

southeast corner

# JOHN WAYNE PKWY & MARICOPA-CASA GRANDE HWY

Maricopa, AZ



**LOWE'S**  
Now Open



COMING SOON

**Panera**  
BREAD  
EUROPEAN WAX CENTER

tropical SMOOTHIE CAFE  
ENSTEIN BROS. BAGELS

RECENTLY SIGNED

DEVELOPED BY



EXCLUSIVELY LIST BY

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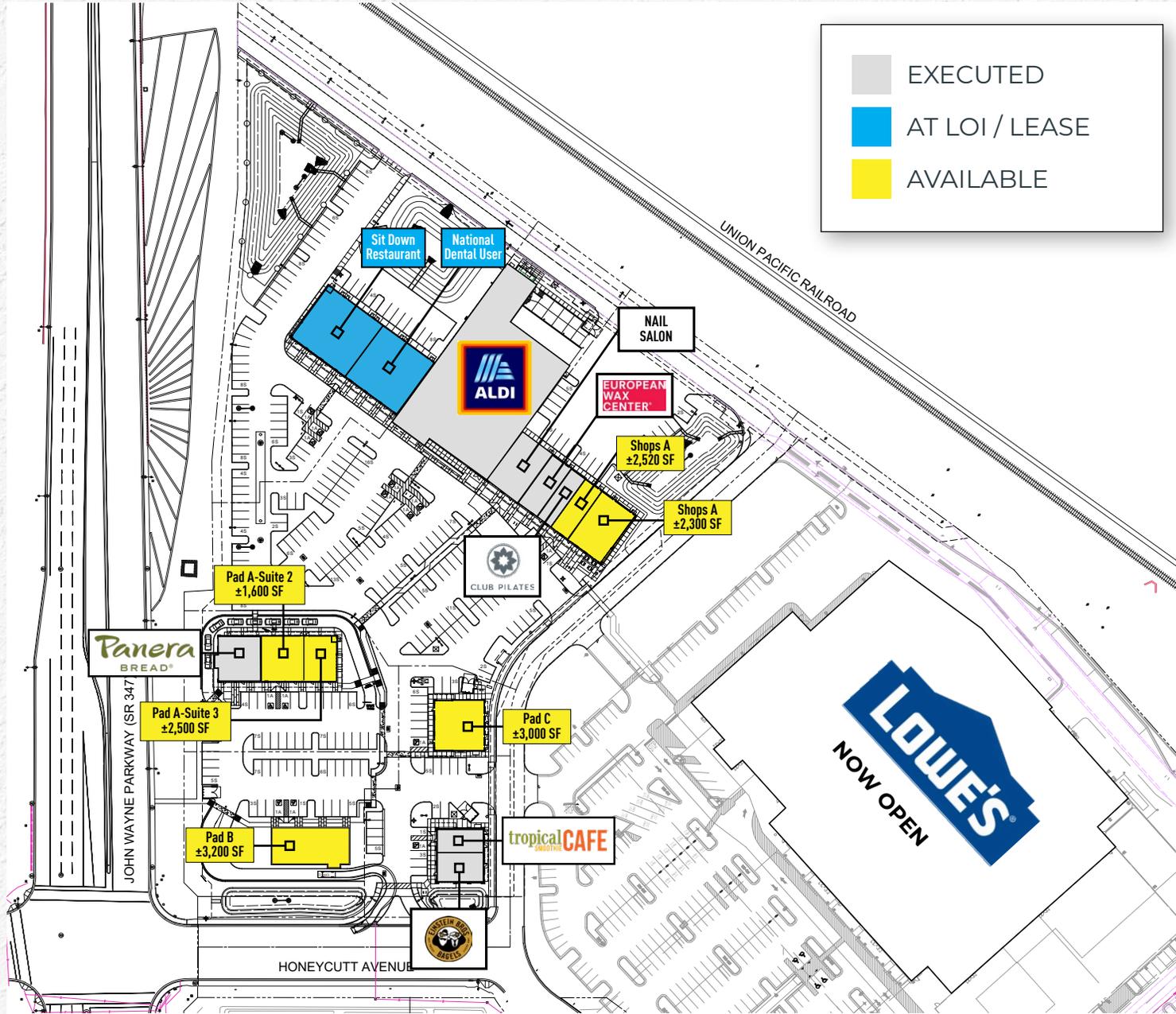
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# HIGHLIGHTS

