

AVISON  
YOUNG

# Sunrise Market

in Verrado Town Center

SEC Village Street & Sunrise Lane

A large, rust-colored metal sign for Sunrise Market is mounted on a stone pillar. The sign features the words "SUNRISE MARKET" in white, bold, sans-serif capital letters. Above the text are several cutout silhouettes of desert-themed items: a windmill, a saguaro cactus, a smaller cactus, and a sun. The background of the sign is a light tan color. The sign is set against a brick building with a window and a smaller sign that says "20990".

SUNRISE  
MARKET

Now 100% Leased!



View teaser video

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# Property overview

**100% Leased**  
SEC Village St & Sunrise Ln in Verrado

This brand new, class A, retail development has over ±35,000 square feet of retail space. 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.




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	<b>100% Leased</b>
APN	502-77-776



# 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.



MANNA MOVEMENT PILATES



STUDIO LINEA



BREAKFAST • BURGERS • BBQ • BOURBON

TORCH  
+  
KILN



CIAO GRAZIE  
PIZZERIA WINEBAR



THE BLUE DAISY  
DAY SPA / SALON / BOUTIQUE



a  
contemporary  
urban bistro



NEMECHK  
AUTONOMIC MEDICINE



AMERICA'S FROZEN YOGURT.



...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.



Since 2000, Buckeye's population has grown from a mere 6,537 to the thriving community of 119,000 residents today. Buckeye continues to be one of the fastest growing cities in the country and is only 16% built out today.



Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 2,900+ SFR & Multi-family units in 2025, which equates to approximately 8,300 new residents added to the community.



The City of Buckeye's residential growth is far exceeding other cities in the valley and has the 3rd largest permit numbers in Greater Phoenix, with regards to permits issued in 2024.



Over 1.45 million people in the labor force within 45 minute commute of Buckeye; employees in Buckeye benefit from a reverse commute to work meaning they travel against the flow of traffic; 92% of current resident workforce have jobs outside of the community.

