

# PADS, DRIVE-THRUS & SHOP SPACES AVAILABLE

## Jackrabbit Trail Marketplace

SEC Jackrabbit Trl & Indian School Rd | Buckeye, AZ



### PROPERTY DETAILS

Available: Pads, drive-thrus, shop spaces!

### PROPERTY HIGHLIGHTS

- Across the street from planned Fry's Neighborhood Marketplace, coming Q4 2020
- Located at a main entrance into Verrado (14,000 home master plan community)
- 1,982 new homes built within the trade area last year
- Close proximity to Desert Edge High School with 1,600 Students
- 3 miles away from new Loop 303 Freeway
- 3 miles away from a major distribution district with over 3,500 employees and growing
- Within 5 miles of Luke Airforce Base with 4,500 employees

### DEMOGRAPHICS

2019 Total Population

Trade Area

106,165

2024 Total Population

121,613

2019 Med HH Income

\$77,577

*ESRI 2019 Estimates*

### TRAFFIC COUNTS {75TH AVE & LOOP 101}

N: ±4,989 VPD (NB & SB)    E: ±5,569 VPD (EB & WB)  
 S: ±7,902 VPD (NB & SB)    W: ±9,030 VPD (EB & WB)

*MCDOT 2018 / ADOT 2019*

### DEVELOPED BY



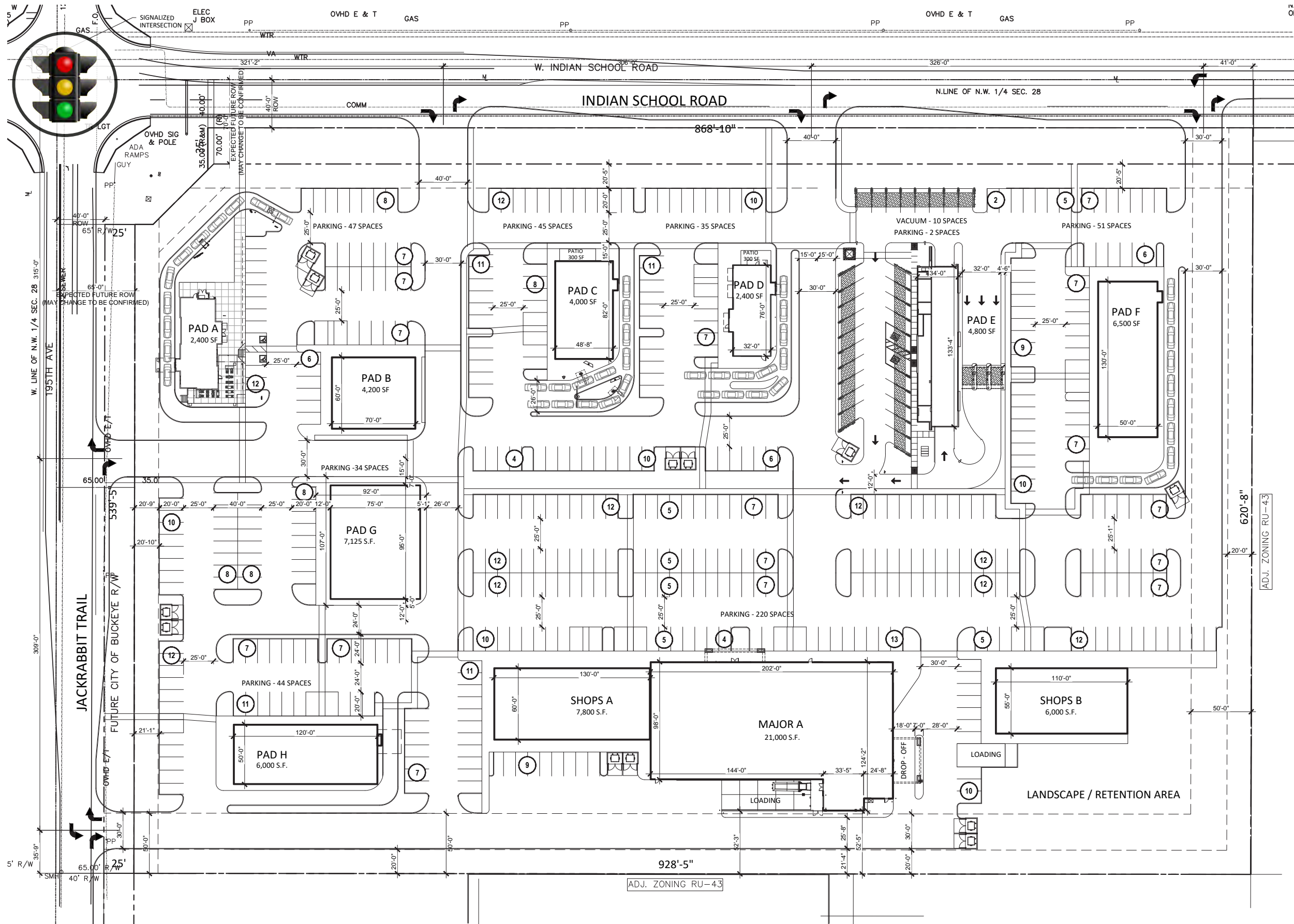
[WWW.PHOENIXCOMMERCIALADVISORS.COM](http://WWW.PHOENIXCOMMERCIALADVISORS.COM) | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

