more about living, working, playing or relocating your business to Buckeye, please visit growbuckeye.com/



Post Date: 05/23/2019 10:53 am

Lat/Lon: 33.4405/-112.5565

RF5

825 S Watson Rd**Buckeye, AZ 85326****3 mi radius****5 mi radius****7 mi radius****Population**

Estimated Population (2020)	29,275		62,411		80,855	
Projected Population (2025)	32,822		69,468		89,560	
Census Population (2010)	21,389		41,541		53,288	
Census Population (2000)	2,872		8,320		17,470	
Projected Annual Growth (2020 to 2025)	3,547	2.4%	7,057	2.3%	8,705	2.2%
Historical Annual Growth (2010 to 2020)	7,886	3.7%	20,870	5.0%	27,567	5.2%
Historical Annual Growth (2000 to 2010)	18,517	64.5%	33,221	39.9%	35,818	20.5%
Estimated Population Density (2020)	1,036	psm	795	psm	525	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	153.9	sq mi

Households

Estimated Households (2020)	9,067		19,549		24,880	
Projected Households (2025)	9,790		20,939		26,575	
Census Households (2010)	6,479		12,687		16,002	
Census Households (2000)	949		2,694		4,598	
Estimated Households with Children (2020)	4,204	46.4%	9,040	46.2%	11,482	46.1%
Estimated Average Household Size (2020)	3.23		3.19		3.18	

Average Household Income

Estimated Average Household Income (2020)	\$82,539		\$89,187		\$92,556	
Projected Average Household Income (2025)	\$87,906		\$95,974		\$101,499	
Estimated Average Family Income (2020)	\$89,198		\$98,753		\$102,555	

Median Household Income

Estimated Median Household Income (2020)	\$71,870		\$78,152		\$78,394	
Projected Median Household Income (2025)	\$83,561		\$90,791		\$90,675	
Estimated Median Family Income (2020)	\$75,780		\$83,564		\$84,353	

Per Capita Income

Estimated Per Capita Income (2020)	\$25,565		\$27,940		\$28,858	
Projected Per Capita Income (2025)	\$26,220		\$28,934		\$30,460	
Estimated Per Capita Income 5 Year Growth	\$655	2.6%	\$993	3.6%	\$1,601	5.5%
Estimated Average Household Net Worth (2020)	\$607,520		\$757,086		\$786,594	

Daytime Demos (2020)

Total Businesses	356		675		958	
Total Employees	3,377		6,388		8,864	
Company Headquarter Businesses	-	-	-	-	-	-
Company Headquarter Employees	-	-	-	-	-	-
Employee Population per Business	9.5		9.5		9.3	
Residential Population per Business	82.3		92.4		84.4	

Lat/Lon: 33.4405/-112.5565

RF5

825 S Watson Rd**Buckeye, AZ 85326****3 mi radius****5 mi radius****7 mi radius****Race & Ethnicity**

White (2020)	19,154	65.4%	41,281	66.1%	53,607	66.3%
Black or African American (2020)	2,263	7.7%	4,533	7.3%	5,851	7.2%
American Indian or Alaska Native (2020)	392	1.3%	804	1.3%	1,093	1.4%
Asian (2020)	966	3.3%	1,979	3.2%	2,497	3.1%
Hawaiian or Pacific Islander (2020)	56	0.2%	103	0.2%	134	0.2%
Other Race (2020)	5,149	17.6%	10,891	17.5%	14,212	17.6%
Two or More Races (2020)	1,295	4.4%	2,820	4.5%	3,462	4.3%
Not Hispanic or Latino Population (2020)	18,527	63.3%	39,365	63.1%	50,997	63.1%
Hispanic or Latino Population (2020)	10,748	36.7%	23,046	36.9%	29,858	36.9%
Not Hispanic or Latino Population (2025)	20,572	62.7%	43,330	62.4%	55,860	62.4%
Hispanic or Latino Population (2025)	12,249	37.3%	26,138	37.6%	33,700	37.6%
Not Hispanic or Latino Population (2010)	13,053	61.0%	25,313	60.9%	32,510	61.0%
Hispanic or Latino Population (2010)	8,336	39.0%	16,228	39.1%	20,778	39.0%
Not Hispanic or Latino Population (2000)	2,355	82.0%	5,743	69.0%	11,992	68.6%
Hispanic or Latino Population (2000)	517	18.0%	2,578	31.0%	5,478	31.4%
Projected Hispanic Annual Growth (2020 to 2025)	1,502	2.8%	3,091	2.7%	3,842	2.6%
Historic Hispanic Annual Growth (2000 to 2020)	10,230	98.9%	20,469	39.7%	24,380	22.3%

