

SWC Watson Road and Yuma Road | Buckeye, AZ

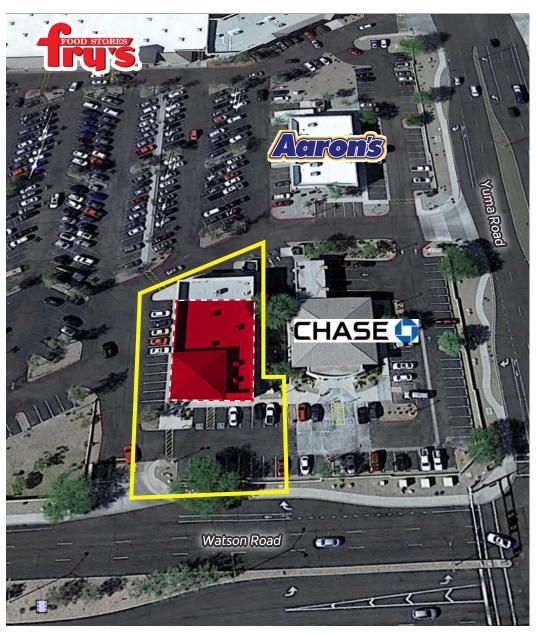


Cliff Johnston

Managing Director +1 602 224 4445 cliff.johnston@cushwake.com 2555 E. Camelback Rd., Suite 400 Phoenix, Arizona main +1 602 954 9000 fax +1 602 253 0528 cushmanwakefield.com



SWC Watson Road and Yuma Road | Buckeye, AZ



Property Highlights

- Fry's Grocery Anchored Center
- Pad End Cap on Watson Road
- Former Fitness Space Available (5,359 SF)

Area Amenities

- Tremendous housing growth in immediate area
- Over 1,500,000 SF commercial space at intersection
- Located less than 1-mile south of the I-10 freeway full diamond interchange

Demographics	1 Mile	3 Miles	5 Miles
Population 2019*	8,788	31,805	61,278
Est. Population 2024*	9,692	35,723	69,702
Avg. Household Income 2019*	\$71,246	\$72,800	\$81,515
Est. Avg. Household Income 2019*	\$82,046	\$83,815	\$96,560

Traffic Counts **

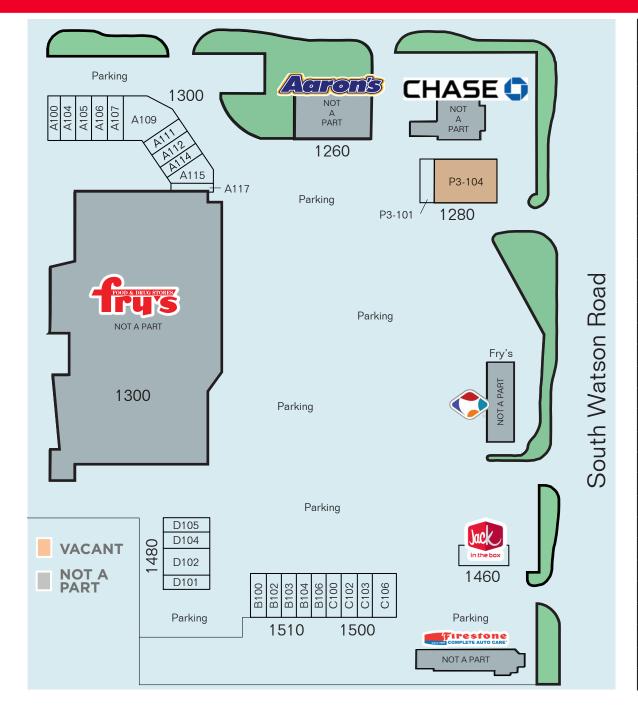
- ± 40,000 VPD On Watson Road
- ± 80,000 VPD on I-10 Freeway

Source: ESRI 2019*; Costar 2015 & 2018**

©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



SWC Watson Road and Yuma Road | Buckeye, AZ



Suite	Tenant	Size		
1280 S. Watson Rd				
P3-101	AAM HOA Management Office	1,210 SF		
P3-104	VACANT	5,359 SF		
1300 S. Watson Rd				
A100	Family Dentistry	2,270 SF		
A104	IMS Urgent Care	2,400 SF		
A105	Pizza Hut	1,200 SF		
A106	AZ Choice Chiropractic	1,200 SF		
A107	MVB Title & Registration	1,200 SF		
A109	Booty's Bar & Grill	3,100 SF		
A111	A & L Water & Ice Cream	1,200 SF		
A112	Estrella Nails	1,200 SF		
A114	PostNet	1,200 SF		
A115	H&R Block	1,545 SF		
A117	Club Tan	1,410 SF		
1510 S. Watson Rd				
B100	Lapels Drycleaning	2,120 SF		
B102	Allstate Insurance	900 SF		
B103	Gecko Wireless	900 SF		
B104	Great Clips	1,200 SF		
B106	Subway	1,200 SF		
1500 S. Watson Rd				
C100	Fresh Donuts	1,200 SF		
C102-103	1st Family Medicine	3,000 SF		
C106	Palermo's Pizza	2,120 SF		
1460 S. Watson Rd				
P5	Jack In The Box	2,913 SF		
1480 S. Watson Rd				
D101	Lee's Black Belt Academy	1,800 SF		
D102-105	North Buckeye Animal Academy	4,737 SF		

SWC Watson Road and Yuma Road | Buckeye, AZ

SPACE IMAGES











SWC Watson Road and Yuma Road | Buckeye, AZ