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## PROJECT DIRECTORY

ARCHITECT:  
RKA ARCHITECTS, INC.  
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PHOENIX, ARIZONA 85016  
CONTACT: NEIL FEASER  
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E-MAIL: nfeaser@rkaa.com

## SITE DATA

PARCEL NUMBER: 502-63-013B, 502-63-019B AND 502-63-019D  
EXISTING ZONING: C-2 (OLD-CC)  
GENERAL PLAN DESIGNATION: BUSINESS COMMERCIAL  
TOTAL SITE AREA PER ASSESSOR: 13.44 ACRES (585,751 S.F.)  
TOTAL PROPOSED SITE AREA: 8.20 ACRES (357,387 S.F.)

PROPOSED USE: RETAIL / RESTAURANTS / AUTO SERVICE

BUILDING AREA:	Area (S.F.)
PAD A: RESTAURANT WITH DRIVE THRU	2,400 S.F.
PAD A: PATIO SEATING	800 S.F.
PAD B: RETAIL	4,200 S.F.
PAD C: RESTAURANT WITH DRIVE THRU	4,000 S.F.
PAD C: PATIO	300 S.F.
PAD D: RESTAURANT WITH DRIVE THRU	2,400 S.F.
PAD D: PATIO	300 S.F.
PAD E: CARWASH	4,800 S.F.
PAD F: RETAIL/RESTAURANT	6,500 S.F.
PAD G: AUTO PARTS	7,125 S.F.
PAD H: RETAIL - RESTAURANT WITH DT	6,000 S.F.
SHOPS A: RETAIL/RESTAURANT	7,800 S.F.
SHOPS B: RETAIL/RESTAURANT	6,000 S.F.
MAJOR A: RETAIL	21,000 S.F.

TOTAL PROPOSED AREA: 73,625 S.F.

PARKING REQUIRED:	Spaces
PAD A: 1 PER 100 - RESTAURANT	32 SPACES
PAD B: 1 PER 300 - RETAIL	14 SPACES
PAD C: 1 PER 100 - RESTAURANT	45 SPACES
PAD D: 1 PER 100 - RESTAURANT	27 SPACES
PAD E: CARWASH	05 SPACES
PAD F: 1 PER 100 - RESTAURANT : 3,000 S.F.	30 SPACES
PAD F: 1 PER 300 - RETAIL : 3,500 S.F.	12 SPACES
PAD G: AUTO PARTS - RETAIL - 1 PER 300	24 SPACES
PAD H: 1 PER 100 - RESTAURANT : 3,000 S.F.	30 SPACES
PAD H: 1 PER 300 - RETAIL : 3,000 S.F.	10 SPACES
SHOP A: 1 PER 100 - RESTAURANT : 3,000 S.F.	30 SPACES
SHOP A: 1 PER 300 - RETAIL : 4,800 S.F.	16 SPACES
SHOP B: 1 PER 100 - RESTAURANT : 3,000 S.F.	30 SPACES
SHOP B: 1 PER 300 - RETAIL : 3,000 S.F.	10 SPACES
MAJOR A: 1 PER 300 - RETAIL	70 SPACES

