

UNDER CONSTRUCTION



John Wayne Pkwy

Honeycutt Ave

DEVELOPED BY



SOUTHBRIDGE MARKETPLACE

southeast corner

JOHN WAYNE PKWY & MARICOPA-CASA GRANDE HWY



HIGHLIGHTS

- New planned Power Center located in the heart of Maricopa.
- Lowe's is open and Aldi, shops and pads are currently under construction. Estimated delivery is Q3 2026.
- Maricopa is ranked the 5th fastest growing cities in the US.
- Approximately 574 apartment units are under construction directly east of the Shopping Center.
- Significant number of homes permitted, under construction, or planned in the surrounding trade area, including 40,000+ residential units planned at Red River Ranch immediately south.
- Maricopa residents spend over \$300 million outside the city, highlighting the need for more retail goods and services in Maricopa.
- Only bridged arterial over an active rail line in the Maricopa trade area.

TENANTS COMING SOON



TRAFFIC COUNT ADOT 2024

JOHN WAYNE PKWY
 N ±46,920 VPD (NB & SB)
 S ±35,438 VPD (NB & SB)

MARICOPA-CASA GRANDE HWY
 E ±14,845 VPD (NB & SB)
 W ±5,900 VPD (NB & SB)

DEMOGRAPHICS



87,240
 TOTAL POPULATION
 (Trade Area)



68,883
 DAYTIME POPULATION
 (Trade Area)



\$105,970
 AVERAGE HH INCOME
 (Trade Area)



29,140
 TOTAL HOUSEHOLD
 (Trade Area)

