

Southeast Corner
I-10 & Watson Rd
Buckeye, AZ

WATSON MARKETPLACE

PADS & SHOPS AVAILABLE



EXISTING & FUTURE TENANTS AT THE INTERSECTION



AVAILABLE SPACES

Phase 1 100% leased; now leasing Phase 2.
Pads & Shops, Hotel & Office available.

PROPERTY SIZE

±19.5 Acres

AREA INFORMATION

Located at the only major retail hub in the town of Buckeye, Watson Marketplace provides a great opportunity for retailers seeking to tap into the Buckeye trade area while also capturing the freeway traffic in excess of 46,000 cars/day along Interstate 10. Buckeye is one of the fastest growing areas in the Phoenix MSA; estimates expect the town to grow to over 100,000 people by 2015. Watson Road has become a major business and economic corridor with a 40,000 SF Vanguard Healthcare Facility and close to 1 Million square feet of retail space south of Interstate 10.

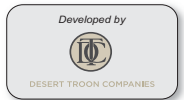
TRAFFIC COUNTS

Interstate 10: 50,750 CPD
(Source: ADOT 2009)

Watson Rd.: 15,164 CPD
(Source: City of Buckeye 2011)

DEMOGRAPHIC BRIEF (2010)

	1-Mile	3-Mile	5-Mile
Population:	3,619	18,985	38,141
Average HH Income:	\$61,211	\$64,307	\$66,386
Households:	1,304	6,319	12,451
Median Age:	36.8	37.5	36.0



FOR MORE INFORMATION

Josh Stewart
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602.214.5674 Cell
Josh.Stewart@GDCRE.com

Joe Doucett
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480.390.2262 Cell
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Tim Westfall
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602.628.6298
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GDC/RE

2929 E. Camelback Rd. Suite #113 | Phoenix, AZ 85016 | 602.368.3555 | www.GDCRE.com

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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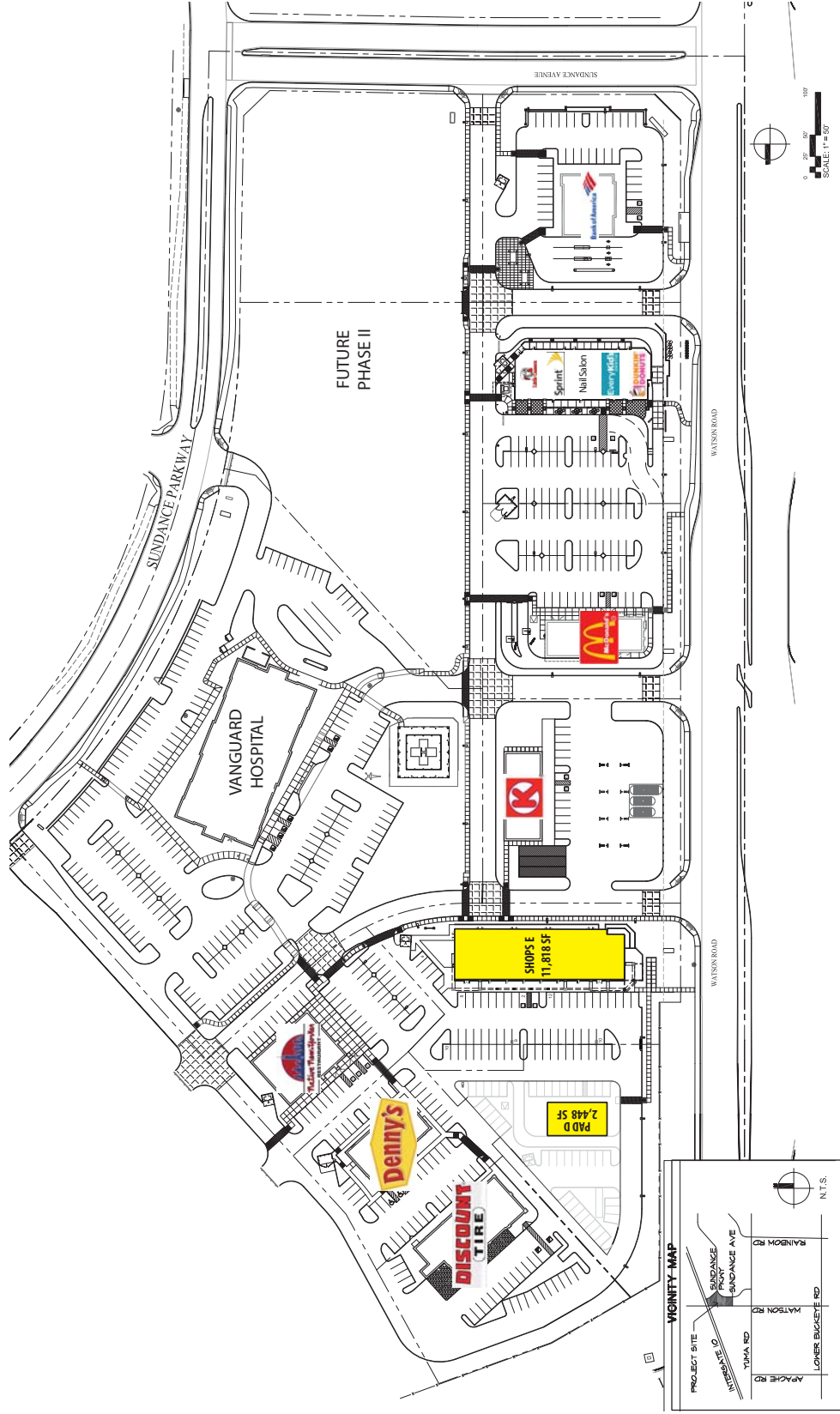
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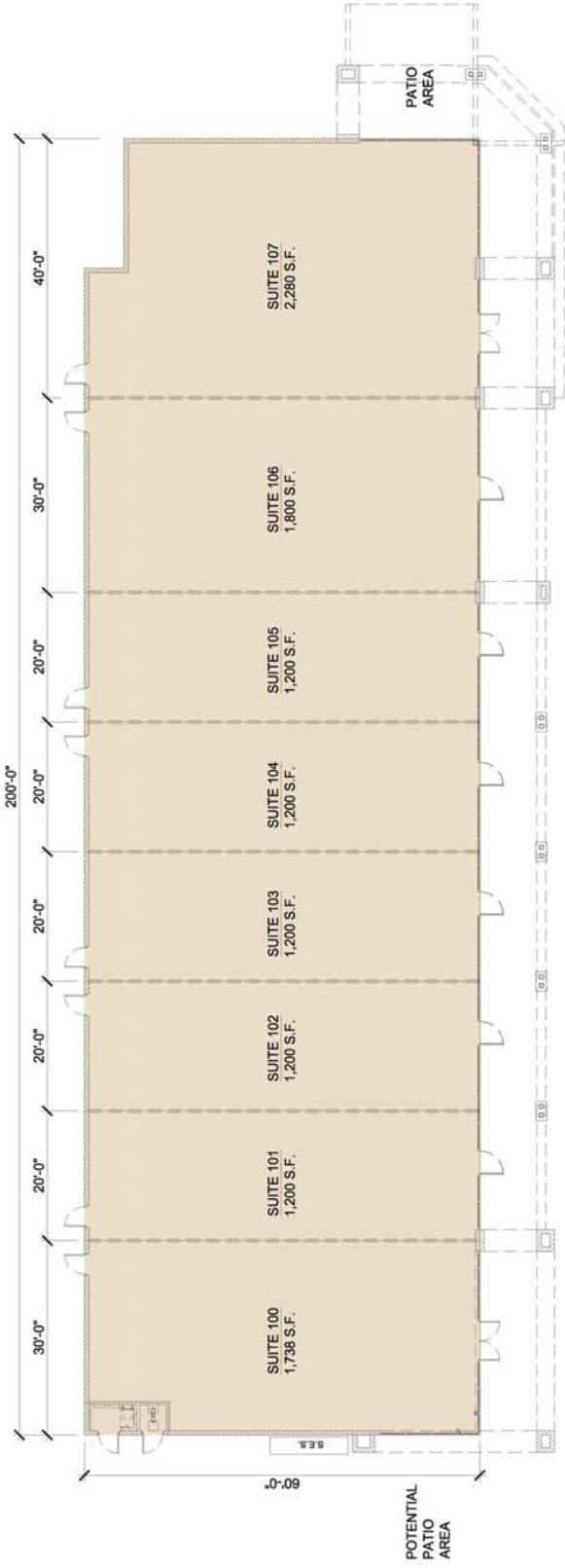
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FLOOR PLAN
11,818 S.F.



