

**AVISON
YOUNG**

Sunrise Market

in Verrado Town Center

SEC Village Street & Sunrise Lane



View teaser video

A ±35,000 sf brand new class A retail opportunity

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Property overview

This brand new, class A, retail development has over ±35,000 square feet of retail space planned. Sunrise Market at Village Street and Sunrise Lane in Verrado will mirror Main Street's pedestrian-friendly, small town American appeal, integrating modern architectural elements that pay homage to the West Valley's agricultural heritage, along with greenery, trees and community spaces. Sunrise Market will be a hub for shopping, restaurants, and services.

Last remaining development opportunity in the 100% leased Main Street at Verrado.



Retail space available
SEC Village St & Sunrise Ln in Verrado



Premium Verrado Main street location and only available development opportunity in an otherwise 100% leased up location



Main Street spirit, community focused environment and appealing architecture with small town American appeal



3-miles from I-10 Freeway & Verrado Way interchange



Located in Buckeye, Phoenix's fastest growing submarket, with on-going and future growth within Verrado

Offering summary

Lease rate	Contact broker
Lot size	±116,170 sf
Availability	±4,723 - ±9,068 sf (demisable)
APN	502-77-776



Avison Young | Sunrise Market

Dining, shopping & entertainment.

Located near Main Street at Verrado, a street lined with shops, eateries and services, Sunrise Market is centrally located near a variety of retail, services and entertainment.

Bashas'

♥ CVS

CIAO GRAZIE
PIZZERIA WINEBAR

THE BLUE DAISY
DAY SPA / SALON / BOUTIQUE

Majestic
Beauty Spa

a
contemporary
urban bistro

NEMECHEK
AUTONOMIC MEDICINE

orange leaf
AMERICA'S FROZEN YOGURT.

MAIN STREET
DENTAL

MAIN STREET
Aesthetics

ebb+flow
COFFEE CO.

EMPOWER
PHYSICAL THERAPY

...and many more.



Buckeye overview

Buckeye is the westernmost city in Metro Phoenix and a gateway to California markets. Plentiful job opportunities and affordable housing made it one of the nation's fastest growing cities in recent years.



With a population of 112,4000 in 2022, Buckeye's population has grown almost 67% since 2010. At 34 years old, the average age of residents is below the Metro average.



Buckeye's growth is exceeding other communities within the valley, issuing the most single-family residential permits in all of greater Phoenix.



Buckeye's housing market is very competitive. Average sale price is \$443,000, up over 15% since 2021. Most homes sold within 30 days of listing.



Buckeye contains a labor force of over 1,000,000 workers. Distribution centers being the biggest job creator within the city.

