

The Shoppes at Buckeye Marketplace

SWC Watson Road and Yuma Road | Buckeye, AZ

FOR LEASE
5,359 SF End Cap Space



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

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Property Highlights

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

Area Amenities

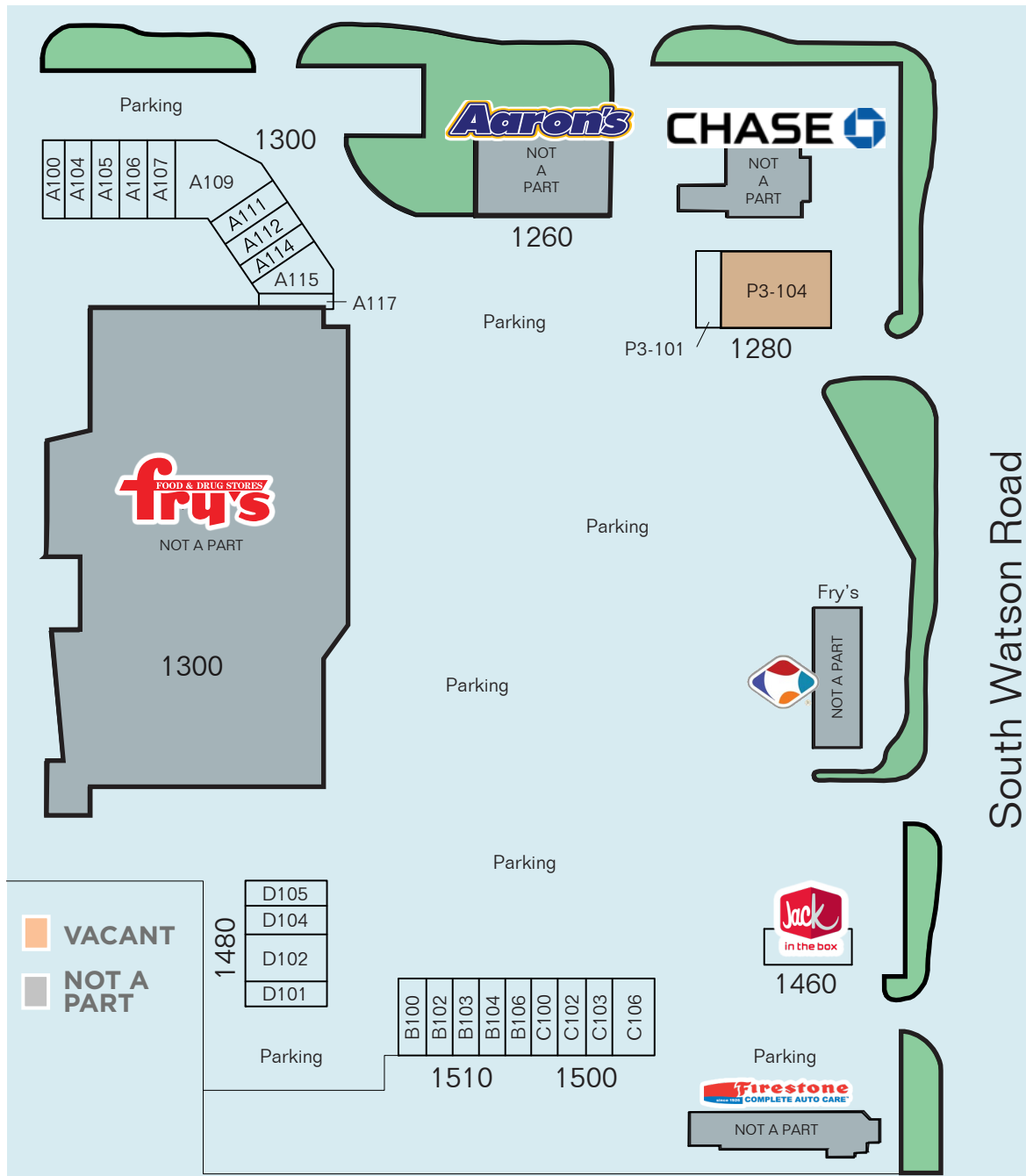
- Tremendous housing growth in immediate area
- Over 1,500,000 SF commercial space at intersection
- Located less than 1-mile south of the I-10 freeway full diamond interchange

| 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 **

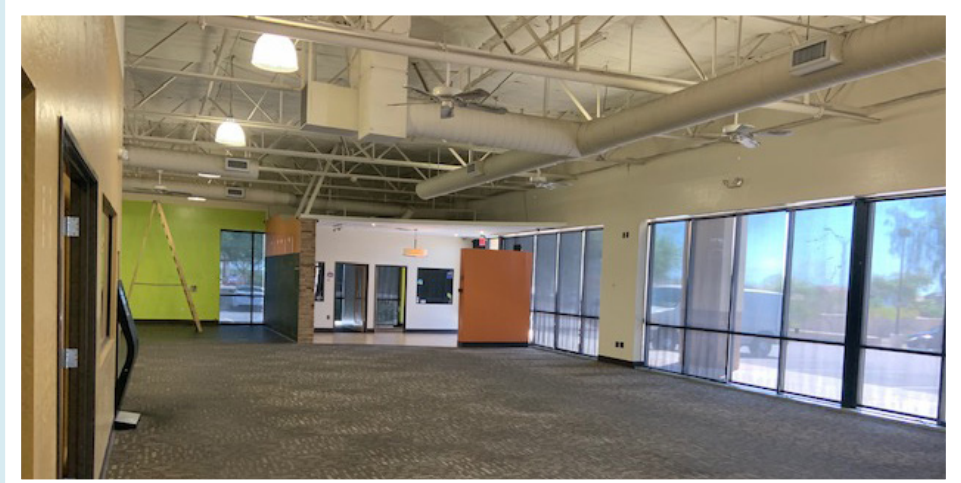
- ± 40,000 VPD On Watson Road
- ± 80,000 VPD on I-10 Freeway

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



| 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 |

SPACE IMAGES



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