**SHOPS E
CONCEPTUAL ELEVATION**

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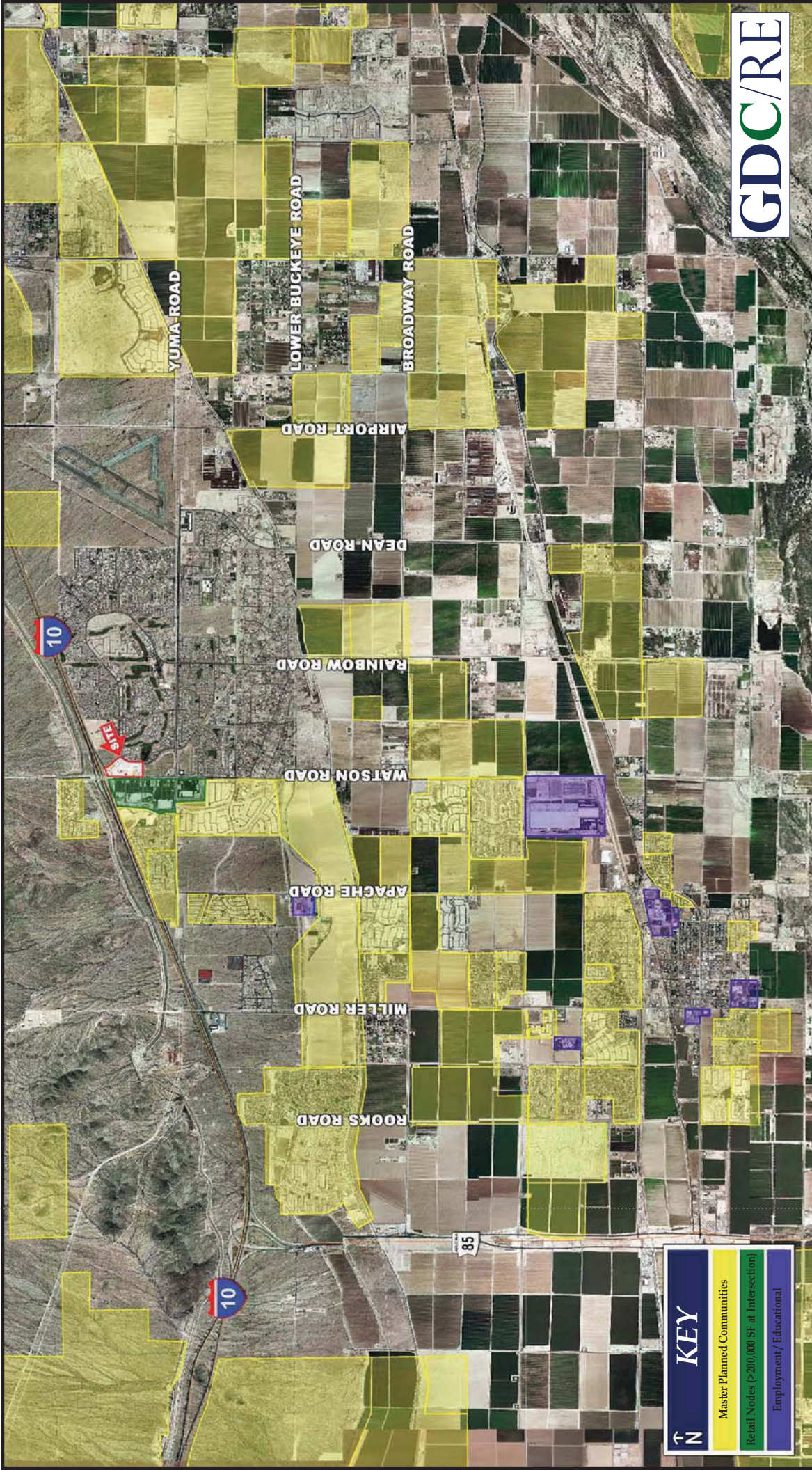
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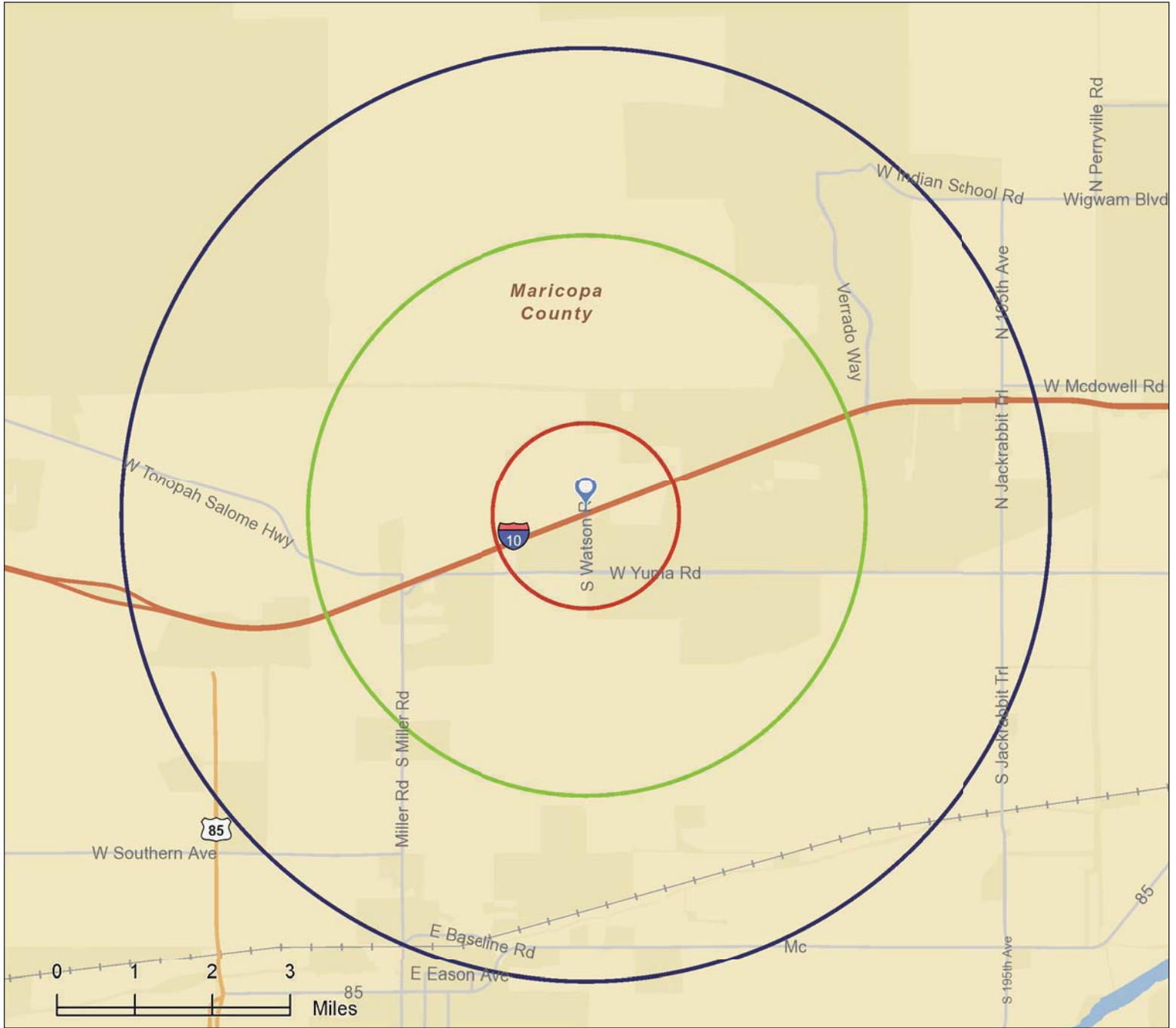
KEY

- Master Planned Communities
- Retail Nodes (>200,000 SF at Intersections)
- Employment/Educational

SEC I-10 & Watson Rd
Buckeye, Arizona

Watson Marketplace
S Watson Rd & I-10, Buckeye, AZ 85326
Ring: 1, 3, 5 Miles

Latitude: 33.44457
Longitude: -112.55645



This site is located in:

- City:** Buckeye town
- County:** Maricopa County
- State:** Arizona
- Census Tract:** 04013050601
- ZIP Code:** 85326
- Census Block Group:** 040130506014
- CBSA:** Phoenix-Mesa-Glendale, AZ Metropolitan Statistical Area (38060)