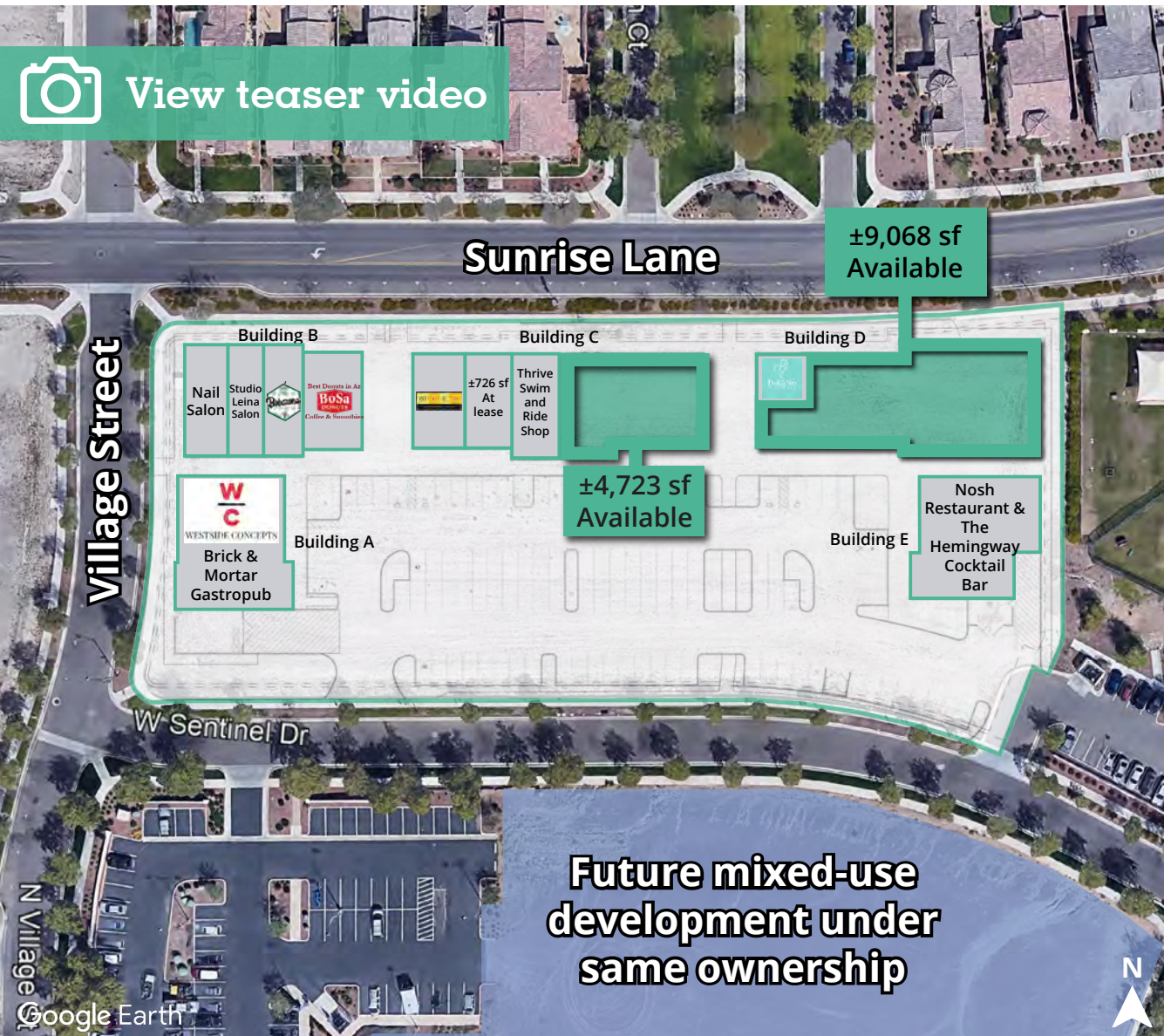


Buckeye is the first city in Maricopa County that travelers along I-10 from the West encounter. It is a critical hub for warehousing and logistics.

#1 fastest growing city in the US over the past decade.

Site plan & availability

Retail space available
SEC Village St & Sunrise Ln in Verrado



Tenant	Size
Building A	
Brick and Mortar	4,855 sf
Building B	
Nail Salon	2,000 sf
Studio Leina Salon	726 sf
Bobazona	1,225 sf
Bosa Donuts	1,900 sf
Building C	
Mici Italian	2,200 sf
At lease	±726 sf
Thrive Swim and Ride Shop	1,500 sf
Available	±4,723 sf (demisable)
Building D	
Degino Coffee Bar	709 sf
Available	±9,068 sf (demisable)
Building E	
Nosh Restaurant/Hemingway Cocktail Bar	4,632 sf

Due to its extreme dynamic growth, the City of Buckeye faces a significant retail deficit and density stands at only 39% compared to the rest of the Valley.

