

JOIN:



Total Wine  
& MORE

FAMOUS  
footwear.

five  
BELOW

BARNES  
& NOBLE

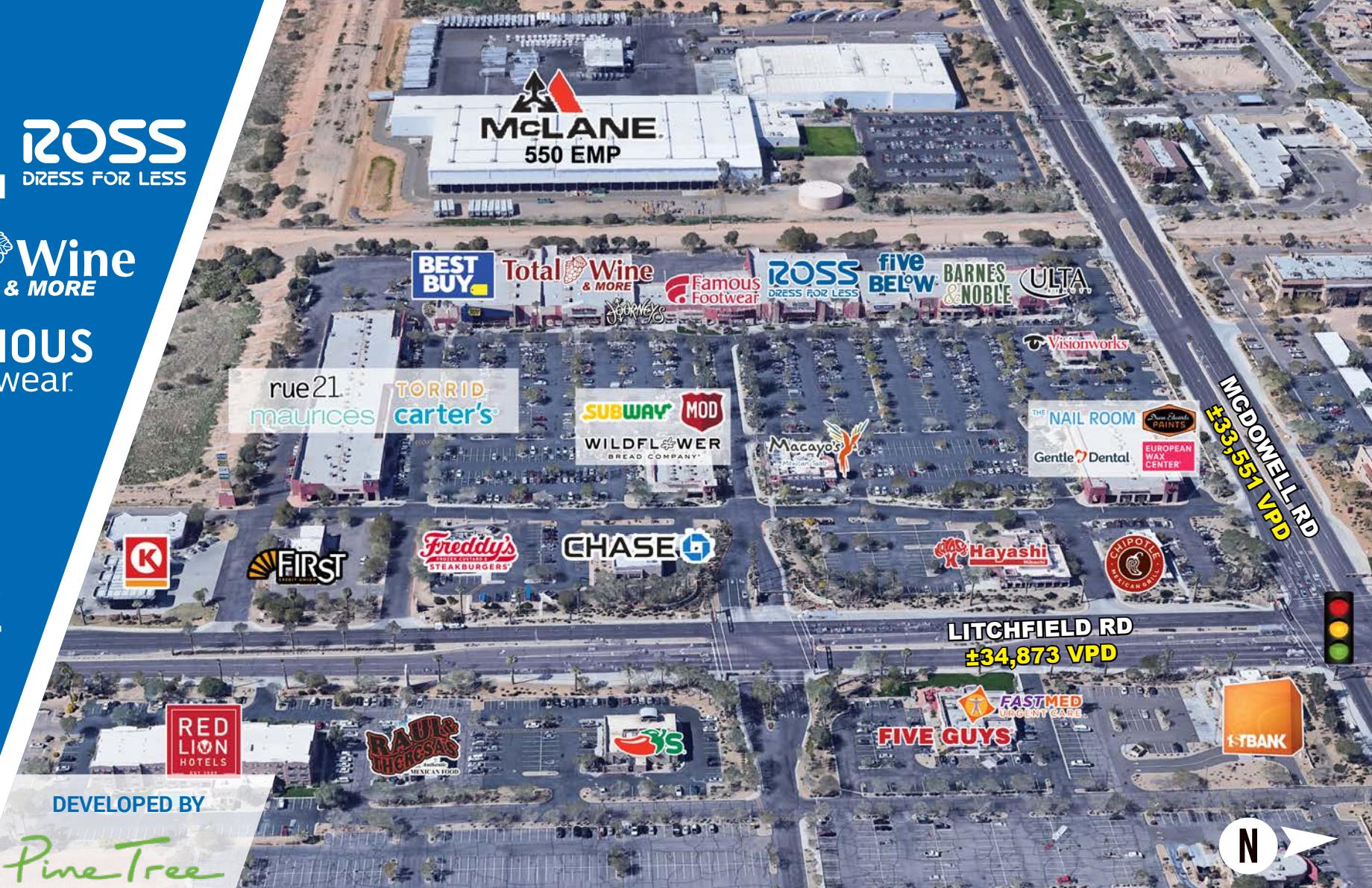
Bath  
& Body  
Works

ULTA  
BEAUTY

DEVELOPED BY  
*Pine Tree*

# Palm Valley Pavilions West Power Center SPACE AVAILABLE

SWC Litchfield Rd & McDowell Rd | Goodyear, AZ



PCA  
PHOENIX COMMERCIAL ADVISORS

A MEMBER OF  
CHAINLINKS  
RETAIL ADVISORS



## PROPERTY DETAILS

- The site has great access to the full-diamond interchange at Litchfield Road & Interstate 10
- High traffic counts on both surrounding arterials
- The #1 movie theatre in tickets sales is located 1 mile west
- Strong surrounding employment with Abrazo West Campus (hospital with 1,200 employees), McLane (550 employees), and The Cancer Treatment Centers of America (575 employees)
- Well-established neighborhoods with strong average household incomes in the area