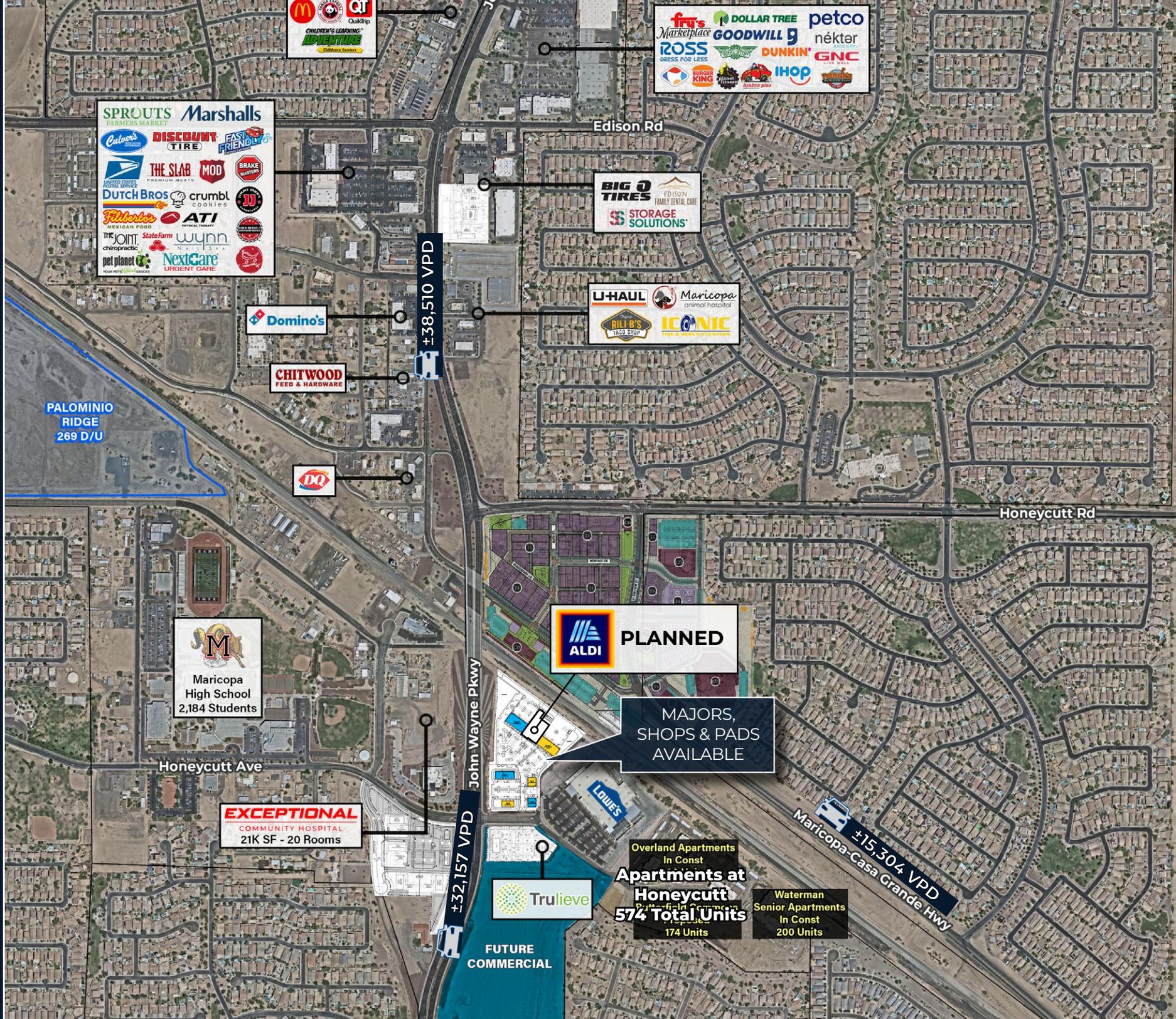
- New planned Power Center located in the heart of Maricopa.
- Maricopa is ranked the 5th fastest growing cities in the US.
- Maricopa residents spend over \$300 million outside the city, highlighting the need for more retail goods and services in Maricopa.

# TRAFFIC COUNT

JOHN WAYNE PKWY      MARICOPA-CASA GRANDE HWY  
**N ±35,510 VPD (NB & SB)**      **E ±15,304 VPD (EB & WB)**  
**S ±32,157 VPD (NB & SB)**      ADOT 2022



