

ONLY ONE SUITE REMAINING

# BUCKEYE MEDICAL PLAZA

cotton  
architecture + design



865 S. WATSON RD. BUCKEYE AZ 85326

Be one of the first medical providers in the city of Buckeye,  
one of the fastest growing cities in the United States



**CLASS A ±48,000 RSF  
MEDICAL OFFICE BUILDING**

**Hammes**

 **IntegrityCRE**<sup>TM</sup>  
Commercial Realty Done Right.  
*"Where a Handshake Still Means Something"*

**Melynn Wakeman**  
Founder/Designated Broker

623.455.8484 x700  
623.210.5027 Cell

Melynn@IntegrityRealty4U.com  
www.IntegrityRealty4U.com





## PROPERTY SUMMARY

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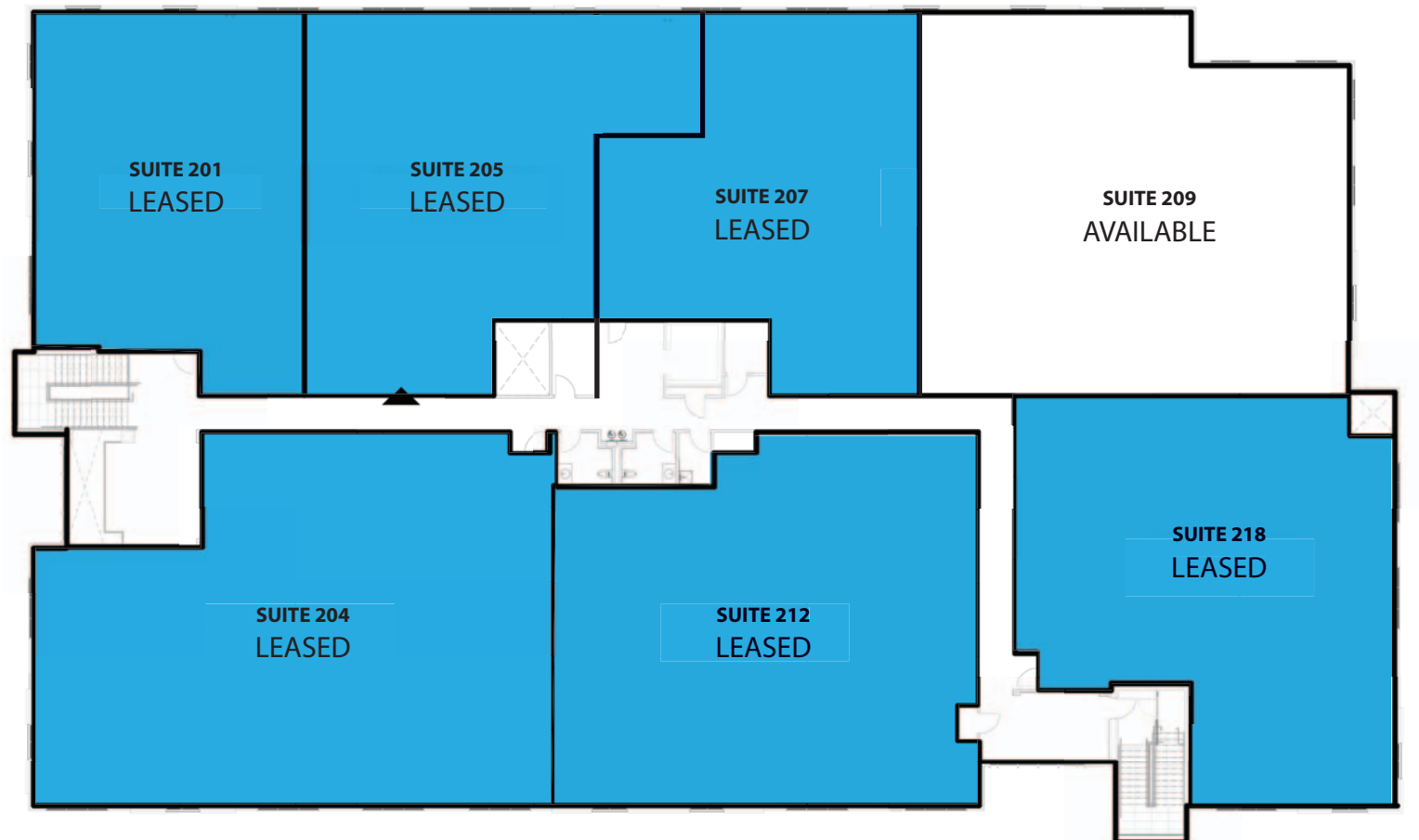
**Type:** Medical Office  
**Lease Terms:** 10 Years  
**Rent/TI Options:** \$36/SF, \$85/SF TI  
**Escalations:** 3%  
**NNN Fees:** \$15/RSF Includes Electric & Janitorial  
**Availability:** 2nd Floor  
 Suite 209 - 4,100 RSF