Demographic and Income Comparison Profile

Watson Marketplace
S Watson Rd & I-10, Buckeye, AZ 85326
Rings: 1, 3, 5 miles radii

Latitude: 33.44457
Longitude: -112.55645

	1 mile	3 miles	5 miles
2000 Summary			
Population	0	2,299	7,347
Households	0	769	2,354
Families	0	626	1,884
Average Household Size	0.00	2.99	3.12
Owner Occupied Housing Units	0	670	1,852
Renter Occupied Housing Units	0	98	502
Median Age	0.0	34.8	32.3
2010 Summary			
Population	3,619	18,985	38,141
Households	1,304	6,319	12,451
Families	1,013	4,938	9,652
Average Household Size	2.78	3.00	3.06
Owner Occupied Housing Units	1,178	5,694	10,807
Renter Occupied Housing Units	126	625	1,643
Median Age	36.8	37.5	36.0
2015 Summary			
Population	4,635	24,191	48,187
Households	1,670	8,051	15,728
Families	1,279	6,202	12,019
Average Household Size	2.78	3.00	3.06
Owner Occupied Housing Units	1,502	7,227	13,629
Renter Occupied Housing Units	167	824	2,100
Median Age	37.2	38.0	36.6
Trends: 2010-2015 Annual Rate			
Population	5.07%	4.97%	4.79%
Households	5.07%	4.96%	4.78%
Families	4.77%	4.67%	4.48%
Owner Households	4.98%	4.88%	4.75%
Median Household Income	2.74%	2.87%	2.86%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011



Demographic and Income Comparison Profile

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2000 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	0	0.0%	79	10.6%	302	12.9%
\$15,000 - \$24,999	0	0.0%	88	11.7%	258	11.0%
\$25,000 - \$34,999	0	0.0%	108	14.4%	365	15.6%
\$35,000 - \$49,999	0	0.0%	133	17.8%	429	18.3%
\$50,000 - \$74,999	0	0.0%	180	24.0%	537	22.9%
\$75,000 - \$99,999	0	0.0%	82	10.9%	220	9.4%
\$100,000 - \$149,999	0	0.0%	58	7.8%	175	7.5%
\$150,000 - \$199,000	0	0.0%	5	0.7%	26	1.1%
\$200,000+	0	0.0%	16	2.2%	29	1.2%
Median Household Income	\$0		\$47,045		\$43,150	
Average Household Income	\$0		\$60,957		\$54,785	
Per Capita Income	\$0		\$20,685		\$17,811	

2010 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	134	10.3%	544	8.6%	1,012	8.1%
\$15,000 - \$24,999	124	9.5%	580	9.2%	1,123	9.0%
\$25,000 - \$34,999	151	11.6%	658	10.4%	1,213	9.7%
\$35,000 - \$49,999	211	16.2%	1,029	16.3%	1,950	15.7%
\$50,000 - \$74,999	344	26.4%	1,623	25.7%	3,210	25.8%
\$75,000 - \$99,999	182	13.9%	977	15.5%	1,953	15.7%
\$100,000 - \$149,999	114	8.8%	681	10.8%	1,483	11.9%
\$150,000 - \$199,000	21	1.6%	115	1.8%	265	2.1%
\$200,000+	23	1.8%	111	1.8%	243	2.0%
Median Household Income	\$51,535		\$53,964		\$55,671	
Average Household Income	\$61,211		\$64,307		\$66,386	
Per Capita Income	\$21,178		\$21,544		\$21,774	

2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	124	7.4%	497	6.2%	901	5.7%
\$15,000 - \$24,999	114	6.8%	527	6.6%	1,013	6.4%
\$25,000 - \$34,999	140	8.4%	605	7.5%	1,114	7.1%
\$35,000 - \$49,999	172	10.3%	833	10.3%	1,580	10.0%
\$50,000 - \$74,999	540	32.3%	2,474	30.7%	4,718	30.0%
\$75,000 - \$99,999	274	16.4%	1,422	17.7%	2,777	17.7%
\$100,000 - \$149,999	223	13.3%	1,273	15.8%	2,695	17.1%
\$150,000 - \$199,000	57	3.4%	286	3.6%	617	3.9%
\$200,000+	26	1.6%	134	1.7%	314	2.0%
Median Household Income	\$58,985		\$62,159		\$64,110	
Average Household Income	\$70,162		\$73,526		\$75,996	
Per Capita Income	\$24,255		\$24,628		\$24,916	

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011

Made with Esri Business Analyst



Demographic and Income Comparison Profile

Watson Marketplace
 S Watson Rd & I-10, Buckeye, AZ 85326
 Rings: 1, 3, 5 miles radii

Latitude: 33.44457
 Longitude: -112.55645

	1 mile		3 miles		5 miles	
2000 Population by Age						
Age 0 - 4	0	0.0%	173	7.5%	595	8.1%
Age 5 - 9	0	0.0%	191	8.3%	677	9.2%
Age 10 - 14	0	0.0%	206	9.0%	708	9.6%
Age 15 - 19	0	0.0%	181	7.9%	586	8.0%
Age 20 - 24	0	0.0%	126	5.5%	454	6.2%
Age 25 - 34	0	0.0%	279	12.1%	918	12.5%
Age 35 - 44	0	0.0%	397	17.3%	1,205	16.4%
Age 45 - 54	0	0.0%	319	13.9%	929	12.6%
Age 55 - 64	0	0.0%	250	10.9%	681	9.3%
Age 65 - 74	0	0.0%	115	5.0%	367	5.0%
Age 75 - 84	0	0.0%	50	2.2%	187	2.5%
Age 85+	0	0.0%	11	0.5%	39	0.5%

