

# VERRADO MARKETPLACE



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I-10 & Verrado Way | Buckeye, AZ



# ABOUT US

Introducing Verrado Marketplace, the latest and most sophisticated “Marketplace” development from Vestar. Designed with the same level of quality and attention to detail found in Desert Ridge Marketplace and Tempe Marketplace, Verrado is set to be the premier shopping and entertainment destination in the West Valley. With over 500,000 SF of carefully curated retail, dining and entertainment options, Verrado Marketplace will offer an elevated shopping experience where you’ll discover the latest trends in fashion, food + beverage, home décor, and beauty.

Verrado Marketplace will also be Buckeye’s hub for entertainment and community events and will host a range of events throughout the year, from concerts and movie nights to farmers markets and holiday festivities. Complimenting the small-town neighborhood charm that is the hallmark of the upscale Verrado community, Verrado Marketplace is the perfect destination for a day of shopping, dining, and entertainment. Come experience the best of the West Valley at Verrado Marketplace.



## 5 YEARS IN A ROW

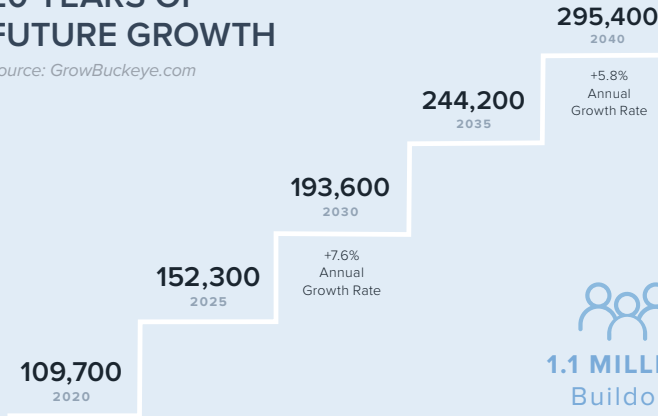
TOP TEN FASTEST GROWING CITY IN U.S. IN THE LAST DECADE, 2018-2022.