### OVERVIEW

- Modern Design ± 48,000 RSF Class A Medical Office
- Convenient Surface Parking
- Within minutes from the high-end Verrado community

### TENANT ROSTER

- Internal Medicine
- Physical Therapy
- Pain Medicine
- Cardiology
- Autism Center
- Podiatry
- Oral Surgery
- Women's Health
- General Dentistry
- GI
- Lab



## FLOOR PLANS



“BUCKEYE ARIZONA IS ONE OF THE FASTEST-GROWING CITIES IN THE NATION.”

### A Population on the Rise

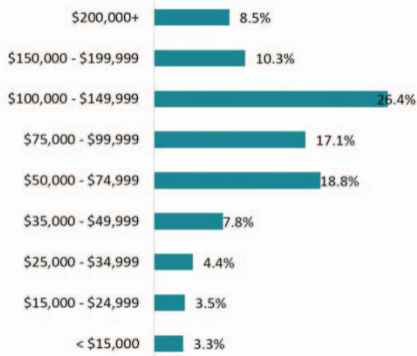
Since 2000, Buckeye's population has grown from a mere 6,537 to the thriving community of 119,000 residents today. Buckeye continues to be one of the fastest growing cities in the country and is only 16% built out today. At full buildout, Buckeye will be more than 1 million in population.