2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	261	7.2%	1,333	7.0%	2,839	7.4%
Age 5 - 9	263	7.3%	1,372	7.2%	2,872	7.5%
Age 10 - 14	269	7.4%	1,424	7.5%	2,922	7.7%
Age 15 - 19	262	7.2%	1,400	7.4%	2,915	7.6%
Age 20 - 24	204	5.6%	1,017	5.4%	2,216	5.8%
Age 25 - 34	461	12.7%	2,313	12.2%	4,773	12.5%
Age 35 - 44	511	14.1%	2,684	14.1%	5,271	13.8%
Age 45 - 54	560	15.5%	3,053	16.1%	5,896	15.5%
Age 55 - 64	450	12.4%	2,401	12.6%	4,555	11.9%
Age 65 - 74	236	6.5%	1,245	6.6%	2,399	6.3%
Age 75 - 84	106	2.9%	557	2.9%	1,105	2.9%
Age 85+	37	1.0%	186	1.0%	379	1.0%

2015 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	328	7.1%	1,659	6.9%	3,512	7.3%
Age 5 - 9	337	7.3%	1,737	7.2%	3,621	7.5%
Age 10 - 14	351	7.6%	1,845	7.6%	3,766	7.8%
Age 15 - 19	311	6.7%	1,636	6.8%	3,344	6.9%
Age 20 - 24	261	5.6%	1,299	5.4%	2,790	5.8%
Age 25 - 34	589	12.7%	2,913	12.0%	6,018	12.5%
Age 35 - 44	629	13.6%	3,299	13.6%	6,449	13.4%
Age 45 - 54	663	14.3%	3,563	14.7%	6,819	14.2%
Age 55 - 64	610	13.2%	3,284	13.6%	6,206	12.9%
Age 65 - 74	371	8.0%	1,964	8.1%	3,718	7.7%
Age 75 - 84	141	3.0%	754	3.1%	1,465	3.0%
Age 85+	46	1.0%	239	1.0%	477	1.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Comparison Profile

Watson Marketplace
S Watson Rd & I-10, Buckeye, AZ 85326
Rings: 1, 3, 5 miles radii

Latitude: 33.44457
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2000 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	0	0.0%	1,959	85.2%	5,749	78.3%
Black Alone	0	0.0%	28	1.2%	107	1.5%
American Indian Alone	0	0.0%	28	1.2%	87	1.2%
Asian Alone	0	0.0%	4	0.2%	19	0.3%
Pacific Islander Alone	0	0.0%	7	0.3%	12	0.2%
Some Other Race Alone	0	0.0%	225	9.8%	1,196	16.3%
Two or More Races	0	0.0%	47	2.1%	178	2.4%
Hispanic Origin (Any Race)	0	0.0%	411	17.9%	2,174	29.6%
2010 Race and Ethnicity						
White Alone	2,840	78.5%	14,736	77.6%	28,134	73.8%
Black Alone	76	2.1%	367	1.9%	789	2.1%
American Indian Alone	56	1.5%	295	1.6%	553	1.4%
Asian Alone	3	0.1%	40	0.2%	102	0.3%
Pacific Islander Alone	23	0.6%	93	0.5%	155	0.4%
Some Other Race Alone	524	14.5%	2,892	15.2%	7,208	18.9%
Two or More Races	97	2.7%	561	3.0%	1,202	3.2%
Hispanic Origin (Any Race)	989	27.3%	5,273	27.8%	13,176	34.5%
2015 Race and Ethnicity						
White Alone	3,485	75.2%	17,954	74.2%	34,001	70.6%
Black Alone	116	2.5%	558	2.3%	1,169	2.4%
American Indian Alone	77	1.7%	406	1.7%	748	1.6%
Asian Alone	4	0.1%	59	0.2%	146	0.3%
Pacific Islander Alone	31	0.7%	122	0.5%	202	0.4%
Some Other Race Alone	783	16.9%	4,290	17.7%	10,236	21.2%
Two or More Races	141	3.0%	803	3.3%	1,685	3.5%
Hispanic Origin (Any Race)	1,485	32.0%	7,872	32.5%	18,858	39.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