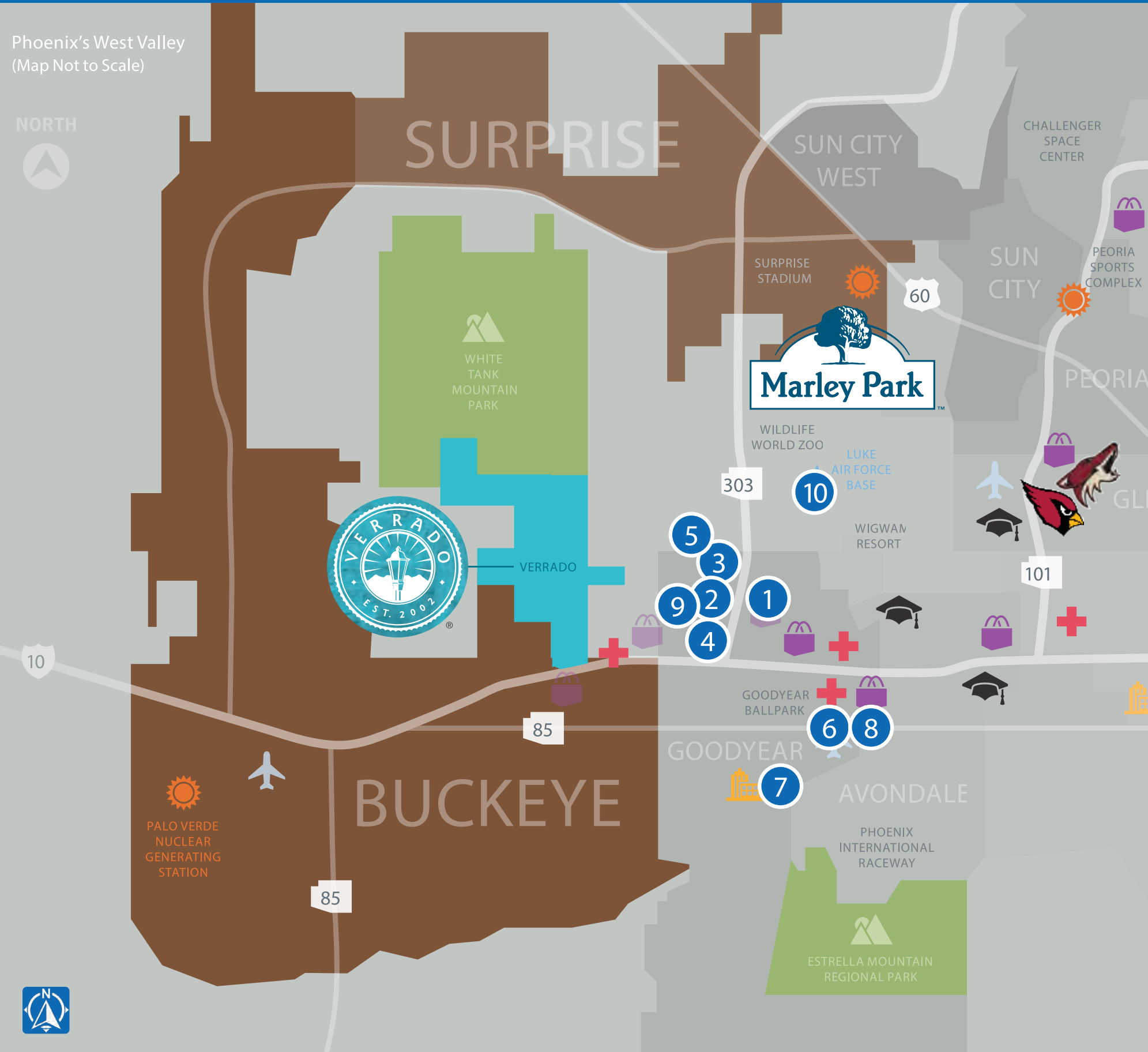
TOTAL PARKING REQUIRED: 387 SPACES

TOTAL PARKING PROVIDED: 478 SPACES



Phoenix's West Valley  
(Map Not to Scale)