Maricopa, AZ (Trade Area) ESRI 2025

SITE PLAN



SHOPS A



SHOPS B



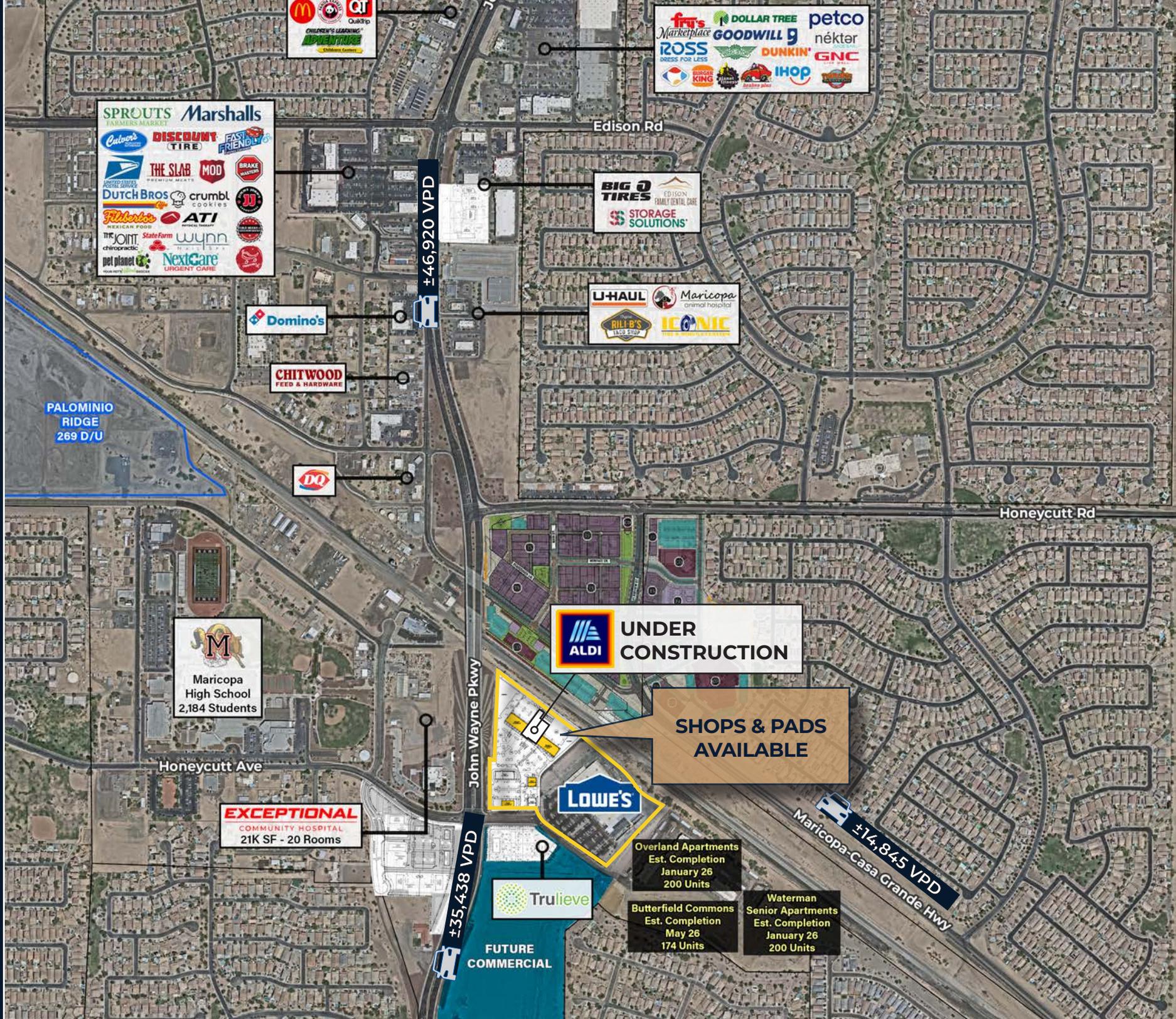
PAD A



PAD C



AERIAL



LEGEND



Trade Area

ZONDA HOUSING DATA



Active / Future Projects

MASTER PLANNED COMMUNITIES



Active Communities



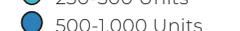
Future Communities

MULTI FAMILY

Under Construction / Future



Less than 100 Units



100-250 Units



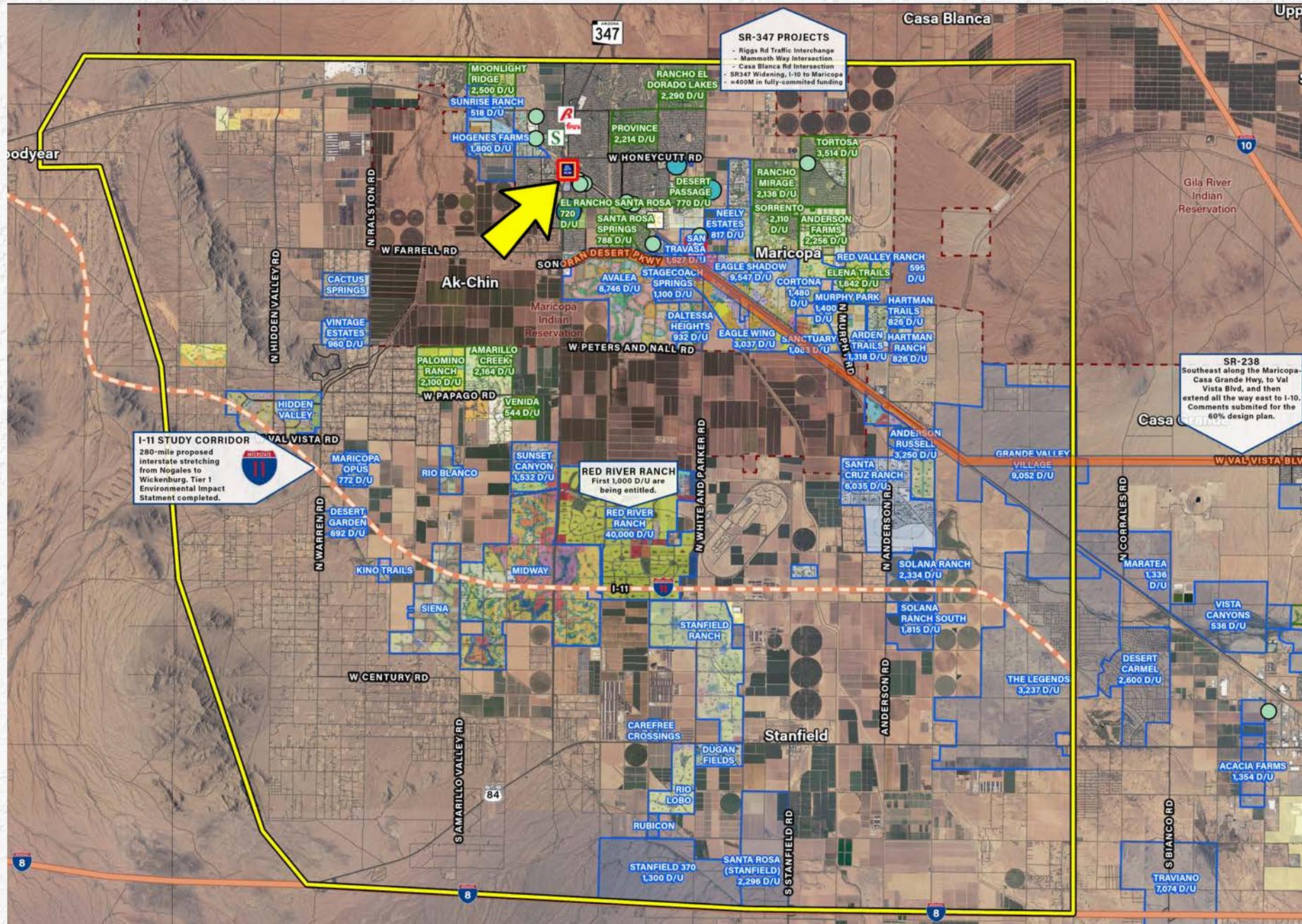
250-500 Units



500-1,000 Units



More than 1,000 Units



Housing Overview: Trade Area

Zonda Housing Data Q3-2025	Trade Area
DEMOGRAPHIC PROFILE	
Completed Housing Units	32,683
Completed Housing Units (Built in last 12 Months)	1,100
Average HH Size	2.99
Median Home Value	\$383,477
Median HH Income	\$91,762
Per Capita Income	\$35,400
Existing Population	87,240
ACTIVE HOUSING	
Total Communities	14
Total Approved D/U	25,748
Permitted / Under Construction Units (1 - 2 years)	2,701
Approved Platted Lots (3 - 5 years)	12,150
Estimated Future Population (based on Active Housing)	44,404
FUTURE HOUSING	
Total Communities	48
Future Lots (4-10 years)	109,614
Estimated Future Population (based on Future Housing)	327,745
MULTI-FAMILY	
Existing Communities (Built in last 12 Months)	5
Existing Units (Built in last 12 Months)	1,362
Active Communities	5
Active Units	1,040
Future Communities	1
Future Units	200
Average HH Size (Assumed)	1.9
Estimated Future Population (based on Total Active & Future Units)	2,356

*Note: All Future Population Numbers Based on Average HH Size
 *Sources: Esri, Zonda, Costar



DEVELOPED BY



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