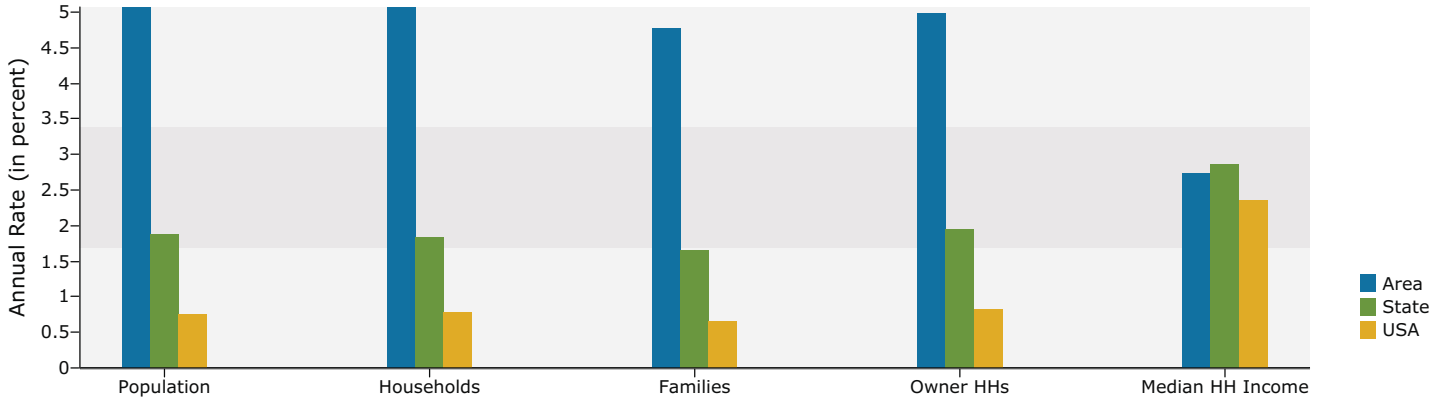
December 21, 2011

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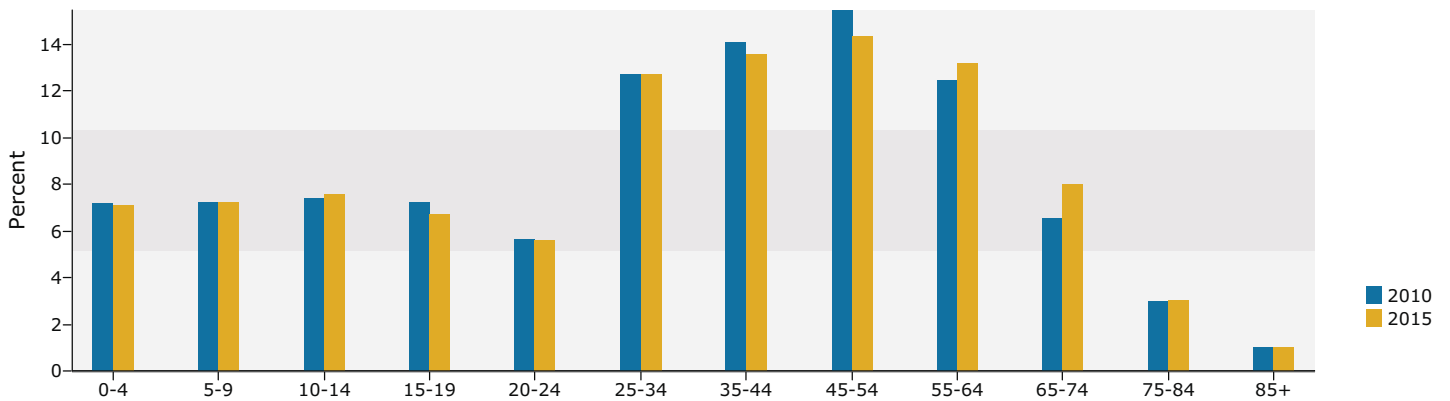
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1 mile