Age Distribution (2020)

Age Under 5	2,188	7.5%	4,739	7.6%	6,035	7.5%
Age 5 to 9 Years	2,357	8.1%	5,087	8.2%	6,399	7.9%
Age 10 to 14 Years	2,473	8.4%	5,297	8.5%	6,646	8.2%
Age 15 to 19 Years	2,049	7.0%	4,376	7.0%	5,819	7.2%
Age 20 to 24 Years	1,607	5.5%	3,358	5.4%	4,656	5.8%
Age 25 to 29 Years	2,171	7.4%	4,599	7.4%	6,056	7.5%
Age 30 to 34 Years	2,374	8.1%	5,144	8.2%	6,631	8.2%
Age 35 to 39 Years	2,231	7.6%	4,876	7.8%	6,272	7.8%
Age 40 to 44 Years	1,838	6.3%	4,056	6.5%	5,263	6.5%
Age 45 to 49 Years	1,631	5.6%	3,583	5.7%	4,766	5.9%
Age 50 to 54 Years	1,592	5.4%	3,452	5.5%	4,583	5.7%
Age 55 to 59 Years	1,694	5.8%	3,612	5.8%	4,632	5.7%
Age 60 to 64 Years	1,549	5.3%	3,192	5.1%	4,056	5.0%
Age 65 to 74 Years	2,428	8.3%	4,783	7.7%	6,093	7.5%
Age 75 to 84 Years	870	3.0%	1,728	2.8%	2,238	2.8%
Age 85 Years or Over	222	0.8%	527	0.8%	711	0.9%
Median Age	33.2		33.0		33.0	

Gender Age Distribution (2020)

Female Population	14,809	50.6%	31,457	50.4%	41,391	51.2%
Age 0 to 19 Years	4,393	29.7%	9,492	30.2%	12,214	29.5%
Age 20 to 64 Years	8,558	57.8%	18,254	58.0%	24,406	59.0%
Age 65 Years or Over	1,857	12.5%	3,711	11.8%	4,770	11.5%
Female Median Age	33.7		33.3		33.2	
Male Population	14,466	49.4%	30,954	49.6%	39,464	48.8%
Age 0 to 19 Years	4,674	32.3%	10,008	32.3%	12,684	32.1%
Age 20 to 64 Years	8,130	56.2%	17,619	56.9%	22,509	57.0%
Age 65 Years or Over	1,663	11.5%	3,328	10.8%	4,271	10.8%
Male Median Age	32.7		32.6		32.8	

Lat/Lon: 33.4405/-112.5565

RF5

825 S Watson Rd**Buckeye, AZ 85326**

3 mi radius

5 mi radius

7 mi radius

Household Income Distribution (2020)

