

UNDER CONSTRUCTION



SOUTHBRIDGE MARKETPLACE

southeast corner

JOHN WAYNE PKWY & MARICOPA-CASA GRANDE HWY

DEVELOPED BY



**THOMPSON
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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



Panera
BREAD®

**EUROPEAN
WAX
CENTER®**



**tropical
SMOOTHIE
CAFE**



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)

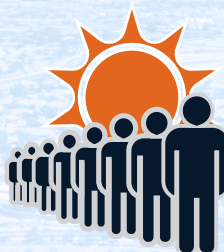
DEMOGRAPHICS



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

PhoenixCommercialAdvisors.com



SHOPS A



SHOPS B



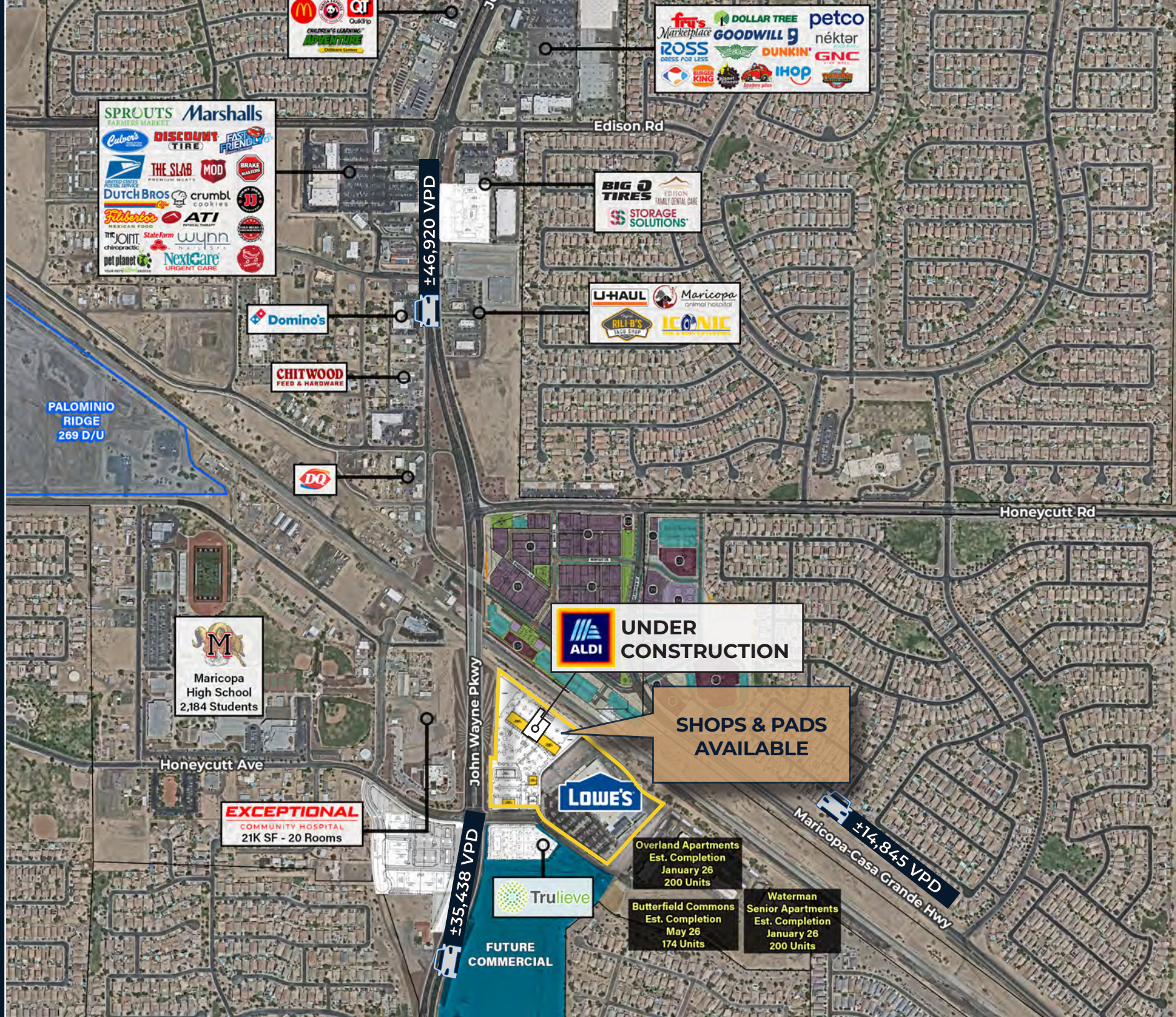
PAD A



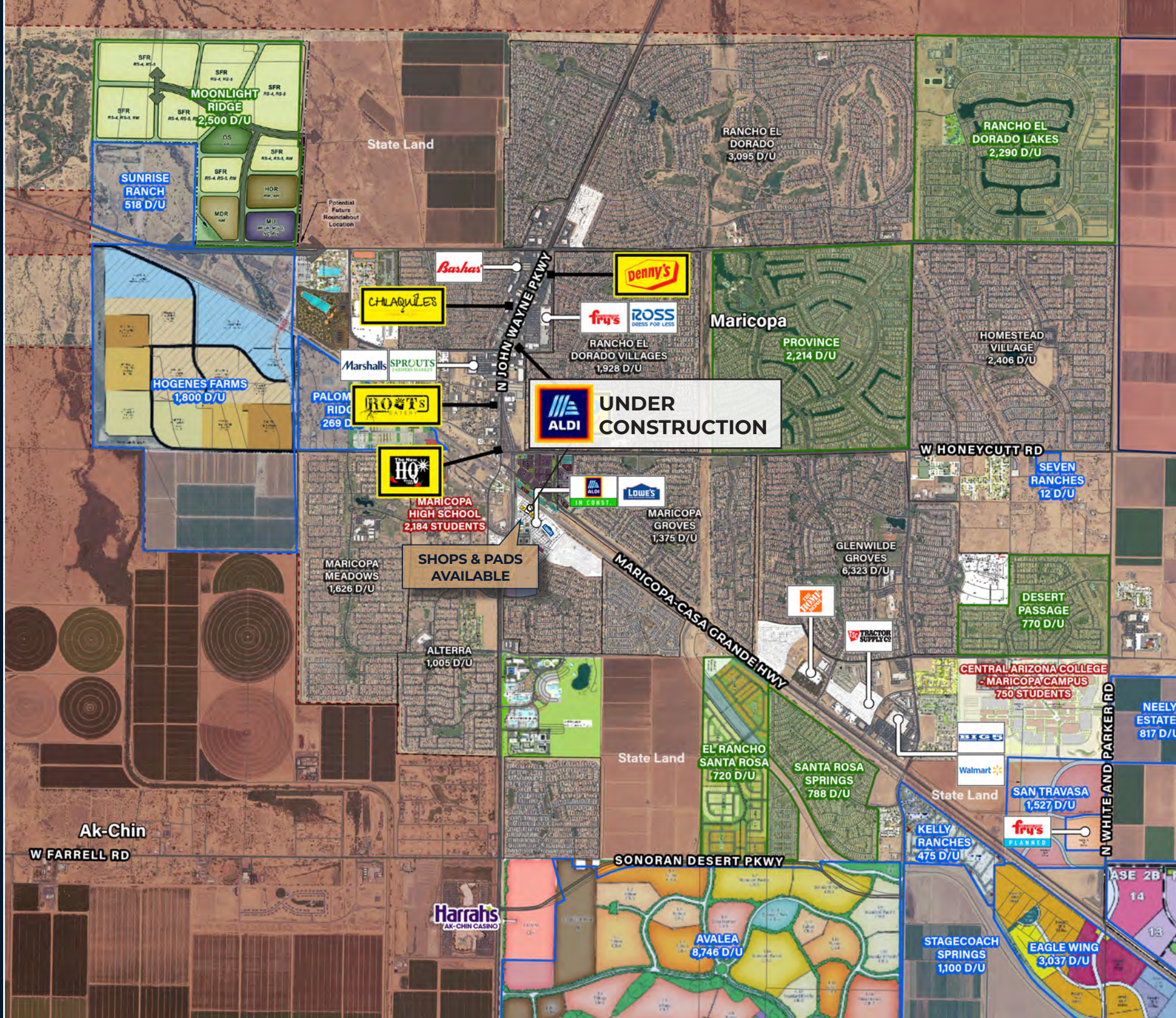
