

# 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

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population (2018)	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



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

6925 E Indian School Rd. | Scottsdale, AZ 85251 | [www.wmgraceco.com](http://www.wmgraceco.com)  
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**ANCHOR:**  
FRY'S MARKETPLACE

**PAD 1:**  
ACE HARDWARE

**PAD 2:**  
**4,000 SF DRIVE-THRU  
AVAILABLE**



**OPENING  
2nd QTR  
2021**

**PAD 3:**  
BURGER KING

**PAD 4:**  
AUTOZONE

**SHOPS A:**  
VERRADO ANIMAL HOSPITAL  
PIZZA HUT/ WINGSTREET

GREAT CLIPS  
POSTNET  
LA VIE EN DAY SPA  
NATIONWIDE VISION  
**UP TO 4,000 SF AVAILABLE**

**SHOPS B:**  
CAFÉ RIO  
**5,298 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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