## TRAFFIC COUNTS

### Litchfield Rd & McDowell Rd

N: ±54,596 VPD (NB & SB)  
S: ±36,721 VPD (NB & SB)  
E: ±38,771 VPD (EB & WB)  
W: ±35,329 VPD (EB & WB)

\*ADOT 2022

### Litchfield Rd & I-10

E: ±222,327 VPD (EB & WB)  
W: ±220,848 VPD (EB & WB)

\*ADOT 2022

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



### CONTACT

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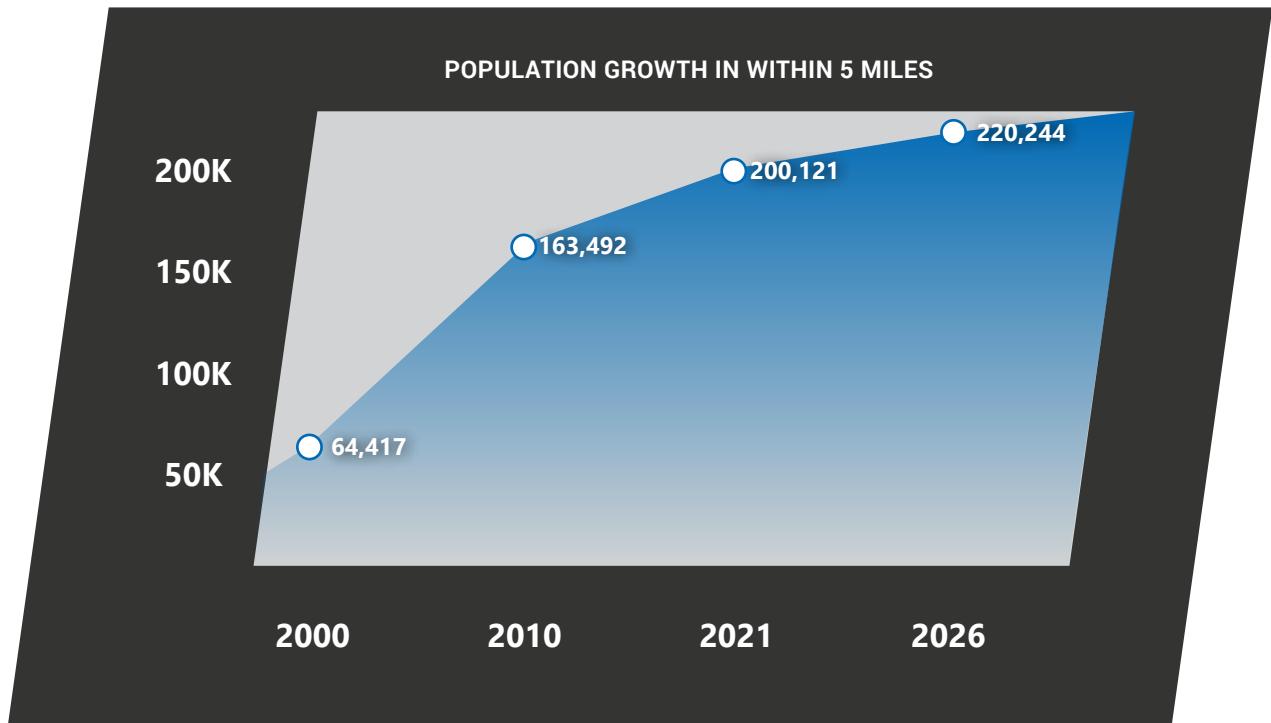
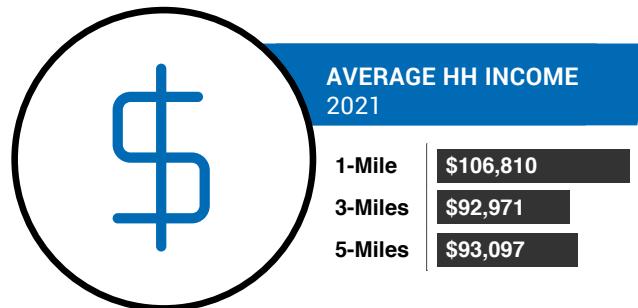
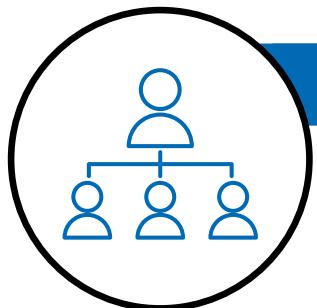
## Tenant Roster

