

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**TM
Commercial Realty Done Right.
"Where a Handshake Still Means Something"

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PROPERTY SUMMARY

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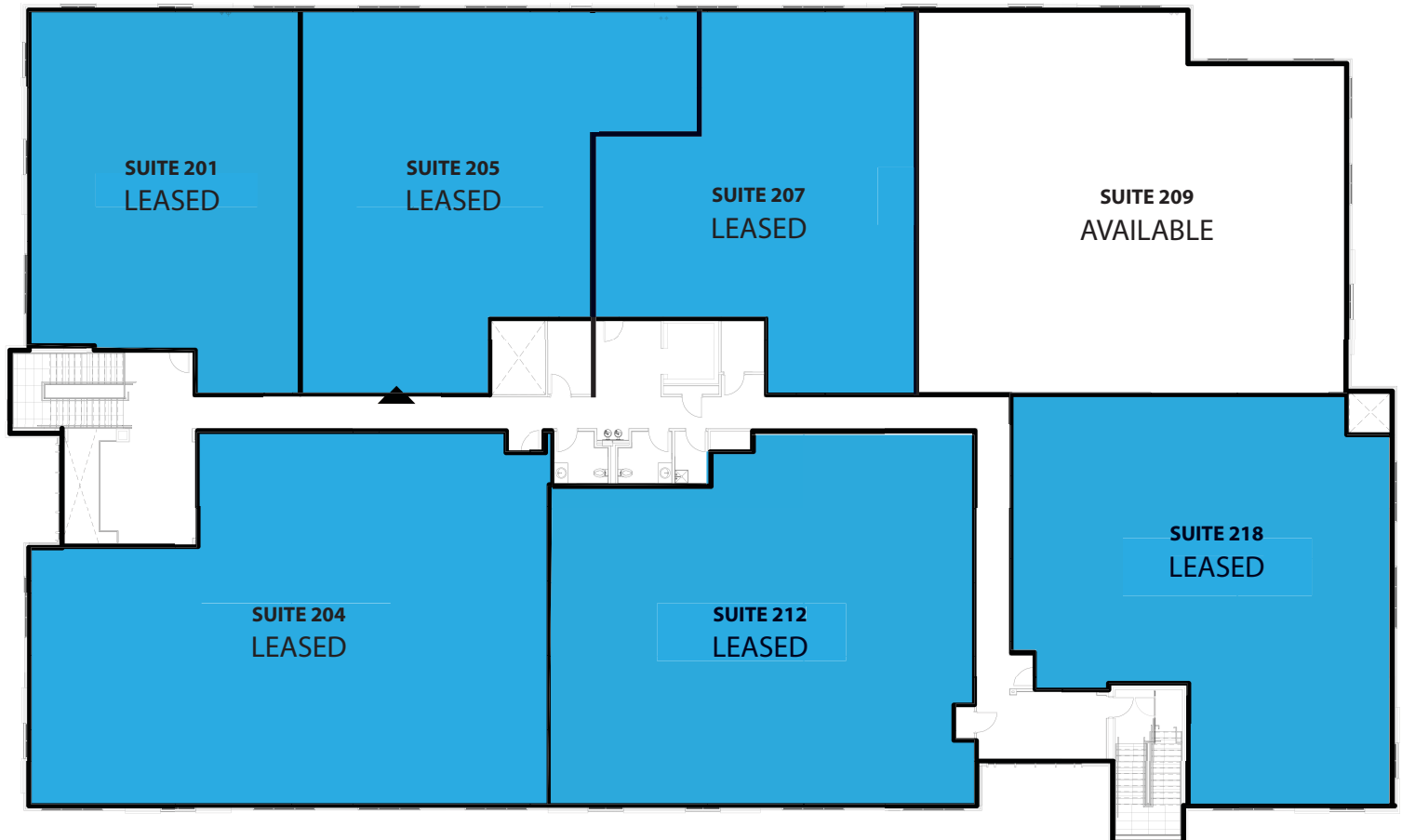
Type: Medical Office
Lease Terms: 10 Years
Rent/TI Options: \$37/SF, \$85/SF TI
Escalations: 3%
NNN Fees: \$15/RSF Includes Electric & Janitorial
Availability: 2nd Floor
 Suite 209 - 4,100 RSF

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.