# AERIAL





LEGEND



Trade Area

ZONDA HOUSING DATA

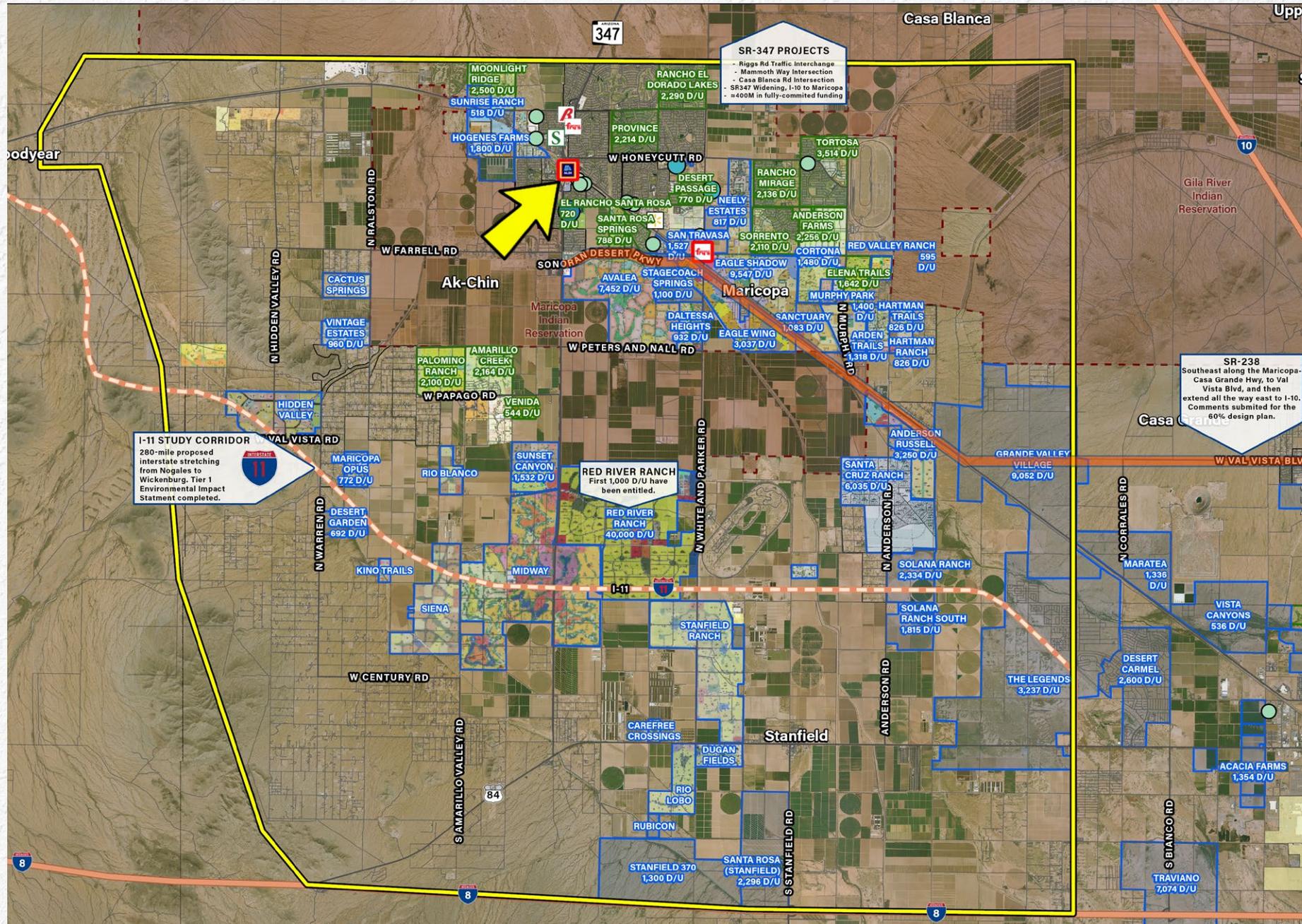
Active / Future Projects

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 Q2-2025	Trade Area
<b>DEMOGRAPHIC PROFILE</b>	
Completed Housing Units	32,683
Completed Housing Units (Built in last 12 Months)	1,352
Average HH Size	2.99
Median Home Value	\$383,477
Median HH Income	\$91,762
Per Capita Income	\$35,400
<b>Existing Population</b>	<b>97,722</b>
<b>ACTIVE HOUSING</b>	
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
<b>Estimated Future Population (based on Active Housing)</b>	<b>44,404</b>
<b>FUTURE HOUSING</b>	
Total Communities	48
Future Lots (4-10 years)	109,614
<b>Estimated Future Population (based on Future Housing)</b>	<b>327,745</b>
<b>MULTI-FAMILY</b>	
Existing Communities (Built in last 12 Months)	3
Existing Units (Built in last 12 Months)	560
Active Communities	9
Active Units	2,637
Future Communities	3
Future Units	424
Average HH Size (Assumed)	1.9
<b>Estimated Future Population (based on Total Active &amp; Future Units)</b>	<b>3,469</b>

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

# DEMOGRAPHICS



**87,240**

TOTAL POPULATION

5 Mile Radius



**68,883**

DAYTIME POPULATION

5 Mile Radius



**\$105,970**

AVERAGE HH INCOME

5 Mile Radius



**29,140**

TOTAL HOUSEHOLD

5 Mile Radius



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