Trade area

Retail space available
SEC Village St & Sunrise Ln in Verrado





Photos


Retail space available
SEC Village St & Sunrise Ln in Verrado





Demographics

	1-mile	3-miles	5-miles
Population	6,139	23,538	59,394


	1-mile	3-miles	5-miles
Median age	37.9	36.0	34.1

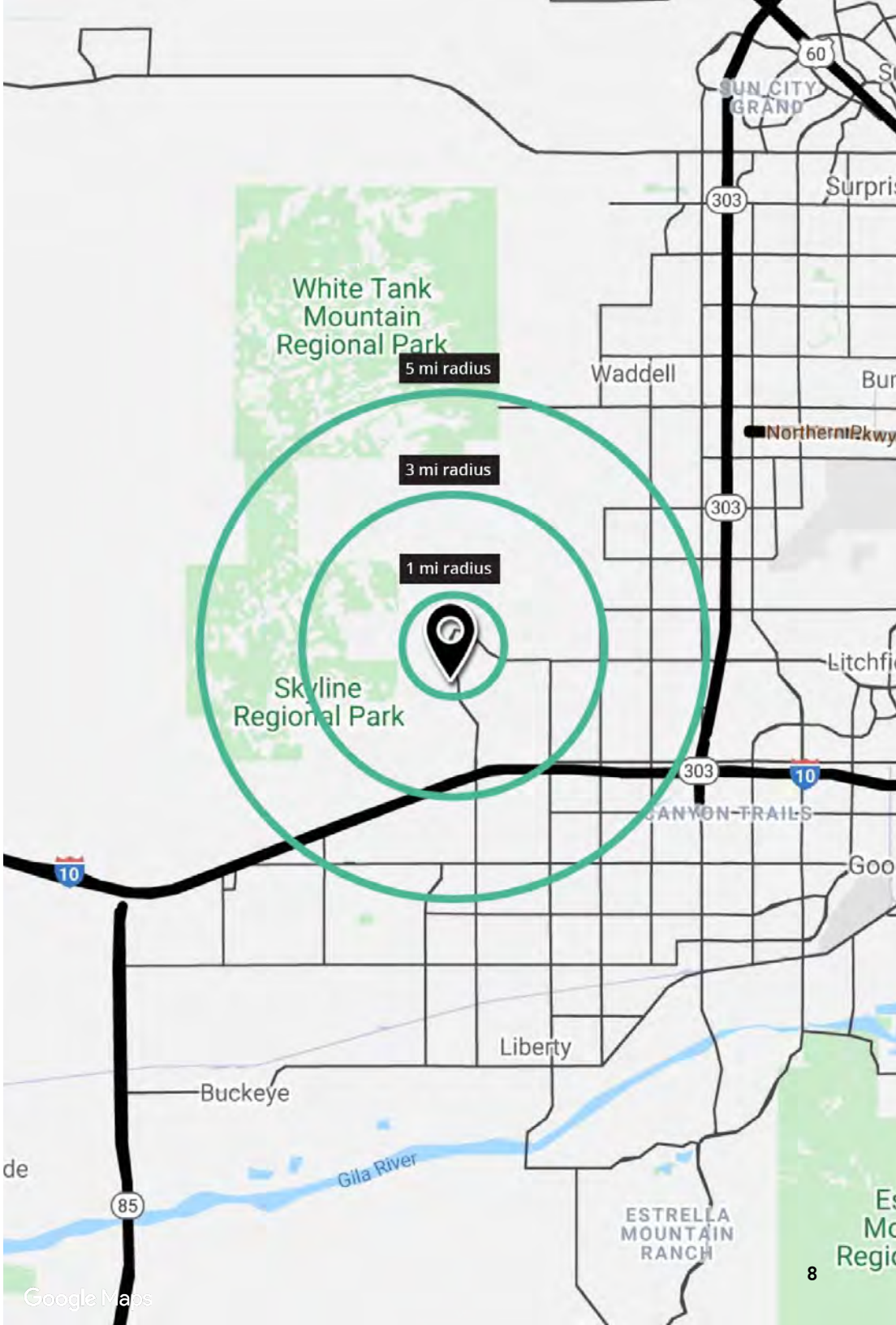
	1-mile	3-miles	5-miles
Labor force	4,559	17,793	45,304

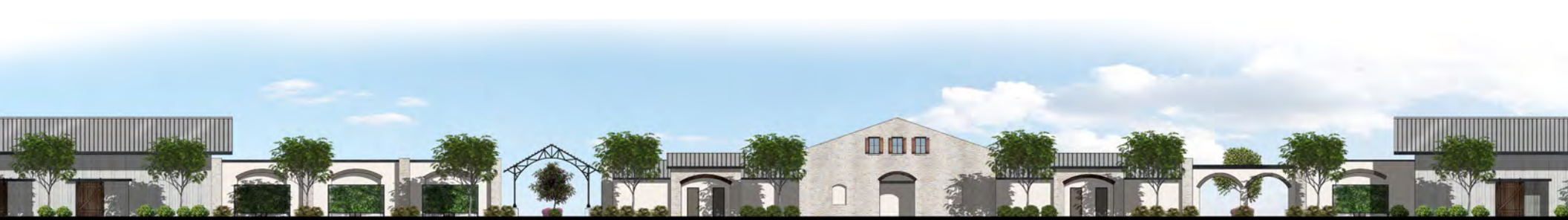
	1-mile	3-miles	5-miles
Avg. HH income	\$126,686	\$98,538	\$84,134

	1-mile	3-miles	5-miles
HH units	2,218	8,502	19,392

Traffic count

	I-10 Freeway	±91,737 cpd
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