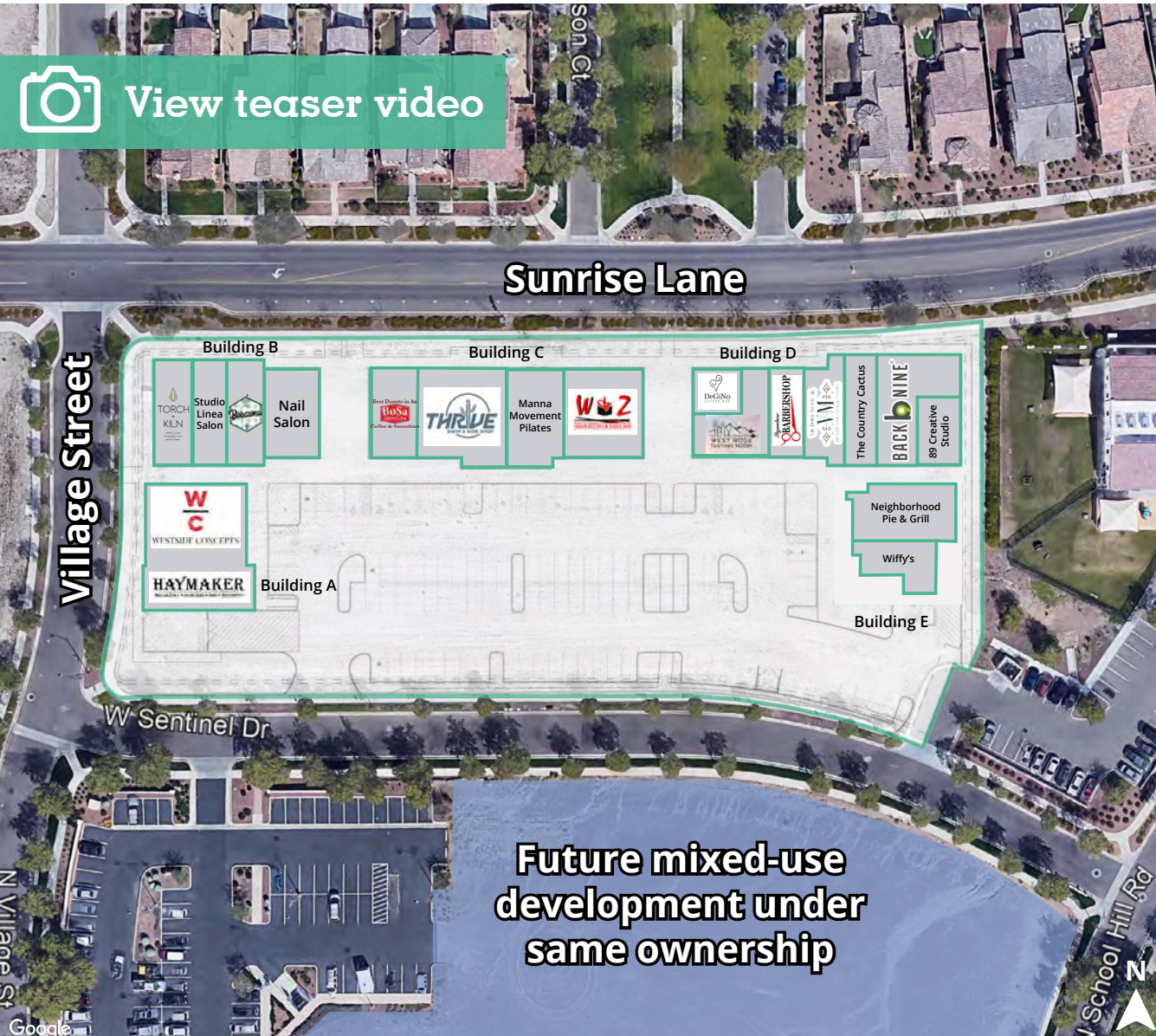


Buckeye provides direct access to the Western U.S. and Mexico with direct access to Interstate 8, State Route 303, access to the Union Pacific Rail Road, Interstate 10, State Route 85, Maricopa County 85 and the Future Interstate 11 and State Route 30.

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

# Site plan & availability

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Tenant	Size
<b>Building A</b>	
Haymaker	4,855 sf
<b>Building B</b>	
Torch & Kiln	2,000 sf
Studio Linea Salon	726 sf
Bobazona	1,225 sf
Nail Salon	1,900 sf
<b>Building C</b>	
Bosa Donuts	2,200 sf
Thrive Swim and Ride Shop	2,408 sf
Manna Movement Pilates	1,553 sf
Asian Bistro	3,170 sf
<b>Building D</b>	
Degino Coffee Bar	709 sf
West Rose Wine	1,514 sf
Signature Barber Shop	839 sf
Victory Medical	1,536 sf
The Country Cactus	1,191 sf
Back Nine	2,525 sf
89 Creative Studio	1,225 sf
<b>Building E</b>	
Neighborhood Pie & Grill	2,944 sf
Wiffy's	1,688 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

