

UNDER CONSTRUCTION



DEVELOPED BY



**THOMPSON  
THRIFT**  
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## SOUTHBIDGE 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/Q4 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)

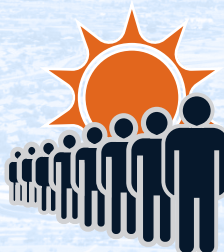
## DEMOGRAPHICS



**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



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SHOPS A



SHOPS B



PAD A

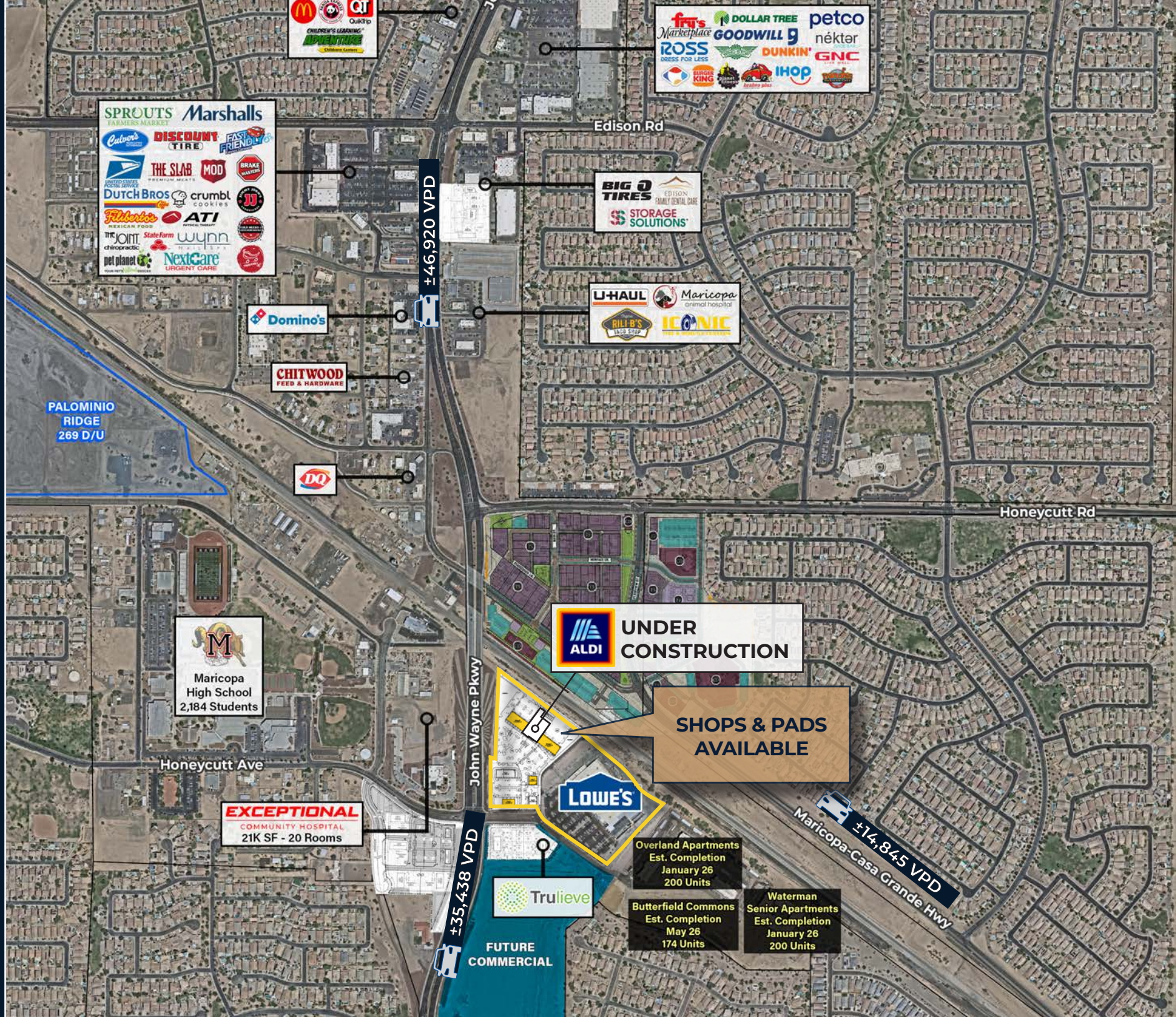


PAD C



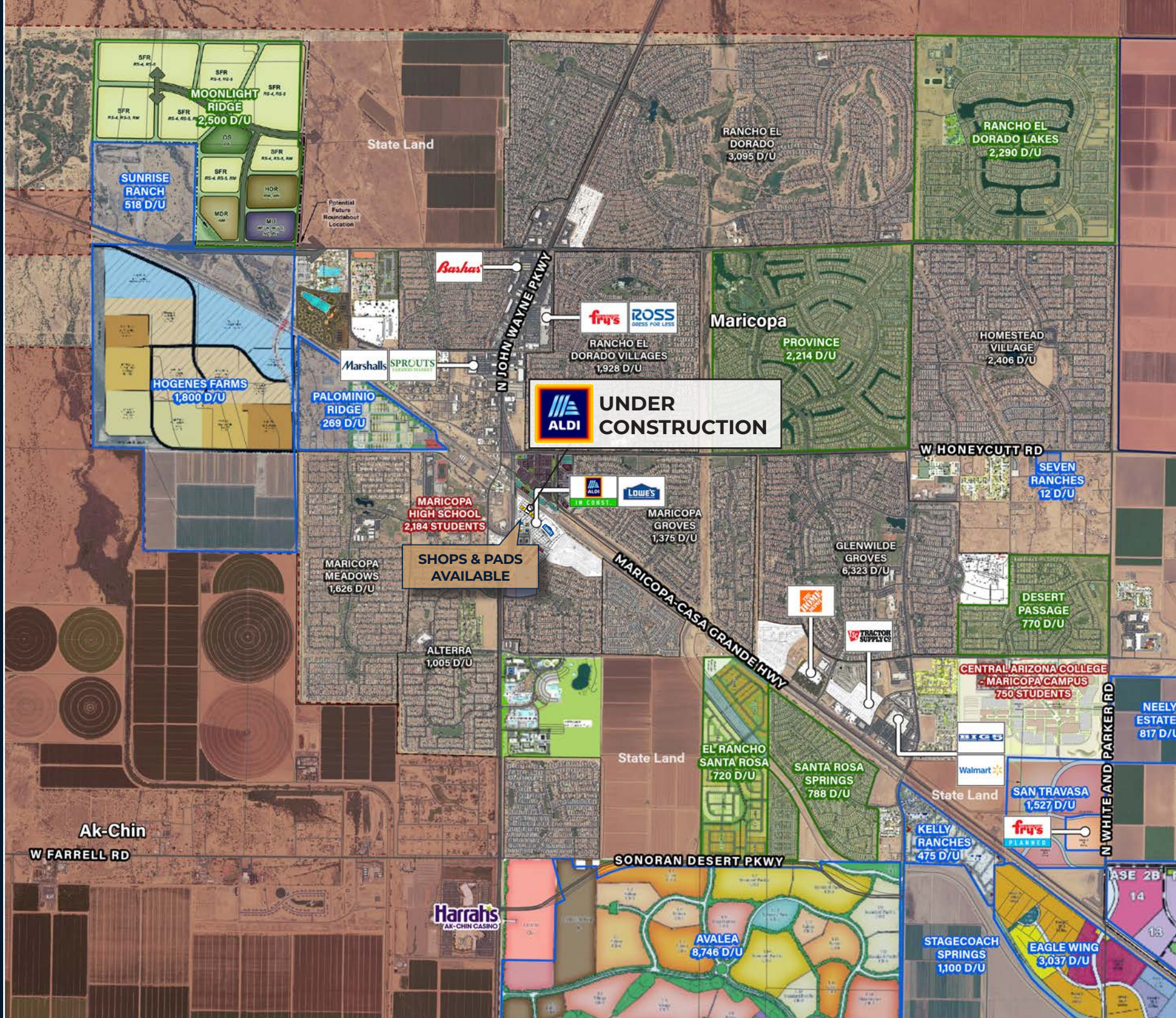


# AERIAL





# AERIAL





LEGEND



Trade Area

ZONDA HOUSING DATA

Active / Future Projects