HH Income \$200,000 or More	299	3.3%	998	5.1%	1,353	5.4%
HH Income \$150,000 to \$199,999	421	4.6%	1,327	6.8%	1,856	7.5%
HH Income \$100,000 to \$149,999	1,744	19.2%	3,898	19.9%	4,799	19.3%
HH Income \$75,000 to \$99,999	1,577	17.4%	3,345	17.1%	4,188	16.8%
HH Income \$50,000 to \$74,999	2,640	29.1%	5,007	25.6%	6,130	24.6%
HH Income \$35,000 to \$49,999	981	10.8%	1,955	10.0%	2,572	10.3%
HH Income \$25,000 to \$34,999	441	4.9%	1,038	5.3%	1,367	5.5%
HH Income \$15,000 to \$24,999	570	6.3%	996	5.1%	1,333	5.4%
HH Income Under \$15,000	396	4.4%	986	5.0%	1,282	5.2%
HH Income \$35,000 or More	7,661	84.5%	16,529	84.6%	20,897	84.0%
HH Income \$75,000 or More	4,040	44.6%	9,567	48.9%	12,195	49.0%

Housing (2020)

Total Housing Units	9,840		20,964		26,560	
Housing Units Occupied	9,067	92.1%	19,549	93.3%	24,880	93.7%
Housing Units Owner-Occupied	7,592	83.7%	16,375	83.8%	20,757	83.4%
Housing Units, Renter-Occupied	1,476	16.3%	3,174	16.2%	4,123	16.6%
Housing Units, Vacant	772	8.5%	1,415	7.2%	1,680	6.8%

Marital Status (2020)

Never Married	6,861	30.8%	14,354	30.4%	19,045	30.8%
Currently Married	11,742	52.8%	25,158	53.2%	31,682	51.3%
Separated	991	4.5%	1,753	3.7%	2,671	4.3%
Widowed	930	4.2%	1,843	3.9%	2,454	4.0%
Divorced	1,733	7.8%	4,180	8.8%	5,922	9.6%

Household Type (2020)

Population Family	26,987	92.2%	57,110	91.5%	72,288	89.4%
Population Non-Family	2,286	7.8%	5,278	8.5%	6,802	8.4%
Population Group Quarters	2	-	23	-	1,765	2.2%
Family Households	7,328	80.8%	15,629	79.9%	19,848	79.8%
Non-Family Households	1,739	19.2%	3,920	20.1%	5,031	20.2%
Married Couple with Children	3,066	26.1%	6,604	26.3%	8,348	26.3%
Average Family Household Size	3.7		3.7		3.6	

Household Size (2020)

1 Person Households	1,275	14.1%	2,865	14.7%	3,678	14.8%
2 Person Households	2,687	29.6%	5,806	29.7%	7,447	29.9%
3 Person Households	1,402	15.5%	3,101	15.9%	4,000	16.1%
4 Person Households	1,578	17.4%	3,402	17.4%	4,281	17.2%
5 Person Households	1,170	12.9%	2,453	12.5%	3,057	12.3%
6 or More Person Households	956	10.5%	1,921	9.8%	2,417	9.7%

Household Vehicles (2020)

Households with 0 Vehicles Available	143	1.6%	462	2.4%	634	2.6%
Households with 1 Vehicles Available	2,350	25.9%	4,559	23.3%	5,687	22.9%
Households with 2 or More Vehicles Available	6,574	72.5%	14,528	74.3%	18,558	74.6%
Total Vehicles Available	19,141		42,336		54,269	
Average Vehicles Per Household	2.1		2.2		2.2	

Lat/Lon: 33.4405/-112.5565

RF5

825 S Watson Rd**Buckeye, AZ 85326****3 mi radius****5 mi radius****7 mi radius****Labor Force (2020)**

Estimated Labor Population Age 16 Years or Over	21,792		46,284		60,519	
Estimated Civilian Employed	14,239	65.3%	30,000	64.8%	37,768	62.4%
Estimated Civilian Unemployed	415	1.9%	992	2.1%	1,283	2.1%
Estimated in Armed Forces	102	0.5%	258	0.6%	317	0.5%
Estimated Not in Labor Force	7,036	32.3%	15,034	32.5%	21,151	34.9%
Unemployment Rate	1.9%		2.1%		2.1%	

Occupation (2020)