Source: *GrowBuckeye.com*

2018 — 2019 — 2020 — 2021 — 2022  
5TH 1ST 2ND 4TH 1ST

## 20 YEARS OF FUTURE GROWTH

Source: *GrowBuckeye.com*



1.1 MILLION Buildout

45,410  
3 MILES

97,162  
5 MILES

272,141  
10 MILES

Source: *ESRI*

33.5  
3 MILES

34.6  
5 MILES

34.9  
10 MILES

Source: *ESRI*

\$102,071  
3 MILES

\$102,155  
5 MILES

\$94,345  
10 MILES

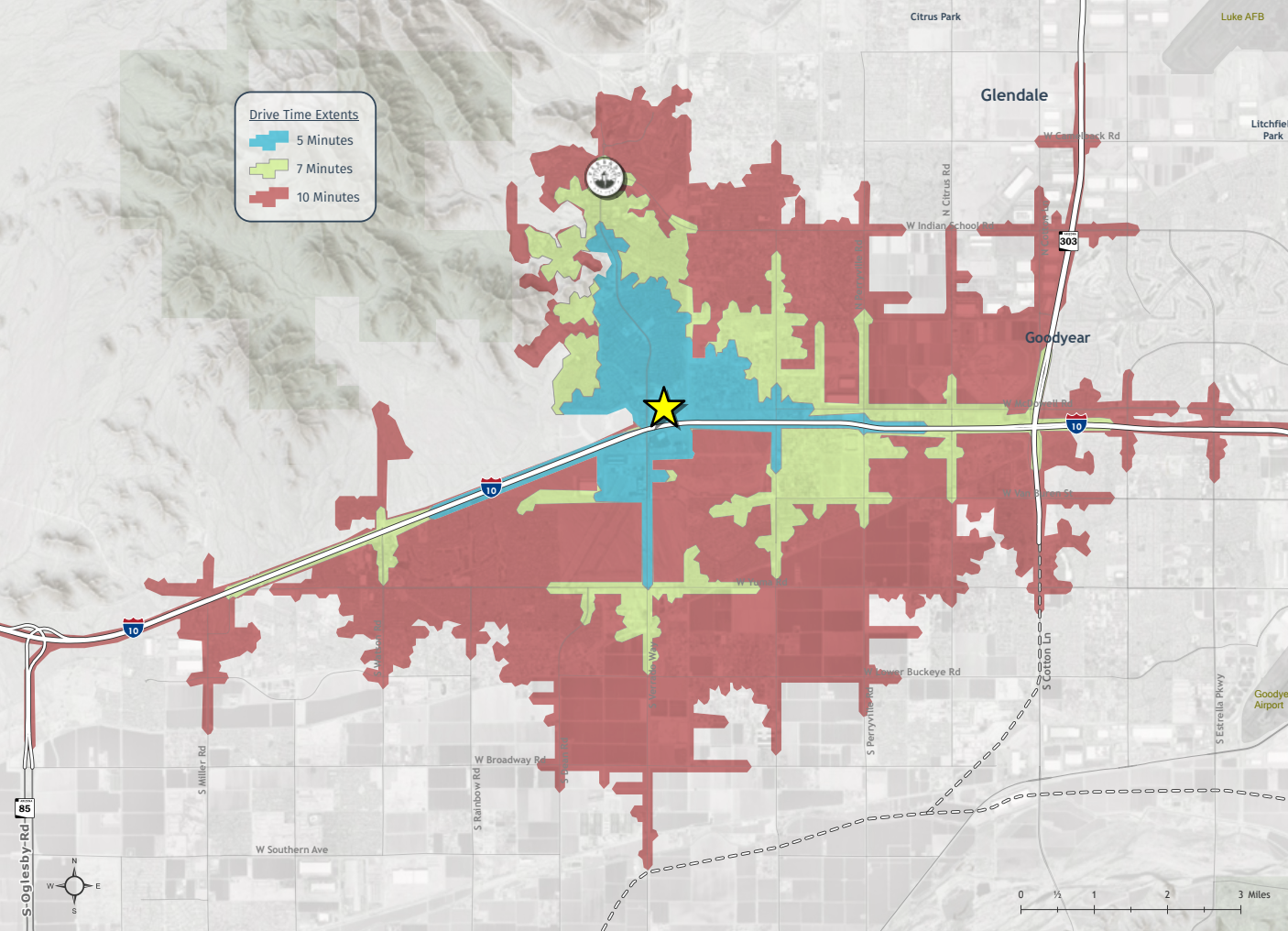
Source: *ESRI*



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## KEY



### MEDIAN HOUSEHOLD INCOME

**\$128,334**  
5 MINUTES

**\$111,662**  
7 MINUTES

**\$106,590**  
10 MINUTES



### HOUSING VALUE \$400K - \$1M

**77.9%**  
5 MINUTES

**66.4%**  
7 MINUTES

**65.4%**  
10 MINUTES



### EDUCATION

*Some College - Graduate Degree*

**76%**  
5 MINUTES

**67.9%**  
7 MINUTES

**65.7%**  
10 MINUTES



