



# Verrado Marketside

**A FULL SERVICE COMMERCIAL  
MIXED-USE DEVELOPMENT**  
I-10 & VERRADO WAY  
BUCKEYE, AZ







*Verrado Marketside*



WHITE TANK MOUNTAIN  
REGIONAL PARK

VICTORY

REGENT HILLS

MESQUITE GROVE

VERRADO  
GOLF CLUB

*Bashas'*  
CVS

VERRADO  
ELEMENTARY  
SCHOOL

VERRADO  
MIDDLE SCHOOL

MAIN STREET  
DISTRICT

*For Sale  
or Lease*

MIXED-USE DEVELOPMENT  
I-10 & VERRADO WAY

VERRADO  
HIGH SCHOOL

HERITAGE  
DISTRICT

Thomas Road  
PADs Available

FUTURE  
RESIDENTIAL

MOUNTAIN COVES

SUMMERFIELD POINTE

VERRADO HERITAGE  
ELEMENTARY SCHOOL

HALLMARK

BARRINGTON

BRIGHTON PLACE

HERITAGE DISTRICT CORE

GLENWOOD

FUTURE  
RESIDENTIAL

AVALON

OVERTON

OFFICE

RETAIL

Verrado  
Marketside



VERRADO WAY

MCDOWELL ROAD

FUTURE  
RESIDENTIAL

FUTURE  
MEDICAL

±100,000 VPD







## *Verrado Marketside*

### *Small Town*

ARIZONA

---

One of the most charming small towns in the West Valley, Verrado has a solid reputation as an excellent place to do business.

And Verrado is growing. Home to over 15,000 residents, Verrado is entitled for 14,000 homes across 8,800 acres.

In Verrado and the community's newest neighborhood, Victory at Verrado for ages 55+, the incomes are above average.

### *Marketside:*

THE GATEWAY TO VERRADO.

---

Now we're proud to introduce Verrado's mixed-use district, Marketside. Located at the convenient and well-traveled interchange of I-10 and Verrado Way, Marketside is the gateway to Verrado.

This mixed-use district encompasses 175 acres and will include up to 700 household units. That adds up to tremendous growth potential for businesses and countless opportunities for economic development.



*Conceptual*  
SITE PLANS



\*THIS IS A PROPOSED PLAN INCLUDING FINAL PAD & ACCESS LOCATIONS WITH FINAL USERS NAMED





## *Site Features*

---

- Premiere Development Opportunities
- Right off of I-10 & Verrado Way
- Retail PADs also available at Thomas Road, in front of Team Aquatics Center
- Zoned PC, City of Buckeye
- Just 25 miles west of Downtown Phoenix
- 3.25 miles west of Loop 303
- Full Diamond Interchange
- Freeway & Monument Signage
- Upscale fully integrated development
- For Sale or Lease User Opportunities

