



VILLAGE GROVE AT VERRADO



NWC JACKRABBIT TRAIL & INDIAN SCHOOL RD.
BUCKEYE, ARIZONA 85396



PROPERTY HIGHLIGHTS

- » 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**

DEMOGRAPHIC HIGHLIGHTS

2024 Population	182,642
2029 Population	203,773
2024-2029 Annual Rate	2.21%
2024 Daytime Population	120,283
Workers	27,441
Residents	92,842
2024 Households	55,556
2029 Households	63,173

TRAFFIC COUNTS

Jackrabbbit Trail
Indian School Rd.

5 MILE RADIUS

2024 Average Household Income	\$125,546
2024 Median Household Income	\$102,530
2024 Housing Units	61,541
Owner Occupied Housing Units	78.3%
Renter Occupied Housing Units	12.0%
Vacant Housing Units	9.7%
2024 Median Age	36.2
2024 Total Businesses	1,498

VEHICLES PER DAY

21,469
16,896



W.M. GRACE COMPANIES
SINCE 1966

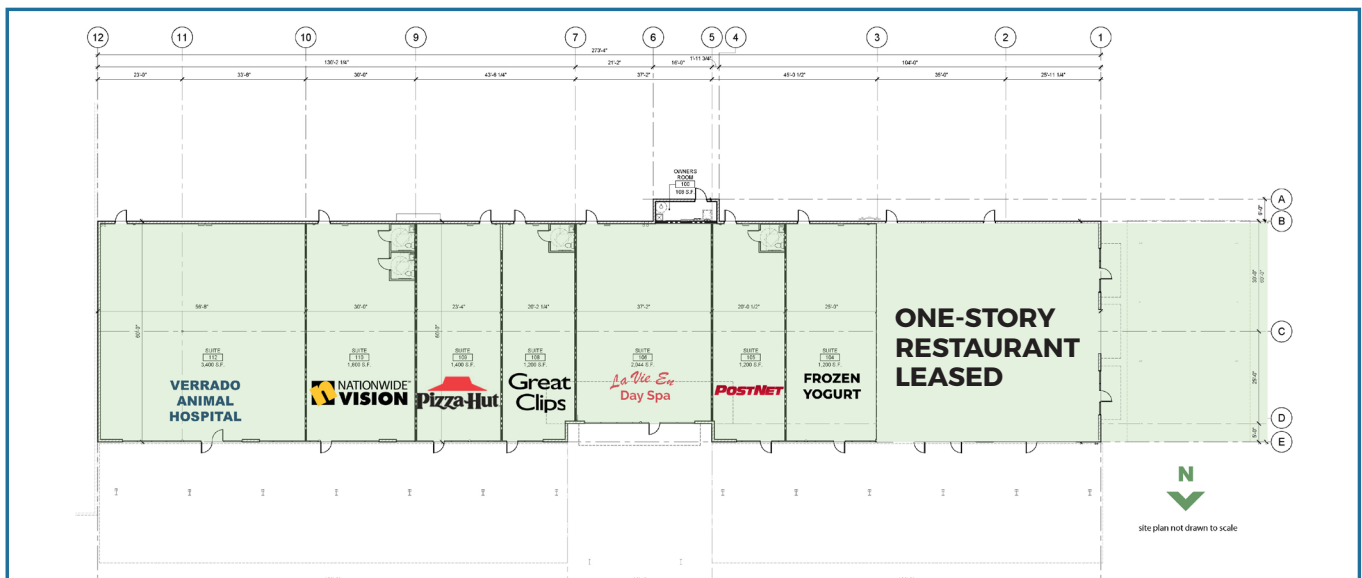
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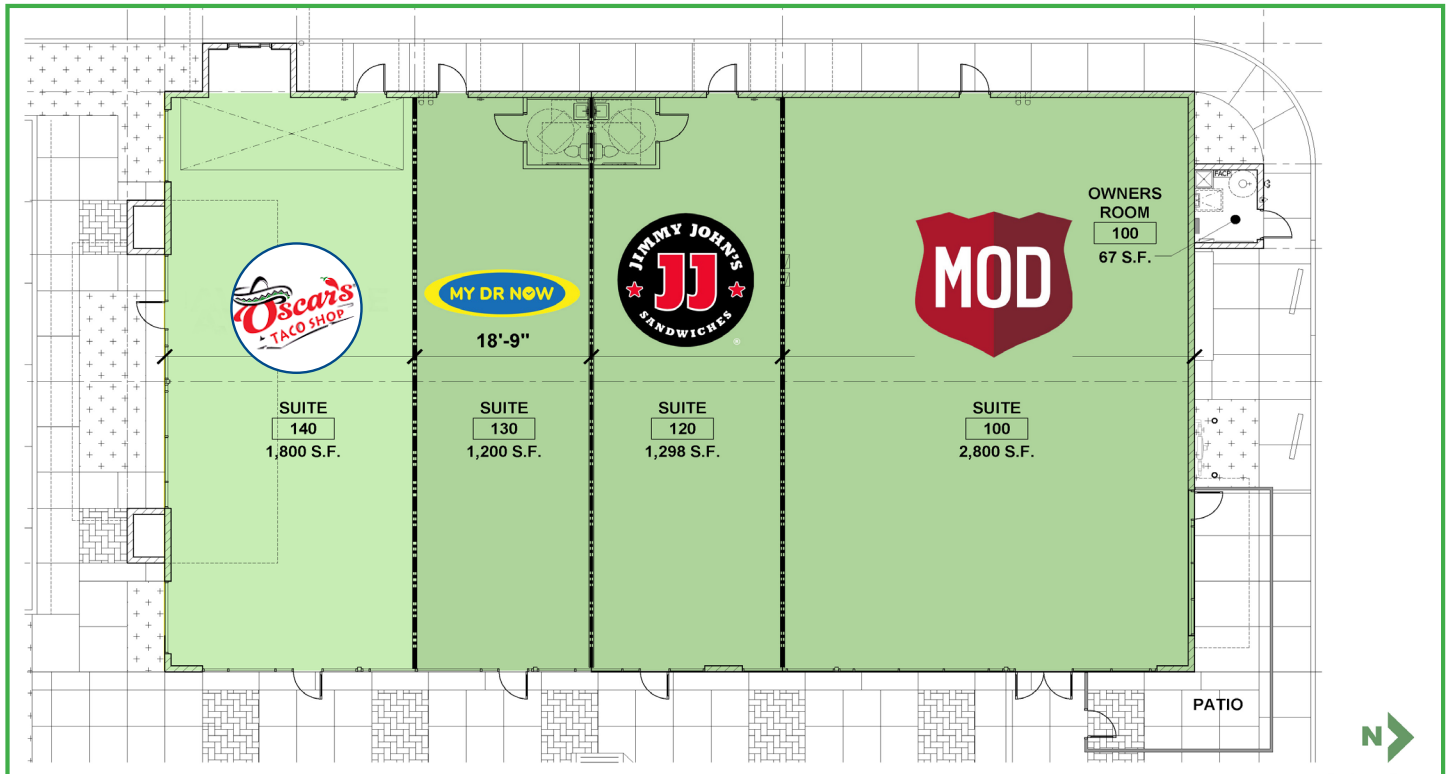
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SHOPS A



SHOPS B



BASIC SUMMARY REPORT**1 MILE****3 MILE****5 MILE****POPULATION**

Population	1,641	18,625	182,642
% Growth	1.8%	1.7%	2.21%
2024 Daytime Population	N/A	N/A	120,283
Workers	N/A	N/A	27,441
Residents	N/A	N/A	92,842

HOUSEHOLDS

Households Avg	521	5,492	55,556
Household Size	3.1	3.1	3.0

EMPLOYMENT

Total Employers	30	198	467
Workplace Employees	199	1,138	3,348

RACE

% 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

HOUSING

2024 Housing Units			61,541
% Renter Occupied Housing Units	9.2%	11.7%	12.0%
% Owner Occupied Housing Units	90.8%	88.3%	78.3%
Vacant Housing Units	N/A	N/A	9.7%
Median Home Value	\$273,626	\$277,016	\$254,441

INCOME

Average Household Income	\$94,919	\$16,612	\$125,546
2024 Median Household Income	N/A	N/A	\$102,530

COLLEGE EDUCATION (Age 25+)

% < 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%

AGE

Median Age	38.2	35.5	36.2
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