100% Leased  
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# Photos


100% Leased  
SEC Village St & Sunrise Ln in Verrado





# Demographics

	1-mile	3-miles	5-miles
Population	<b>8,578</b>	<b>36,097</b>	<b>76,995</b>


	1-mile	3-miles	5-miles
Median age	<b>46.8</b>	<b>40.4</b>	<b>38.0</b>

	1-mile	3-miles	5-miles
Labor force	<b>7,098</b>	<b>28,850</b>	<b>61,381</b>

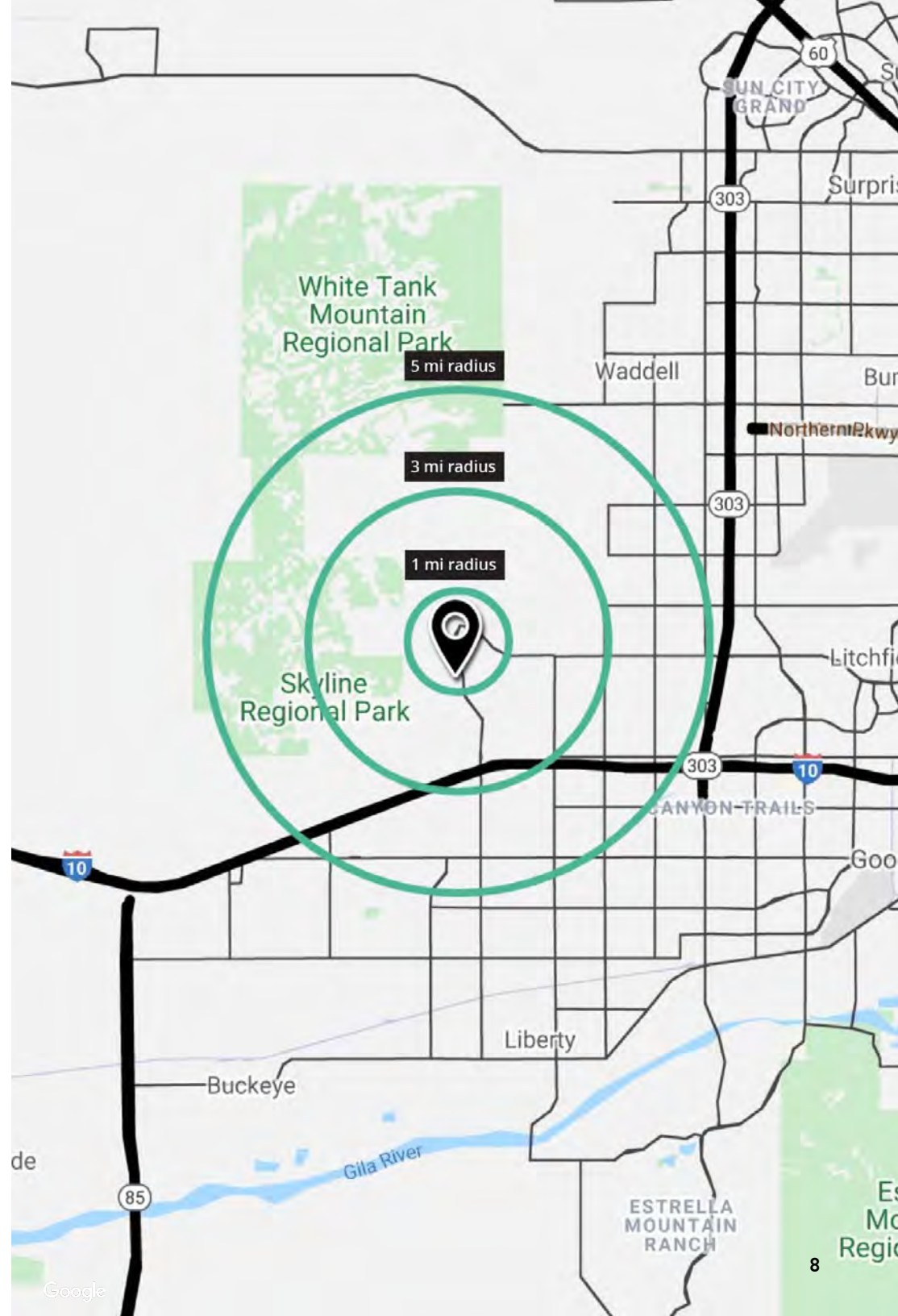
	1-mile	3-miles	5-miles
Avg. HH income	<b>\$210,082</b>	<b>\$167,654</b>	<b>\$147,325</b>

	1-mile	3-miles	5-miles
HH units	<b>3,499</b>	<b>13,424</b>	<b>26,488</b>

## Travel time within 5-miles

	Travel to work in 14 minutes or less	<b>4,145</b>	<b>11.1%</b>
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	Average minutes travel to work	<b>28.1</b>
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# Join us!

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