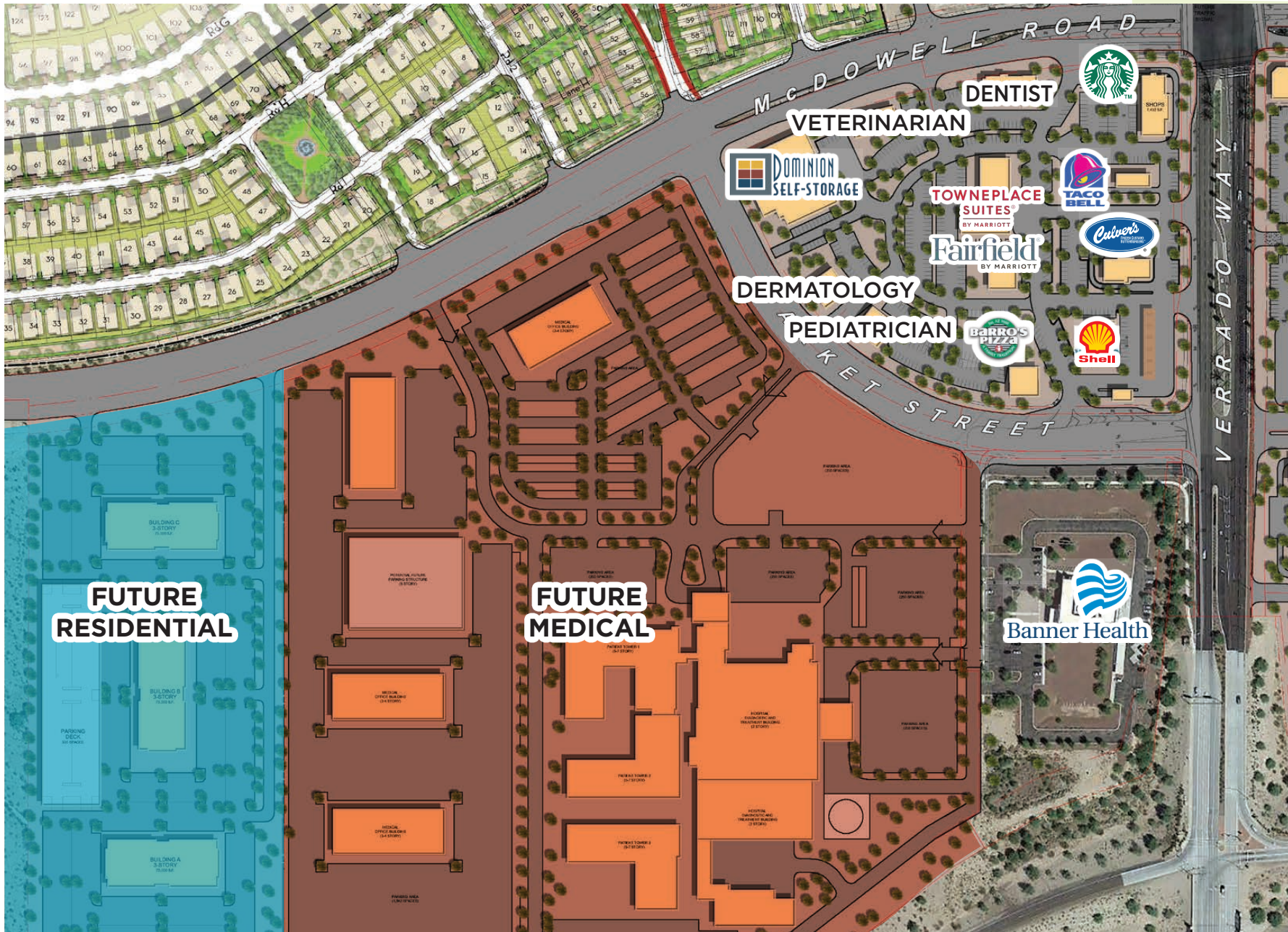
---

*Verrado Marketside*

---



# Marketside West SITEPLAN



Disclaimer: All features, drawings, renderings, plans and specifications are conceptual and subject to change without notice.



