

# VILLAGE GROVE at Verrado

NWC Jackrabbit Trail & Indian School Rd.  
Buckeye, Arizona 85396



## PROPERTY DETAILS:

- Conveniently located minutes West of Phoenix in Phoenix's West Valley. For families, a major attraction include a number of successful school districts and a lower cost of living than Phoenix metro-based suburbs
- Phoenix's West Valley has transformed with a mecca of professional sports teams

## MORE INFORMATION:



**W.M. GRACE COMPANIES**  
SINCE 1966

**(602) 956-8254**  
**info@wmgraceco.com**  
**6925 E Indian School Rd.**  
**Scottsdale, AZ 85251**  
**www.wmgraceco.com**

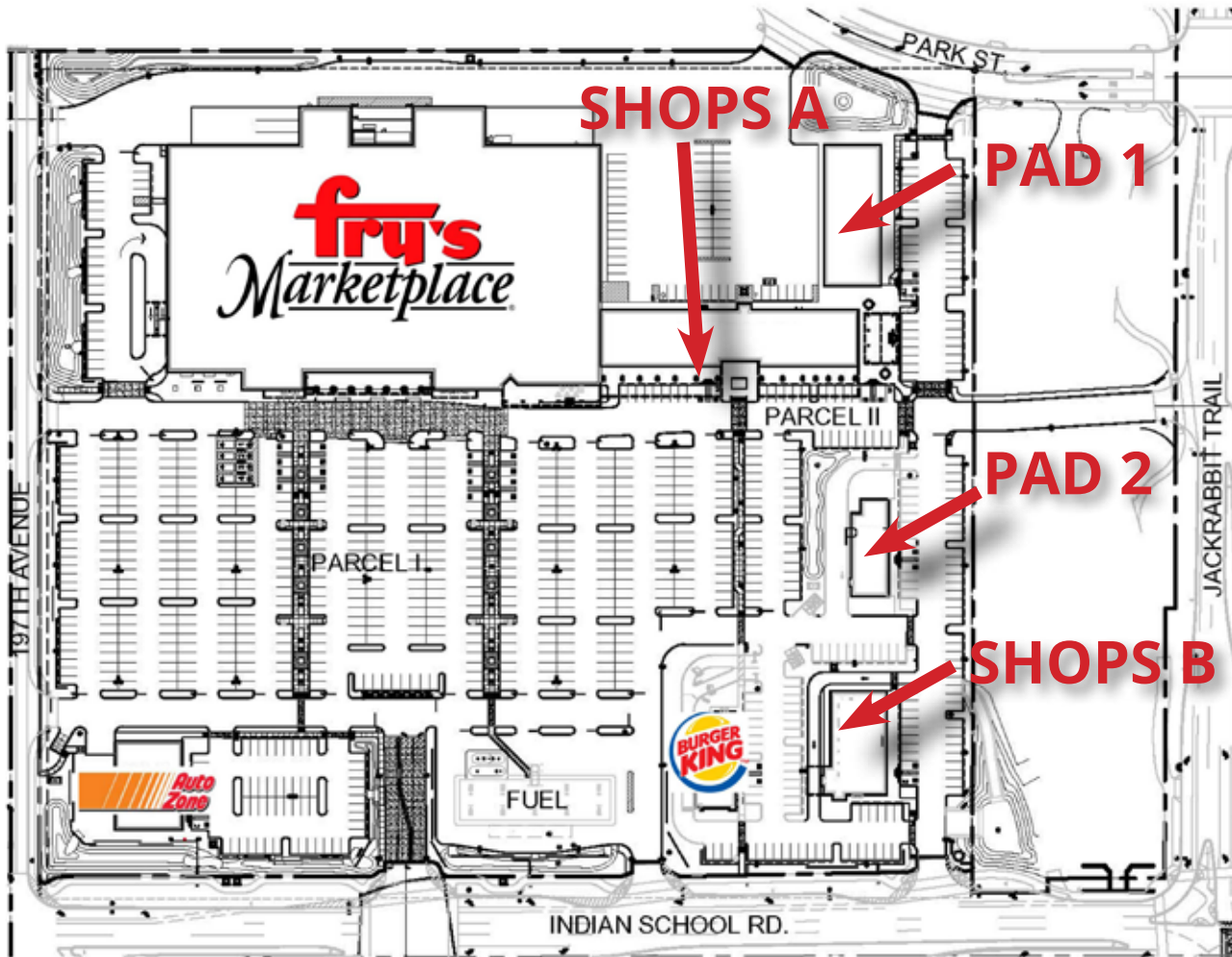
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population (2017)	1,641	18,625	52,826
Projected Population (2022)	1,788	20,236	57,548
Average Household Income (2017)	\$94,919	\$106,612	\$93,126
Projected Household Income (2022)	\$121,650	\$134,175	\$115,770

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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**ANCHOR:**  
FRY'S MARKETPLACE

**PAD 4:**  
AUTOZONE

**PAD 1:**  
UP TO 15,000 SF AVAILABLE

**SHOPS A:**  
VERRADO ANIMAL HOSPITAL  
PIZZA HUT/ WINGSTREET  
GREAT CLIPS  
LA VIE EN DAY SPA  
UP TO 4,000 SF AVAILABLE

**PAD 2:**  
4,000 SF AVAILABLE

**PAD 3:**  
BURGER KING

**SHOPS B:**  
6,800 SF AVAILABLE

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## BASIC SUMMARY REPORT

**1 mile**      **3 miles**      **5 miles**

	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
<b>POPULATION</b>			
Population (2017)	1,641	18,625	52,826
Projected Population (2022)	1,788	20,236	57,548
% Growth (2017- 2022)	1.8%	1.7%	1.8%
<b>HOUSEHOLDS</b>			
Households Avg (2017)	521	5,492	16,273
Household Size	3.1	3.1	3.0
<b>EMPLOYMENT</b>			
Total Employers (2017)	30	198	467
Workplace Employees (2017)	199	1,138	3,348
<b>RACE</b>			
% White	78.9%	76.0%	74.8%
% Hispanic	25.2%	24.3%	26.3%
% Black	3.0%	4.7%	5.4%
% Asian	3.6%	3.7%	3.3%
% Other	11.0%	10.6%	11.7%
White	1,294	14,152	39,530
Hispanic	413	4,534	13,881
Black	50	869	2,845
Asian	58	681	1,760
Other	180	1,967	6,202
<b>HOUSING</b>			
% Renter Occupied Housing Units	9.2%	11.7%	13.0%
% Owner Occupied Housing Units	90.8%	88.3%	87.0%
Median Home Value	\$273,626	\$277,016	\$254,441
<b>INCOME</b>			
Average Household Income (2017)	\$94,919	\$16,612	\$93,126
Projected Average Household Income (2022)	\$121,650	\$134,175	\$115,770
Per Capita Income (2022)	\$37,470	\$39,885	\$35,993
<b>COLLEGE EDUCATION (Age 25+)</b>			
% < 9th Grade	2.5%	2.1%	3.8%
% Some High School	6.0%	5.5%	6.5%
% High School	25.9%	21.7%	23.3%
% Some College	30.6%	30.3%	30.1%
% College - Associates Degree	6.5%	10.0%	9.8%
% College - Bachelors Degree	14.5%	20.5%	17.1%
% College - Masters Degree	65.6%	70.7%	66.4%
% College - Professional/Doctorate Degree	28.4%	30.4%	26.6%
<b>AGE</b>			
Median Age	38.2	35.5	38.7

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