UNIT	TENANT	SF
200	Cycle Gear	8,120
205	Restore Hyper Wellness	3,040
210	Kirkland's	6,570
215	Play it Again Sports	2,947
220	Carter's	3,792
225	Available	2,902
230	Torrid	3,040
240	Lane Bryant	5,067
250	Maurices	4,560
260	Sunset Spa's	6,656
270	Rue 21	4,999
300	Best Buy	30,000
310	Total Wine & More	28,821
320	Bath & Body Works	4,000
325	Sally Beauty Supply	1,814
330	Journey's (Opening Soon)	2,843
340	Famous Footwear	10,067
350	Ross Dress for Less	30,106
360	Five Below	9,440
370	Barnes & Noble	23,000
380	Ulta Beauty	10,020
400	Visionworks	3,000
500	The Nail Room	1,795
510	Massage Envy	4,292
515	European Wax Center	1,356
520	The Joint	1,323
530	Dunn Edwards	8,496
540	Gentle Dental and Orthodontics	2,600
700	Subway	1,204
710	Mod Superfast Pizza	2,773
730	Wildflower Bread Company	3,934
U-100	Wendy's	2,793
U-110	Denny's	3,258
U-120	Mobil	5,690
U-130	First Credit Union	4,365
U-140	Freddy's Frozen Custard & Steakburgers	2,725
U-150	Chase	5,838
U-160	Hayashi Hibachi	8,444
U-170	Chipotle	2,782
U-600	Macayo's Mexican Kitchen	8,777









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## One Page Summary

Litchfield Rd & McDowell Rd, Goodyear  
 -112.358142444 33.464419664  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
 Latitude: 33.46442  
 Longitude: -112.358142

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	3,550	34,268	64,417
2010 Total Population	5,677	72,920	163,492
2021 Total Population	6,159	87,344	200,121
2021 Group Quarters	139	418	3,472
2026 Total Population	6,584	95,478	220,244
2021-2026 Annual Rate	1.34%	1.80%	1.93%
2021 Total Daytime Population	9,667	80,722	169,688
Workers	6,769	36,015	69,859
Residents	2,898	44,707	99,829
<b>Household Summary</b>			
2000 Households	1,282	11,564	20,795
2000 Average Household Size	2.77	2.95	3.07
2010 Households	2,096	25,117	52,073
2010 Average Household Size	2.66	2.89	3.09
2021 Households	2,255	30,351	64,074
2021 Average Household Size	2.67	2.86	3.07
2026 Households	2,411	33,176	70,545
2026 Average Household Size	2.67	2.87	3.07
2021-2026 Annual Rate	1.35%	1.80%	1.94%
2010 Families	1,542	18,807	40,409
2010 Average Family Size	3.09	3.30	3.45
2021 Families	1,637	22,404	49,126
2021 Average Family Size	3.12	3.28	3.45
2026 Families	1,750	24,489	54,080
2026 Average Family Size	3.12	3.28	3.45
2021-2026 Annual Rate	1.34%	1.80%	1.94%
<b>Housing Unit Summary</b>			
2021 Housing Units	2,591	34,752	71,306
Owner Occupied Housing Units	54.5%	56.2%	61.8%
Renter Occupied Housing Units	32.5%	31.2%	28.0%
Vacant Housing Units	13.0%	12.7%	10.1%
2026 Housing Units	2,740	37,762	78,023
Owner Occupied Housing Units	53.4%	56.5%	63.0%
Renter Occupied Housing Units	34.6%	31.4%	27.5%
Vacant Housing Units	12.0%	12.1%	9.6%
<b>Median Home Value</b>			
2021	\$359,463	\$305,022	\$296,924
2026	\$375,970	\$338,839	\$332,517
<b>Median Household Income</b>			
2021	\$83,495	\$73,948	\$76,258
2026	\$90,412	\$82,861	\$84,722
<b>Households by Income</b>			
Average Household Income 2021	\$106,810	\$92,971	\$93,097
<b>Per Capita Income</b>			
2021	\$38,425	\$32,371	\$29,879
<b>Median Age</b>			
2021	37.6	34.8	33.1
2026	37.7	35.1	33.2
<b>2021 Population 25+ by Educational Attainment</b>			
Total	4,269	57,446	127,404
Less than 9th Grade	2.5%	4.1%	5.3%
9th - 12th Grade, No Diploma	4.6%	6.5%	7.4%
High School Graduate	20.4%	19.0%	20.2%
GED/Alternative Credential	3.9%	3.1%	3.6%
Some College, No Degree	30.0%	27.9%	27.5%
Associate Degree	8.1%	10.0%	10.3%
Bachelor's Degree	19.5%	18.3%	16.0%
Graduate/Professional Degree	10.9%	11.1%	9.8%

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2021 and 2026

September 21, 2021

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