PAD C



AERIAL



AERIAL



LEGEND



Trade Area

ZONDA HOUSING DATA

Active / Future Projects

MASTER PLANNED COMMUNITIES

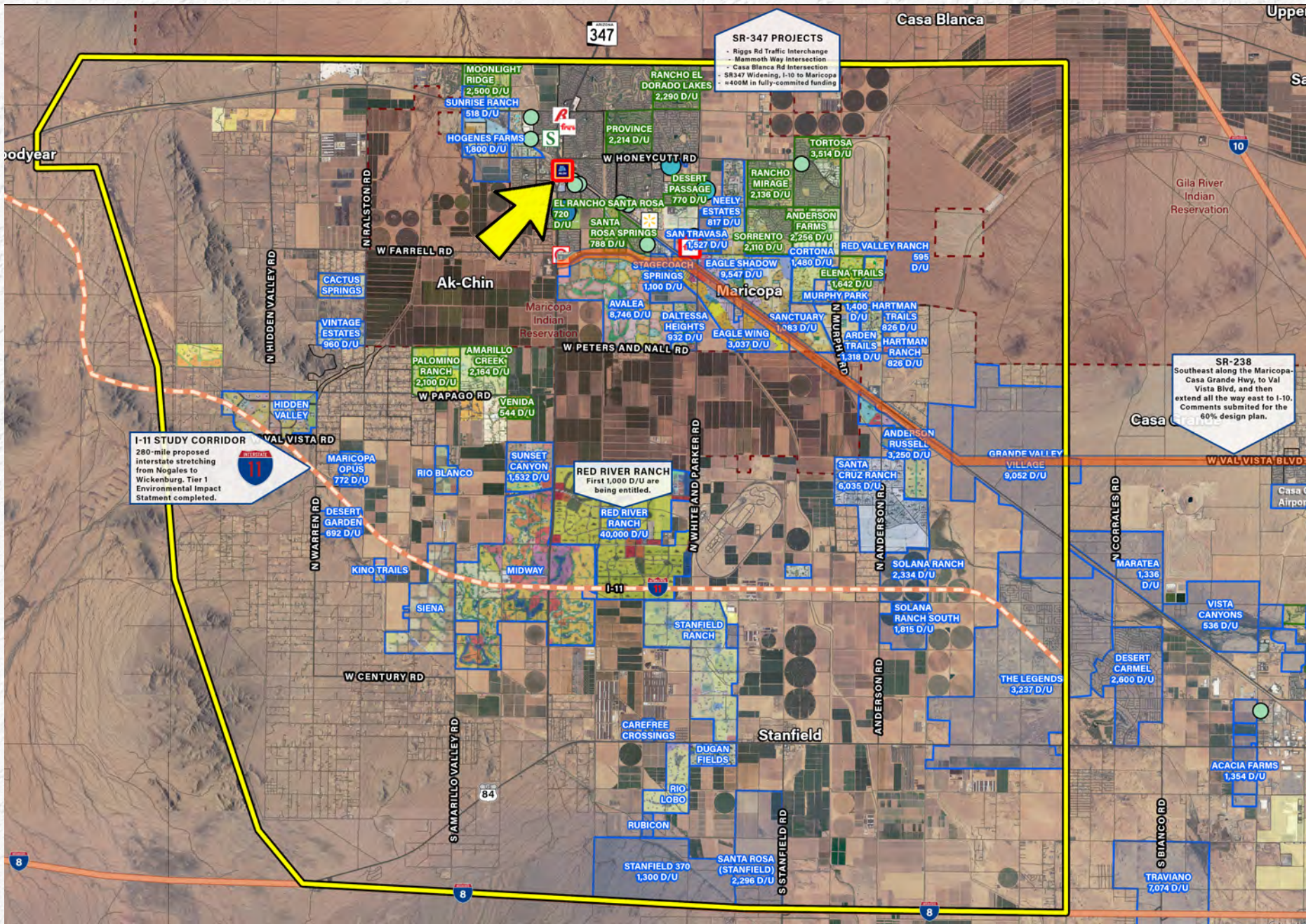
Active Communities

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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