### WORKFORCE WHITE COLLAR

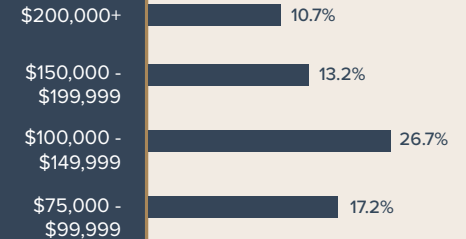
**70.7%**  
5 MINUTES

**64.0%**  
7 MINUTES

**61.8%**  
10 MINUTES

## BUCKEYE INCOME

67% of residents have a household income over \$75,000



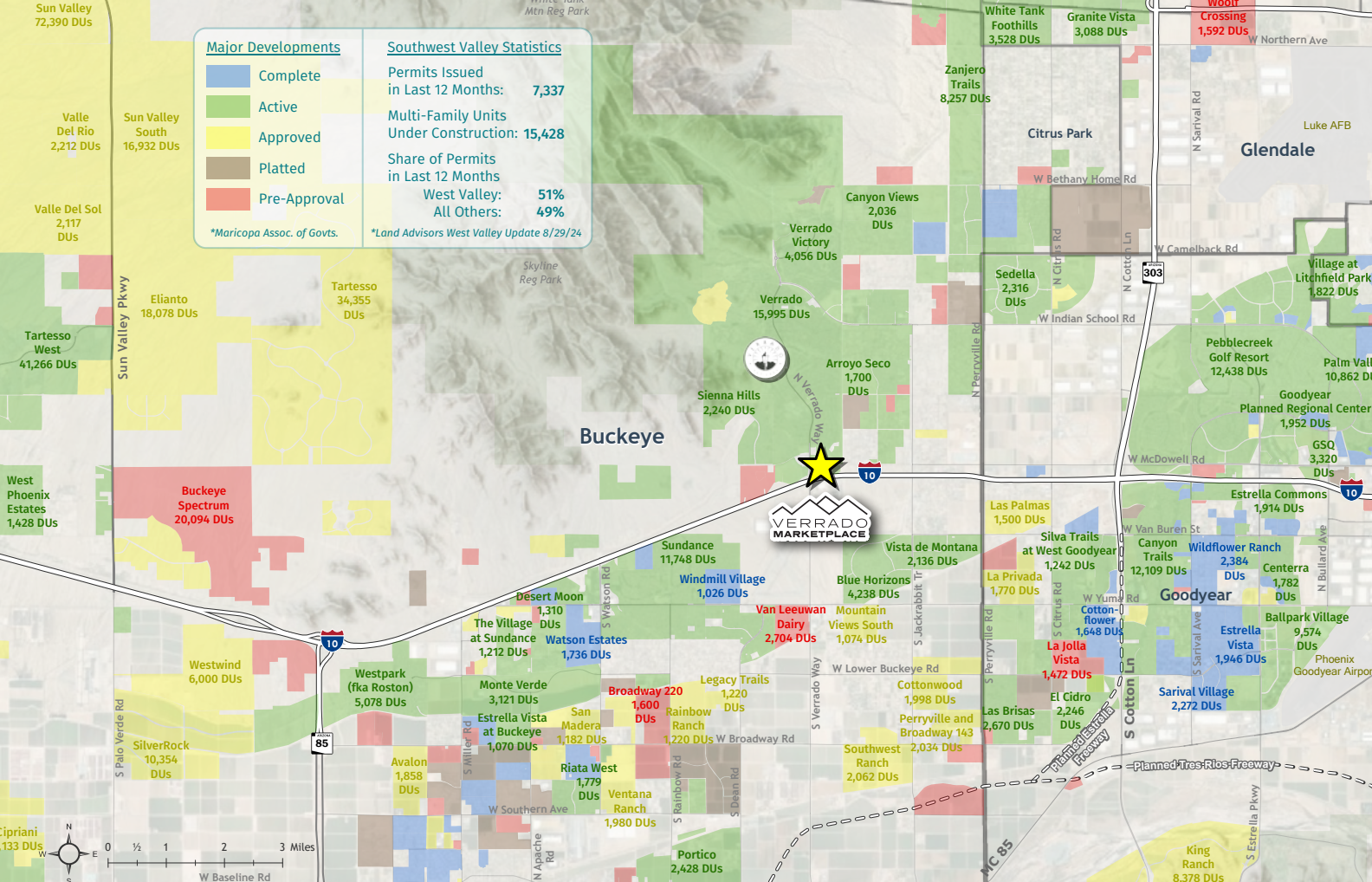
Source: GrowBuckeye.com



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# HOUSING HIGHLIGHTS

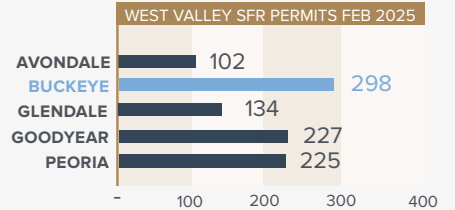
With more than 30 residential developments in the pipeline, this will result in over 21,000 new single family homes over the next five years.

## HOUSING OPTIONS

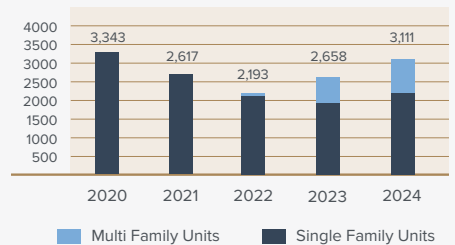
Executive Housing      Verrado      Up to \$2 Million

Source: \*Zillow - 1/17/24

## WEST VALLEY PERMITS BY CITY



## BUCKEYE ANNUAL PERMITS 2020-2024



Source: GrowBuckeye.com



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