

BALLPARK PAD

NEC ESTRELLA PKWY

3550 S BULLARD AVE
GOODYEAR, AZ 85338

+/-3,000 SF FREESTANDING RETAIL PAD AVAILABLE FOR LEASE & BULLARD AVE



Carol Schillne
M (714) 292-6171
carol.schillne@orionprop.com



Cole Schillne
M (949) 371-7335
cole.schillne@orionprop.com



Matthew Schillne
M (949) 599-6260
matthew.schillne@orionprop.com



PROPERTY HIGHLIGHTS



CALL FOR PRICING



AVAILABLE SPACE:
3,000 SF



ZONING:
PAD

Located at the Northeast corner of Estrella Parkway and Bullard Avenue is a new retail development with a buildable up to 3,000 sf pad available with or without a drive-through.

The ownership is offering a build-to-suit or ground lease.

The property is in a prime location at Estrella Parkway and Bullard Avenue next to the home of Spring Training for the Cleveland Guardians and Cincinnati Reds. This is an ideal location for tenants planning future openings in a fast growing Goodyear market.

BALLPARK PAD



TRAINING FACILITY



HOUSING (42 UNITS)



PHOENIX GOODYEAR AIRPORT

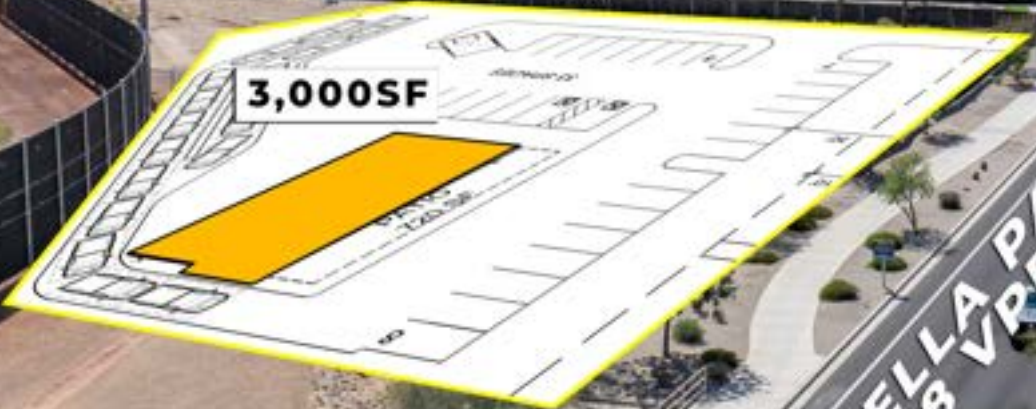
PROPOSED INDUSTRIAL
6.5M SF

**4 STORY
104 ROOMS**

Allstate CURRY BOWLS & MORE
TASTE OF ITALY

**BULLARD AVE
4,817 VPD**

**ELWOOD ST
1,166 VPD**



**ESTRELLA PARKWAY
30,218 VPD**

DEMOGRAPHIC HIGHLIGHTS

✓ 5 Mile
Daytime Population
129,995


✓ 5 Mile
Avg. Household Income
\$117,501


✓ 5 Mile
Median Age
35.5


✓ 5 Mile
Total Households
43,059


2026 SUMMARY (SitesUSA)

1 Mile

3 Mile

5 Mile

DEMOGRAPHIC RADIUS RINGS

Daytime Population:	4,466	56,672	129,995
Estimated Population:	4,003	46,322	126,837
Average Household Income:	\$127,931	\$113,017	\$117,501
Total Retail Expenditure:	\$80.42 M	\$871.63 M	\$2.45 B
Total Household Expenditure:	\$161.07 M	\$1.74 B	\$4.91 B
Median Age:	34.4	32.8	35.5
Average Household Size:	2.9	3.0	2.8
Total Households:	1,357	15,257	43,059
Total Businesses:	29	1,084	3,158



BALLPARK PAD

3550 S BULLARD AVE - GOODYEAR, ARIZONA 85338



Carol Schillne

M (714) 292-6171

carol.schillne@orionprop.com



Cole Schillne

M (949) 371-7335

cole.schillne@orionprop.com



Matthew Schillne

M (949) 599-6260

matthew.schillne@orionprop.com



ORION Investment Real Estate

7150 East Camelback Road, Suite 425

Scottsdale, Arizona 85251



All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or all other matters.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.