Occupation: Population Age 16 Years or Over	14,239		30,000		37,768	
Management, Business, Financial Operations	1,945	13.7%	4,222	14.1%	5,315	14.1%
Professional, Related	2,582	18.1%	5,353	17.8%	6,821	18.1%
Service	2,460	17.3%	5,461	18.2%	6,754	17.9%
Sales, Office	3,326	23.4%	6,754	22.5%	8,596	22.8%
Farming, Fishing, Forestry	83	0.6%	199	0.7%	284	0.8%
Construct, Extraction, Maintenance	1,329	9.3%	2,859	9.5%	3,576	9.5%
Production, Transport Material Moving	2,514	17.7%	5,152	17.2%	6,422	17.0%
White Collar Workers	7,853	55.1%	16,330	54.4%	20,732	54.9%
Blue Collar Workers	6,387	44.9%	13,670	45.6%	17,036	45.1%

Consumer Expenditure (2020)

Total Household Expenditure	\$558.62 M		\$1.27 B		\$1.65 B	
Total Non-Retail Expenditure	\$291.86 M	52.2%	\$665.91 M	52.4%	\$866.54 M	52.4%
Total Retail Expenditure	\$266.76 M	47.8%	\$606.11 M	47.6%	\$787.44 M	47.6%
Apparel	\$19.67 M	3.5%	\$45.04 M	3.5%	\$58.64 M	3.5%
Contributions	\$17.48 M	3.1%	\$40.49 M	3.2%	\$52.93 M	3.2%
Education	\$15.47 M	2.8%	\$36.68 M	2.9%	\$48.2 M	2.9%
Entertainment	\$31.58 M	5.7%	\$72.41 M	5.7%	\$94.3 M	5.7%
Food and Beverages	\$83.24 M	14.9%	\$188.71 M	14.8%	\$245.03 M	14.8%
Furnishings and Equipment	\$19.65 M	3.5%	\$44.99 M	3.5%	\$58.57 M	3.5%
Gifts	\$13 M	2.3%	\$30.11 M	2.4%	\$39.31 M	2.4%
Health Care	\$47.8 M	8.6%	\$107.82 M	8.5%	\$139.9 M	8.5%
Household Operations	\$21.65 M	3.9%	\$49.58 M	3.9%	\$64.59 M	3.9%
Miscellaneous Expenses	\$10.47 M	1.9%	\$23.89 M	1.9%	\$31.1 M	1.9%
Personal Care	\$7.48 M	1.3%	\$17.05 M	1.3%	\$22.17 M	1.3%
Personal Insurance	\$3.87 M	0.7%	\$8.97 M	0.7%	\$11.73 M	0.7%
Reading	\$1.2 M	0.2%	\$2.73 M	0.2%	\$3.56 M	0.2%
Shelter	\$116.27 M	20.8%	\$265.08 M	20.8%	\$344.87 M	20.9%
Tobacco	\$3.46 M	0.6%	\$7.62 M	0.6%	\$9.84 M	0.6%
Transportation	\$104.21 M	18.7%	\$236.35 M	18.6%	\$306.83 M	18.6%
Utilities	\$42.11 M	7.5%	\$94.48 M	7.4%	\$122.42 M	7.4%

Educational Attainment (2020)

Adult Population Age 25 Years or Over	18,601		39,554		51,301	
Elementary (Grade Level 0 to 8)	872	4.7%	2,208	5.6%	2,865	5.6%
Some High School (Grade Level 9 to 11)	1,447	7.8%	2,908	7.4%	3,927	7.7%
High School Graduate	4,799	25.8%	9,759	24.7%	12,813	25.0%
Some College	5,261	28.3%	11,014	27.8%	14,356	28.0%
Associate Degree Only	2,079	11.2%	4,433	11.2%	5,457	10.6%
Bachelor Degree Only	3,048	16.4%	6,551	16.6%	8,255	16.1%
Graduate Degree	1,095	5.9%	2,680	6.8%	3,628	7.1%