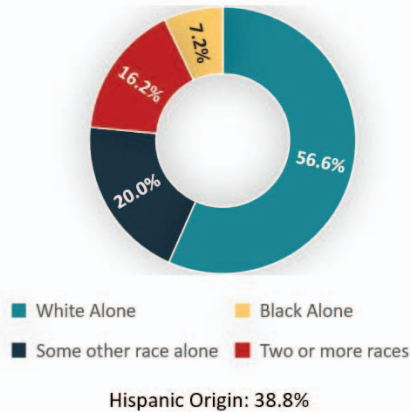
## Income

81.1% of residents have a household income over \$50,000



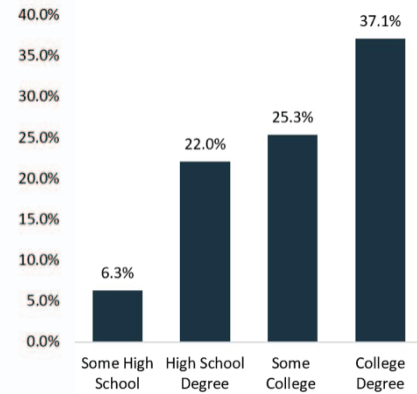
## Race/Ethnicity

Buckeye offers a diverse and growing population

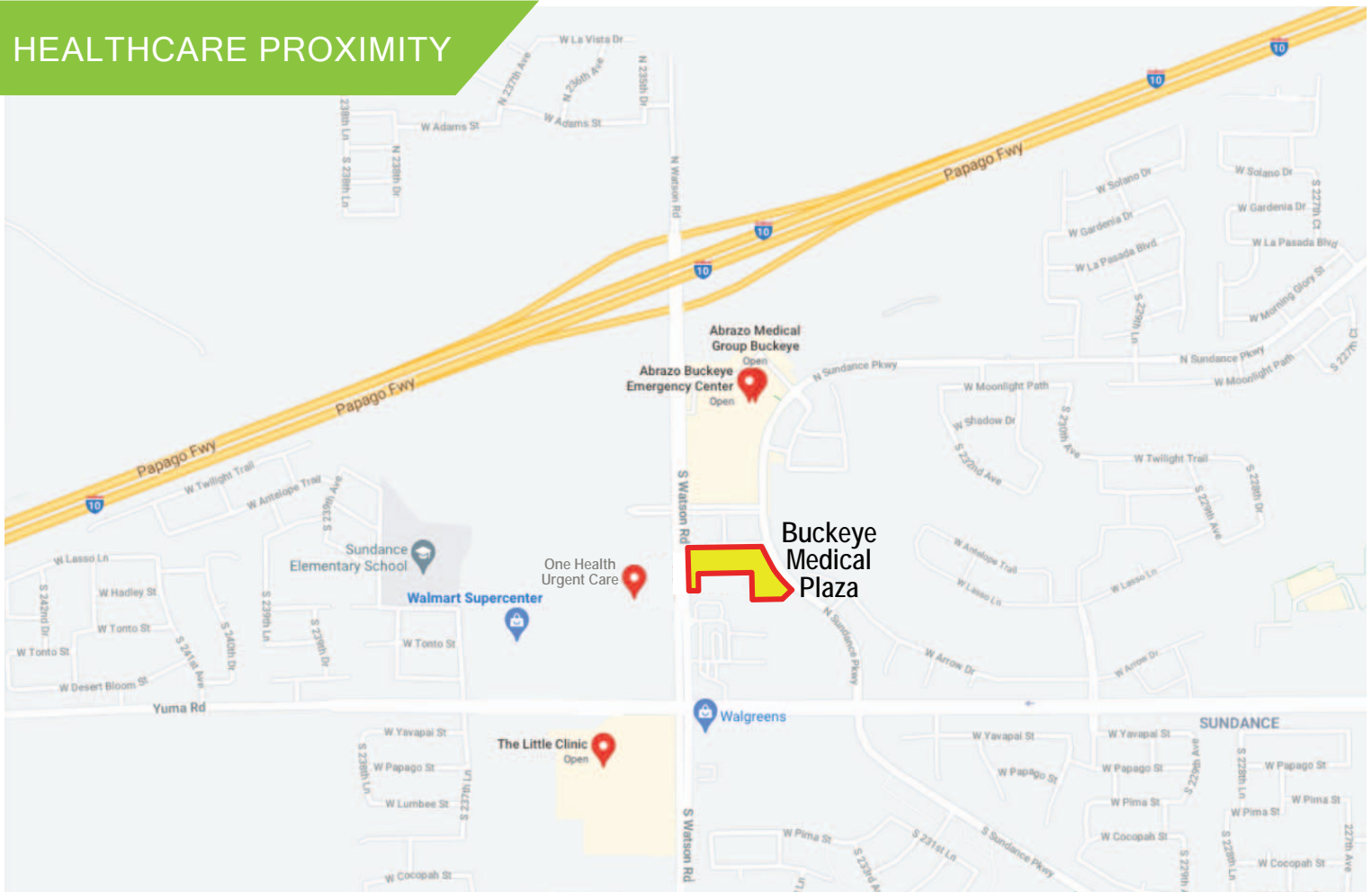


## Educational Attainment

Over 62.4% of residents have a form of college education



## HEALTHCARE PROXIMITY





## Commercial Activity

Commercial activity in Buckeye is rising, with approximately 9 million square feet of commercial development underway or slated to begin in 2024/2025.

## The Pipeline

Buckeye's expansive 640 square miles promise a future brimming with opportunities. There is currently an additional 3 million square feet of development activity in the pipeline. This includes developments from various sectors, positioning Buckeye as a dynamic hub for innovation and growth.

- Speculative Industrial Buildings
- Healthcare Campus
- Retail and Services
- Downtown Redevelopment



## AMPLE LOCAL HEALTHCARE WORK FORCE

### Reverse Commute

TRAVEL AGAINST THE FLOW OF TRAFFIC

## Reverse Commute

Employees in Buckeye benefit from a reverse commute to work, meaning employees travel against the flow of traffic, whereas traditional commuters in Greater Phoenix will travel within it; this fact alone reduces the time employees spend commuting to work and is an asset that attracts a highly skilled permanent workforce to Buckeye.

### 1 Million LABOR FORCE

## 1.45 Million Labor Force

Businesses gain access to over 1 million people in the labor force within 45 minute commute of Buckeye. With access to a robust population, business will find a skilled and ready workforce for their Buckeye location.

### Export 92% CURRENT WORKFORCE

## Exporting Workforce

92% of the current resident workforce in Buckeye have jobs outside the community, which means that there is a large pool of skilled workers in the area who have indicated that they would likely consider a job closer to their residence in order to cut down on their commute times, and improve their quality of life.

## QUALITY OF LIFE

### #6 Best

BEST PLACE TO LIVE IN THE U.S.  
(ELITE PERSONAL FINANCE)

### Parkland

MOST PARKLAND PER CAPITA OF ANY CITY IN  
METRO PHOENIX (AZ REPUBLIC)

### Housing

ONE OF THE BEST PLACES FOR HOME OWNERSHIP  
(NERD WALLET)

### #1 city in Az

FOR INCOME EQUALITY  
(HOMEAREA.COM)





## Visit Buckeye

Breathtaking scenery, amazing adventures, historic western charm and family-friendly events makes Buckeye a great place to discover, explore and enjoy.

- Skyline Regional Park
- Hidden Lake
- Four Golf Courses
- South Buckeye Equestrian & Events Center
- Marathon, Air Show, Carnivals and more.



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SCAN ME

**AVAILABLE**  
**623.455.8484**