# Marketside East SITEPLAN





*Conceptual*  
**SITE PLANS**

**FUTURE  
RESIDENTIAL**

**THOMAS RD**

**1**

**3**

**2**

**Thomas Road  
PADs Available**

**PHASE II**

**PHASE I**

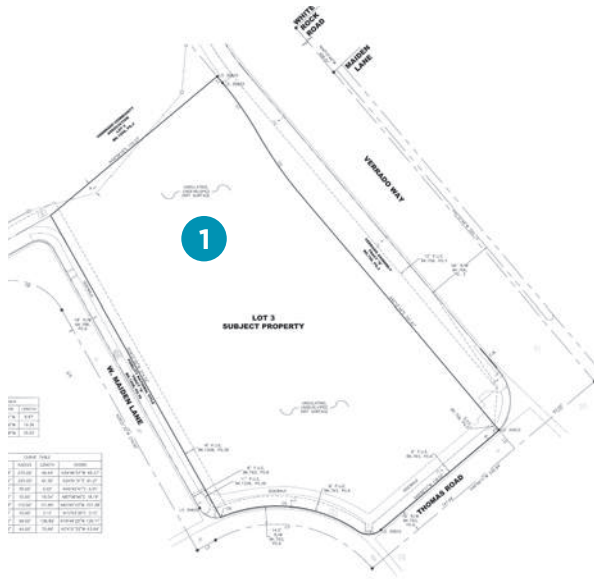
**VERRADO WAY**

**MCDOWELL ROAD**





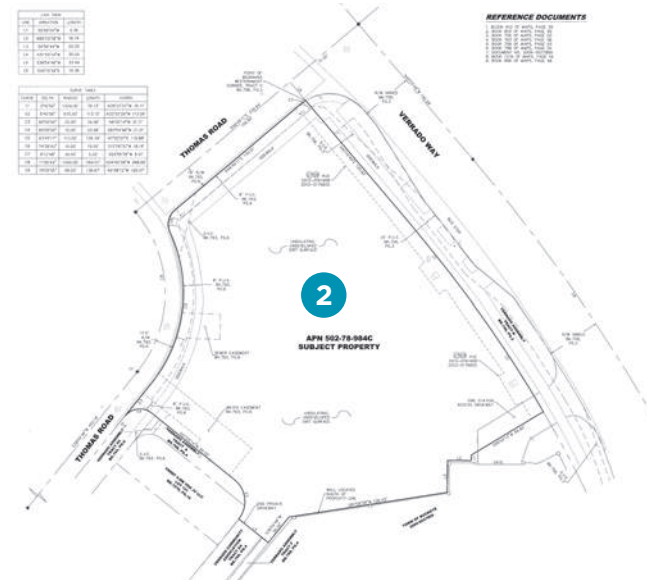
# Thomas Road PADS AVAILABLE



**Address** NWC Thomas Road & Verrado Way

**Parcel #** 502-82-869

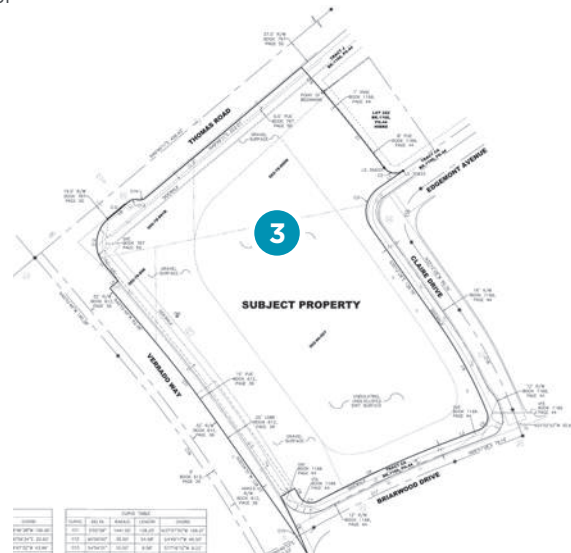
**Size** ±65,429 SF



**Address** SWC Thomas Road & Verrado Way

**Parcel #** 502-78-984C

**Size** ±62,765 SF



**Address** SEC Thomas Road & Verrado Way

**Parcel #** 502-86-007

**Size** ±111,529 SF





# Demographics

## 2019 DEMOGRAPHICS\*

| *FROM VERRADO WAY & MCDOWELL RD                     | 1 MILE    | 3 MILES  | 5 MILES  | 7 MILES  | 10 MILES | 15 MILES |
|---|-----------|----------|----------|----------|----------|----------|
| <b>2019 TOTAL POPULATION</b>                        | 4,919     | 32,998   | 64,243   | 118,371  | 216,488  | 550,338  |
| <b>2019-2024 POPULATION:<br/>ANNUAL GROWTH RATE</b> | 4.04%     | 3.11%    | 2.78%    | 2.72%    | 2.42%    | 2.05%    |
| <b>2019 MEDIAN HOUSEHOLD INCOME</b>                 | \$93,918  | \$78,334 | \$77,576 | \$77,317 | \$75,219 | \$66,242 |
| <b>2019 AVERAGE HOUSEHOLD INCOME</b>                | \$113,017 | \$89,798 | \$88,138 | \$96,327 | \$93,787 | \$82,792 |
| <b>2019 MEDIAN AGE</b>                              | 32.6      | 32.8     | 33       | 34.2     | 33.8     | 33.4     |
| <b>2019 AVERAGE HOUSEHOLD SIZE</b>                  | 3.29      | 3.54     | 3.52     | 3.41     | 3.43     | 3.45     |
| <b>2019 TOTAL HOUSEHOLDS</b>                        | 1,635     | 10,144   | 18,677   | 36,824   | 68,454   | 177,768  |
| <b>2019 TOTAL DAYTIME POPULATION</b>                | 3,038     | 20,508   | 38,111   | 79,965   | 176,337  | 436,565  |





---

*Verrado Marketside*

---







# Major Employers in the Area

---

- Amazon
- Subzero Freezer Company
- Huhtamaki
- United States Department of the Air Force
- Snyders of Hanover
- Banner Health
- State of Arizona
- JBS
- Walmart
- Abrazo Healthcare
- Aaa Arizona Inc
- Papa Johns Salads Produce Inc
- Humana Inc
- Midwestern University
- Honeywell
- Empereon Marketing
- Albertsons Companies
- Atlas Retail Services
- Maricopa County Community College District
- City of Peoria
- Ace Building Maintenance Co
- Progressive Leasing
- Friendship Retirement Community
- Pepsico
- Topgolf Usa
- City of Peoria
- Conair Corporation
- Rousseau Farming Co li





**MARK BRAMLETT**

Managing Director

+1 602 224 4492

[mark.bramlett@cushwake.com](mailto:mark.bramlett@cushwake.com)

**BRENT MALLONEE**

Senior Director

+1 602 224 4437

[brent.mallonee@cushwake.com](mailto:brent.mallonee@cushwake.com)



2555 E Camelback Rd, Ste 400,

Phoenix, Arizona 85016

ph:+1 602 954 9000

fx:+1 602 253 0528

[cushmanwakefield.com](http://cushmanwakefield.com)

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.