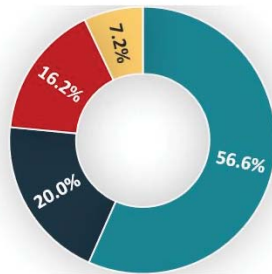


Educational Attainment

Race/Ethnicity

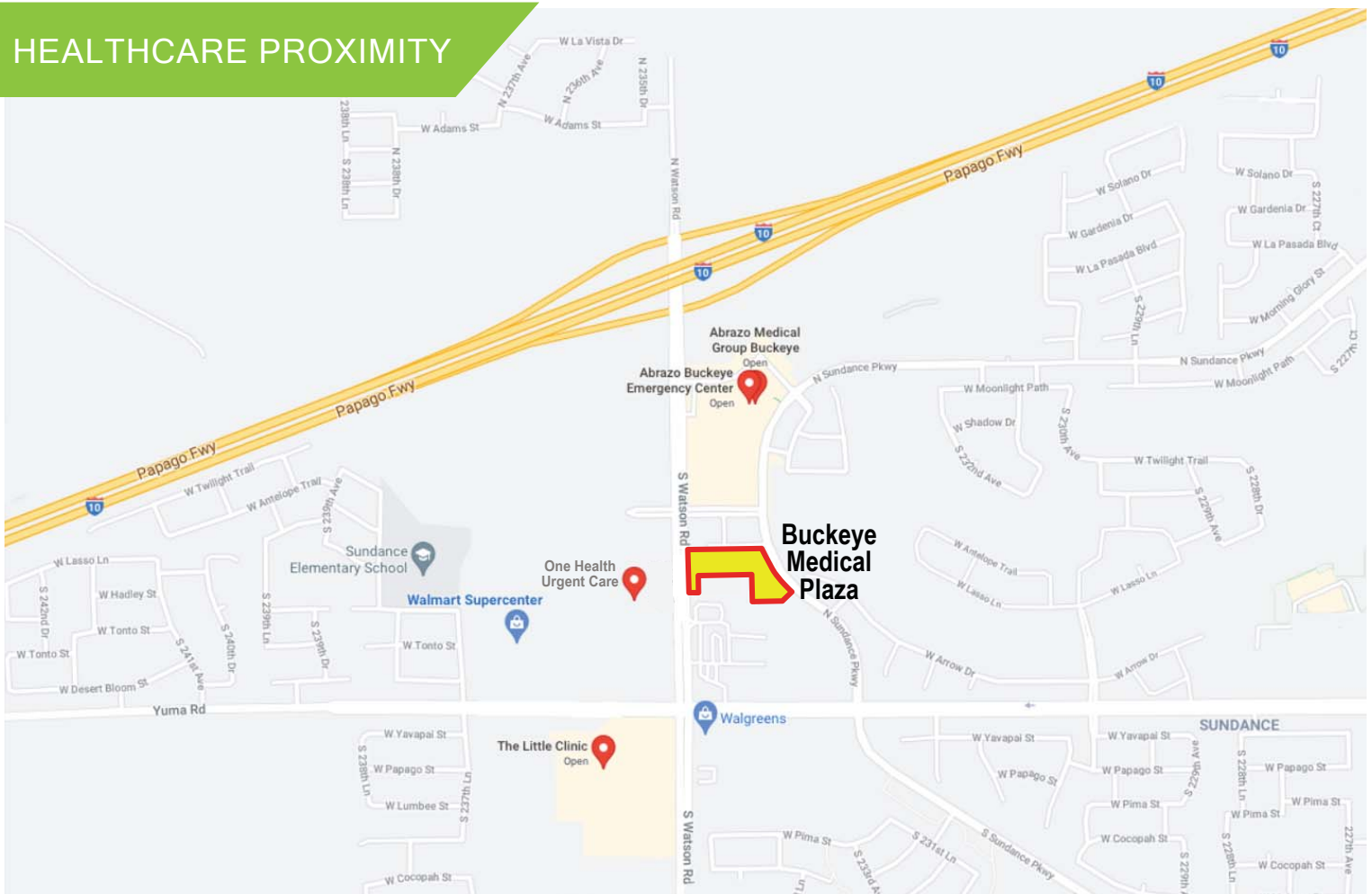
Buckeye offers a diverse and growing population

Education Level	Percentage
Some High School	6.3%
High School Degree	22.0%
Some College	25.3%
College Degree	37.1%



Hispanic Origin: 38.8%

HEALTHCARE PROXIMITY




6.2M SF

ACTIVE DEVELOPMENT IN Q2 2024


2.8M SF
2024/2025 PIPELINE

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