MASTER PLANNED COMMUNITIES

Active Communities

Future Communities

MULTI FAMILY

Under Construction / Future

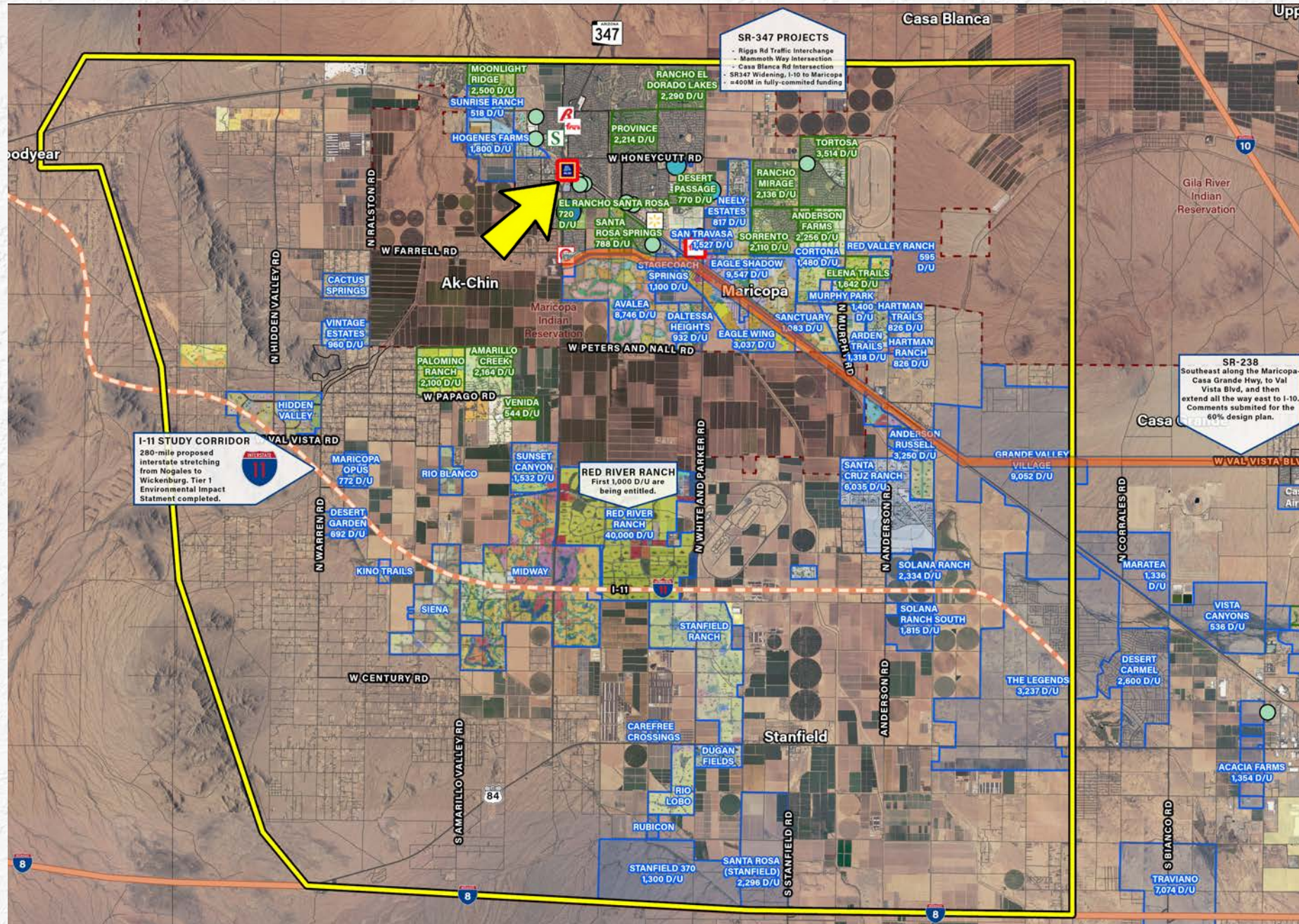
Less than 100 Units

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                                      |            |





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