Lat/Lon: 33.4405/-112.5565

RF5

825 S Watson Rd**Buckeye, AZ 85326****3 mi radius****5 mi radius****7 mi radius****Units In Structure (2020)**

1 Detached Unit	8,307	128.2%	17,745	139.9%	22,246	139.0%
1 Attached Unit	130	2.0%	271	2.1%	361	2.3%
2 to 4 Units	51	0.8%	171	1.4%	308	1.9%
5 to 9 Units	36	0.6%	121	1.0%	184	1.1%
10 to 19 Units	37	0.6%	68	0.5%	98	0.6%
20 to 49 Units	15	0.2%	68	0.5%	87	0.5%
50 or More Units	77	1.2%	257	2.0%	327	2.0%
Mobile Home or Trailer	410	6.3%	839	6.6%	1,257	7.9%
Other Structure	4	-	8	-	11	-

Homes Built By Year (2020)

Homes Built 2010 or later	1,565	24.2%	3,860	30.4%	4,894	30.6%
Homes Built 2000 to 2009	5,307	81.9%	10,504	82.8%	12,563	78.5%
Homes Built 1990 to 1999	827	12.8%	1,649	13.0%	2,377	14.9%
Homes Built 1980 to 1989	448	6.9%	966	7.6%	1,486	9.3%
Homes Built 1970 to 1979	523	8.1%	1,253	9.9%	1,714	10.7%
Homes Built 1960 to 1969	225	3.5%	607	4.8%	793	5.0%
Homes Built 1950 to 1959	126	1.9%	463	3.6%	594	3.7%
Homes Built Before 1949	47	0.7%	246	1.9%	459	2.9%

Home Values (2020)

Home Values \$1,000,000 or More	52	1.0%	117	1.2%	141	1.2%
Home Values \$500,000 to \$999,999	362	7.3%	1,123	11.5%	1,363	11.1%
Home Values \$400,000 to \$499,999	372	7.5%	1,256	12.9%	1,859	15.2%
Home Values \$300,000 to \$399,999	959	19.3%	2,381	24.5%	3,325	27.2%
Home Values \$200,000 to \$299,999	2,686	54.1%	5,283	54.3%	6,790	55.5%
Home Values \$150,000 to \$199,999	2,120	42.7%	3,854	39.6%	4,407	36.0%
Home Values \$100,000 to \$149,999	551	11.1%	1,312	13.5%	1,610	13.2%
Home Values \$70,000 to \$99,999	92	1.9%	217	2.2%	286	2.3%
Home Values \$50,000 to \$69,999	49	1.0%	97	1.0%	135	1.1%
Home Values \$25,000 to \$49,999	66	1.3%	139	1.4%	175	1.4%
Home Values Under \$25,000	218	4.4%	465	4.8%	526	4.3%
Owner-Occupied Median Home Value	\$224,364		\$234,830		\$241,049	
Renter-Occupied Median Rent	\$1,016		\$978		\$944	

Transportation To Work (2020)

Drive to Work Alone	11,562	81.5%	24,336	80.4%	31,633	80.7%
Drive to Work in Carpool	1,435	10.1%	3,317	11.0%	4,077	10.4%
Travel to Work by Public Transportation	145	1.0%	294	1.0%	379	1.0%
Drive to Work on Motorcycle	48	0.3%	93	0.3%	104	0.3%
Walk or Bicycle to Work	200	1.4%	322	1.1%	410	1.0%
Other Means	117	0.8%	269	0.9%	393	1.0%
Work at Home	687	4.8%	1,646	5.4%	2,222	5.7%

Travel Time (2020)

Travel to Work in 14 Minutes or Less	2,682	18.9%	5,469	18.1%	6,794	17.3%
Travel to Work in 15 to 29 Minutes	4,431	31.2%	9,149	30.2%	11,868	30.3%
Travel to Work in 30 to 59 Minutes	4,543	32.0%	9,841	32.5%	12,071	30.8%
Travel to Work in 60 Minutes or More	1,888	13.3%	3,875	12.8%	4,845	12.4%
Average Minutes Travel to Work	27.8		27.6		26.6	