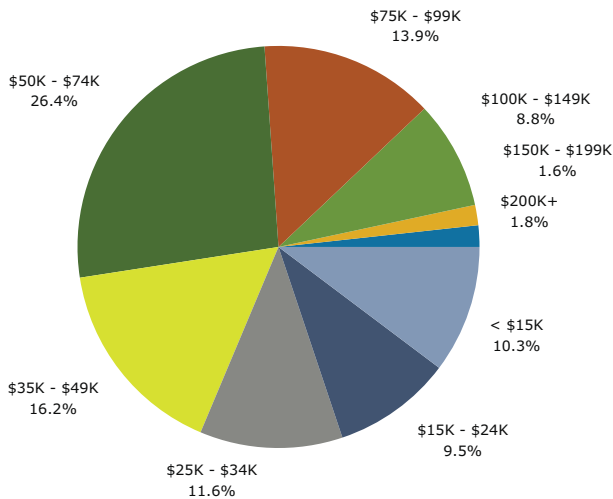
Trends 2010-2015



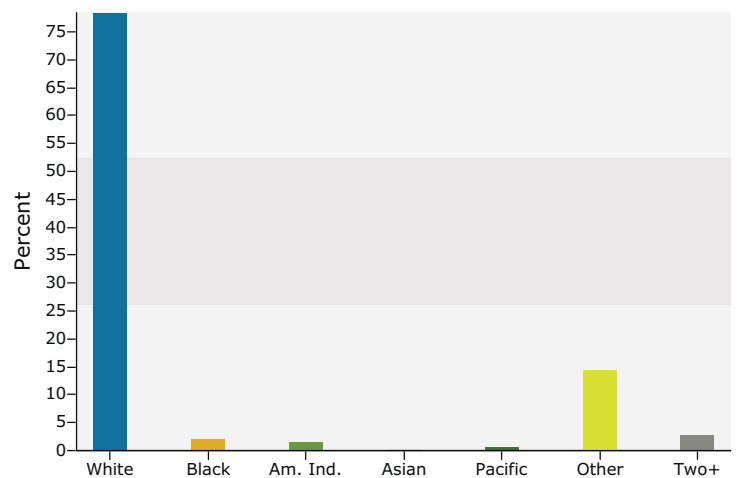
Population by Age



2010 Household Income



2010 Population by Race



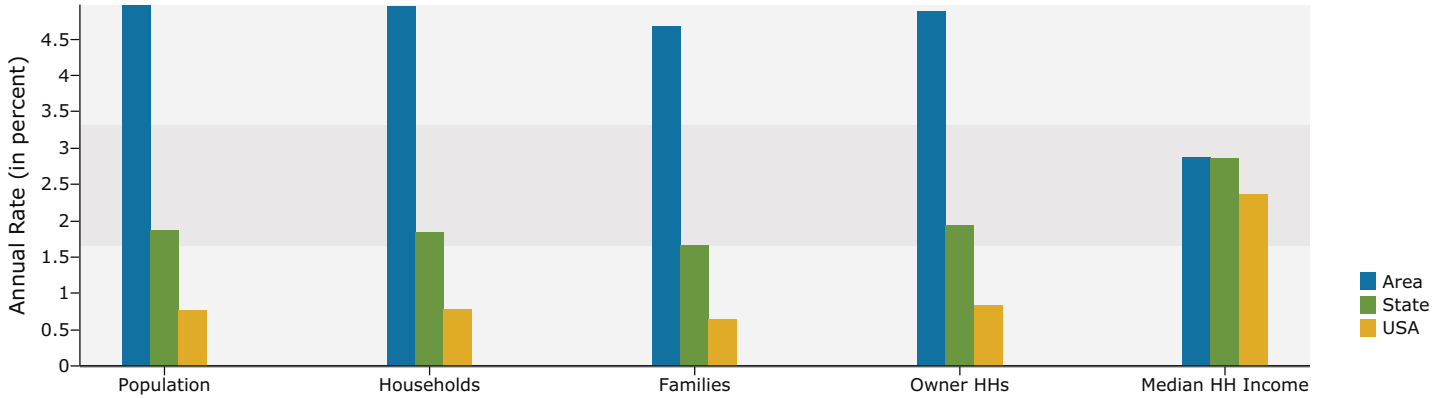
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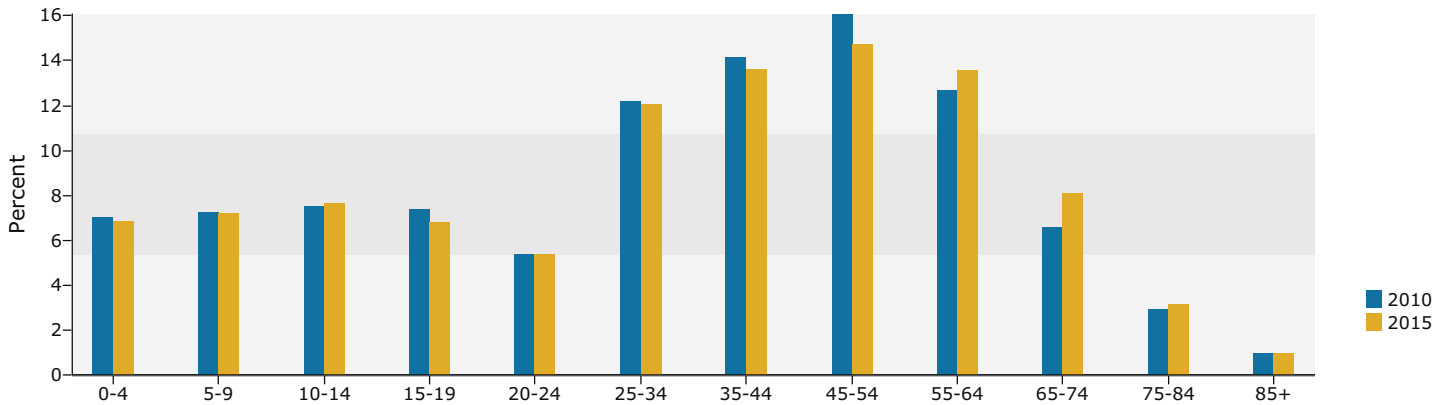
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3 miles