NORTH



## LOOP 303 HUB (EMPLOYMENT – NOTABLE INFO)

- |   |   |                                    |
|---|---|------------------------------------|
| 1  Distribution Center<br><b>±1,500 JOBS</b>  | 2  Distribution Center<br><b>±120 JOBS</b>                    | 3  Center<br><b>±240 JOBS</b>      |
| 4  Facility<br><b>±1,500 JOBS</b>             | 5  Distribution Center<br><b>±130 JOBS</b><br>(Expected 2020) | 6  Goodyear<br><b>TBD JOBS</b>     |
| 7  Goodyear<br><b>TBD JOBS</b>                | 8  Data Center<br><b>±100 - 150 JOBS</b><br>(Timing TBD)      | 9  Corporation<br><b>±200 JOBS</b> |
| 10  Distribution Center<br><b>±1,500 JOBS</b> |   |                                    |

## TOWN OF BUCKEYE DEVELOPMENT/FACTS

- CHRIST CHURCH OF VALLEY (PLANNED)**  
800 weekly visitors
- VERRADO WAY CORRIDOR**  
9 developments planned with an estimated 6,300 total lots to be improved
- #1 IN THE WEST VALLEY**  
Issues the 3rd most permits of any city in the greater Phoenix region in 2018

## ATTRACTIONS

- |  |  |
|--|--|
| <b>±988,000 ATTENDEES</b><br>per year / all events   | <b>±244,820 ATTENDEES</b><br>combined (2019 Spring Training) |
| <b>±1,009,000 ATTENDEES</b><br>per year / all events | <b>±42,000 ATTENDEES</b><br>per event                        |



# SEC Jackrabbit Trl & Indian School Rd | Buckeye, AZ

Housing Overview	
Q4 2019 Trade Area	
Quarterly Overview	
Quarterly Starts	545
Quarterly Closings	517
Annual Starts	1,982
Annual Closings	1,741
Project(s) Overview - Lifetime	
In-Cont./Planned Homes	1,048
Available/Permitted Lots	3,625
Proposed/Future Homes	38,880
Demographic Profile	
*2019 Estimates - ESRI	
Total Population	106,165
Annual Growth Rate	2.75%
Average Household Size	3.14
Median HH Income	\$96,800
Median Age	33.8
Daytime Population (Residents)	54,875
Daytime Population (Employees)	13,419
Projected Growth Analysis	
*Calculated using Metrostudy Q4 2019 Data, Project(s) Overview - Lifetime x 2019 Estimates - ESRI, Average Household Size	
In-Cont./Planned Homes, Population Estimate at Build Out - (Timeline 8-12 months)	2,290
Available/Permitted Lots, Population Estimate at Build Out - (Timeline 12-24 months)	11,382
Proposed/Future Homes, Population Estimate at Build Out - (Timeline TBD)	122,083
Total Projected Population Growth Estimate	135,755



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### DEMOGRAPHICS



### POPULATION SUMMARY

2019 Total Population	106,165
2024 Total Population	121,613
2019-2024 Annual Rate	2.75%
2019 Total Daytime Population	68,294
Workers	13,419
Residents	54,875

### HOUSEHOLD SUMMARY

2019 Households	32,471
2024 Households	37,397

### AVERAGE HOUSEHOLD INCOME

2019 Average Household Income	\$96,800
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### MEDIAN HOUSEHOLD INCOME

2019 Median Household Income	\$77,577
2024 Median Household Income	\$86,581

### 2019 HOUSEHOLDS BY INCOME

Household Income Base	32,471
<\$15,000	4.6%
\$15,000 - \$24,999	4.6%
\$25,000 - \$34,999	5.7%
\$35,000 - \$49,999	11.9%
\$50,000 - \$74,999	20.6%
\$75,000 - \$99,999	18.3%
\$100,000 - \$149,999	20.1%
\$150,000 - \$199,999	7.1%
\$200,000+	7.1%

### MEDIAN AGE

2019	33.8
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ESRI 2019 Estimates



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[02/25/20]