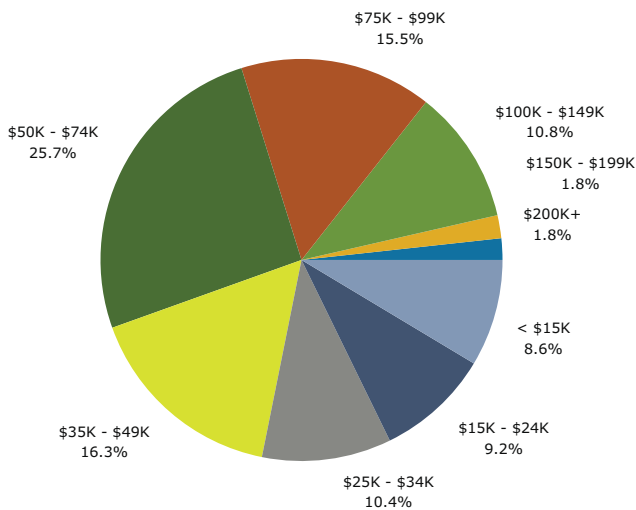
Trends 2010-2015



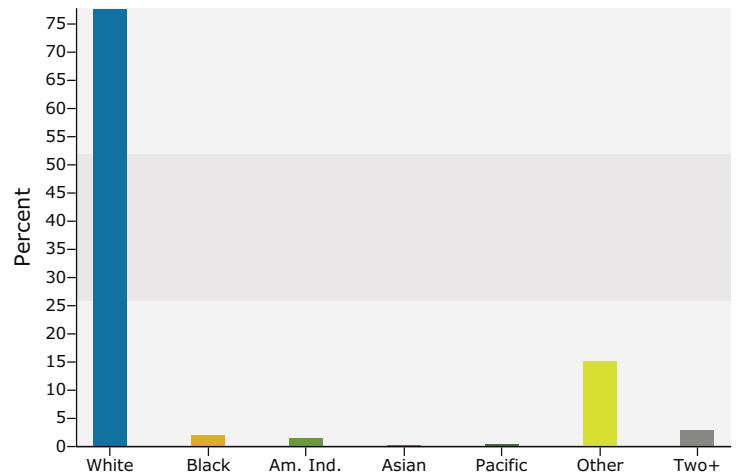
Population by Age



2010 Household Income



2010 Population by Race



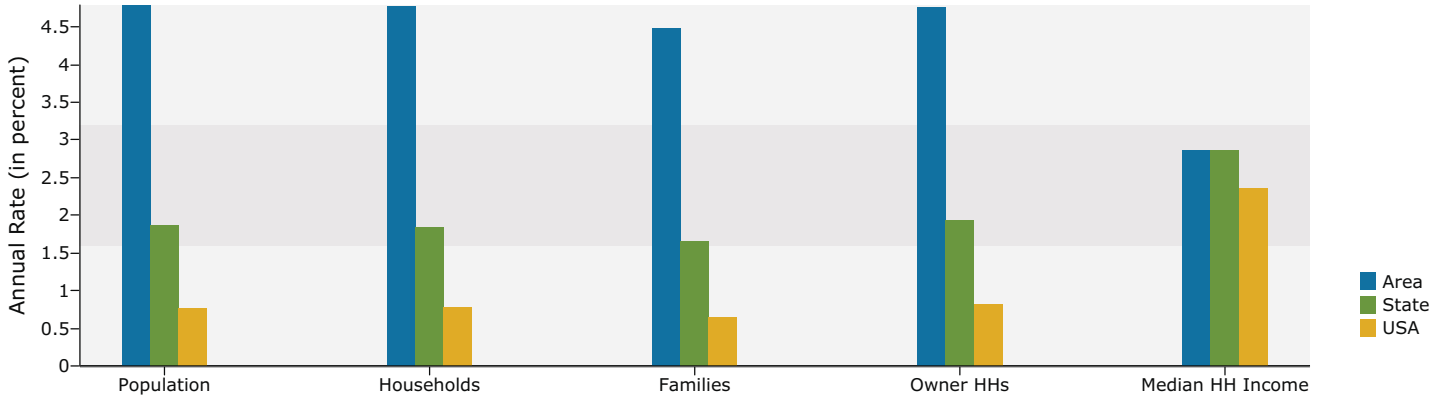
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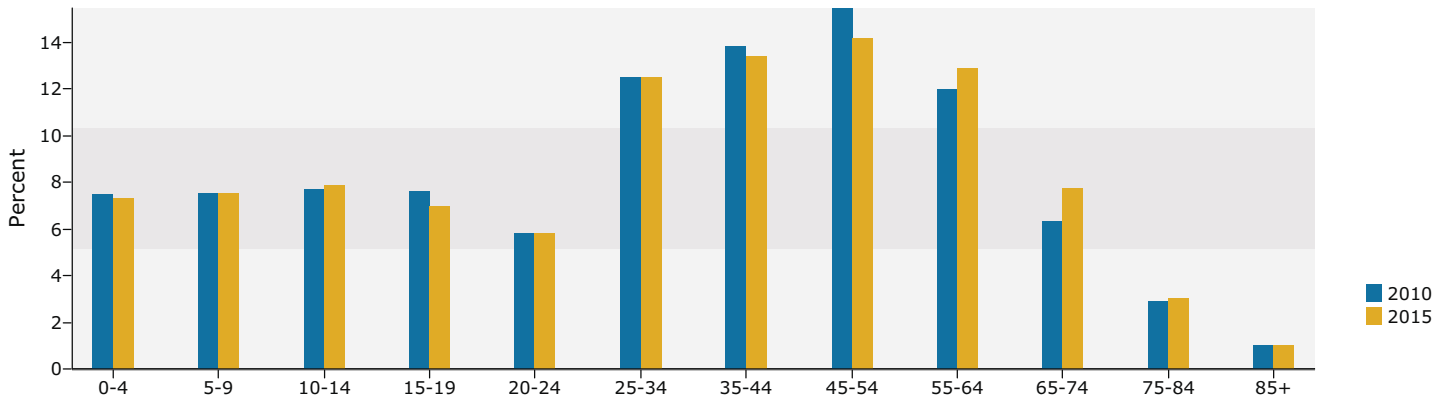
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5 miles

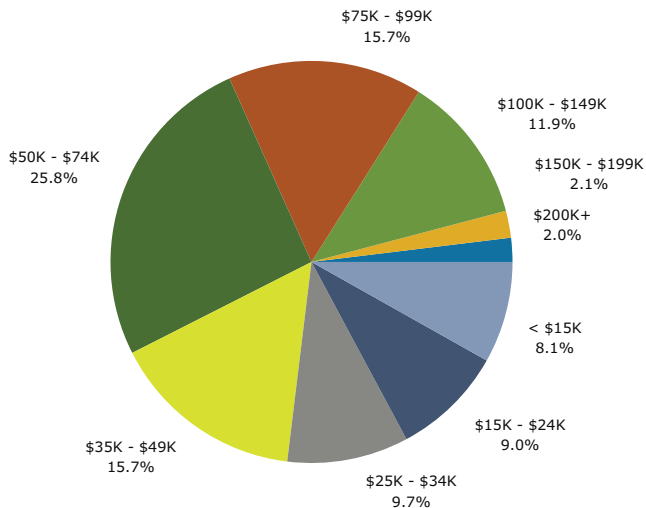
Trends 2010-2015



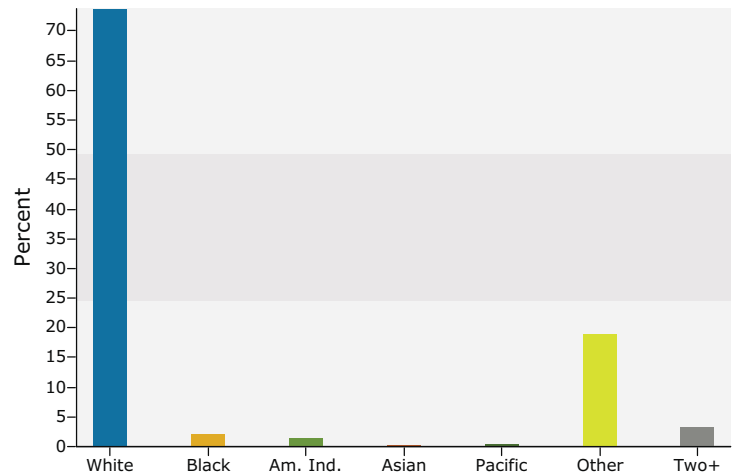
Population by Age



2010 Household Income



2010 Population by Race



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.