

SWC Interstate 10 and Litchfield Road | Goodyear, Arizona



# GOODYEAR

## Celebration Medical Plaza

 Transwestern

 RYAN



Project Rendering

# CLASS A MEDICAL DEVELOPMENT

DELIVERING SPACE 2027

Goodyear Celebration Medical Plaza is a rare opportunity to secure Class A medical space within one of West Valley's fastest growing and strategically positioned submarkets.

# PROPERTY OVERVIEW

Goodyear Celebration Medical Plaza is located just off Interstate 10 and Litchfield Road, adjacent to City of Hope.

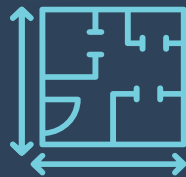
**Building One:** ±89,000 SF state-of-the-art facility is fully committed.

**Buildings Two & Three:** ±40,400 square feet, 2-story medical outpatient buildings

- Freeway visibility
- Approximately 200,000 people located within a 5 mile radius
- Close proximity to Abrazo West Campus, Banner Estrella Medical Center, and St. Joseph's Westgate Medical Center



NO hospital privileges required



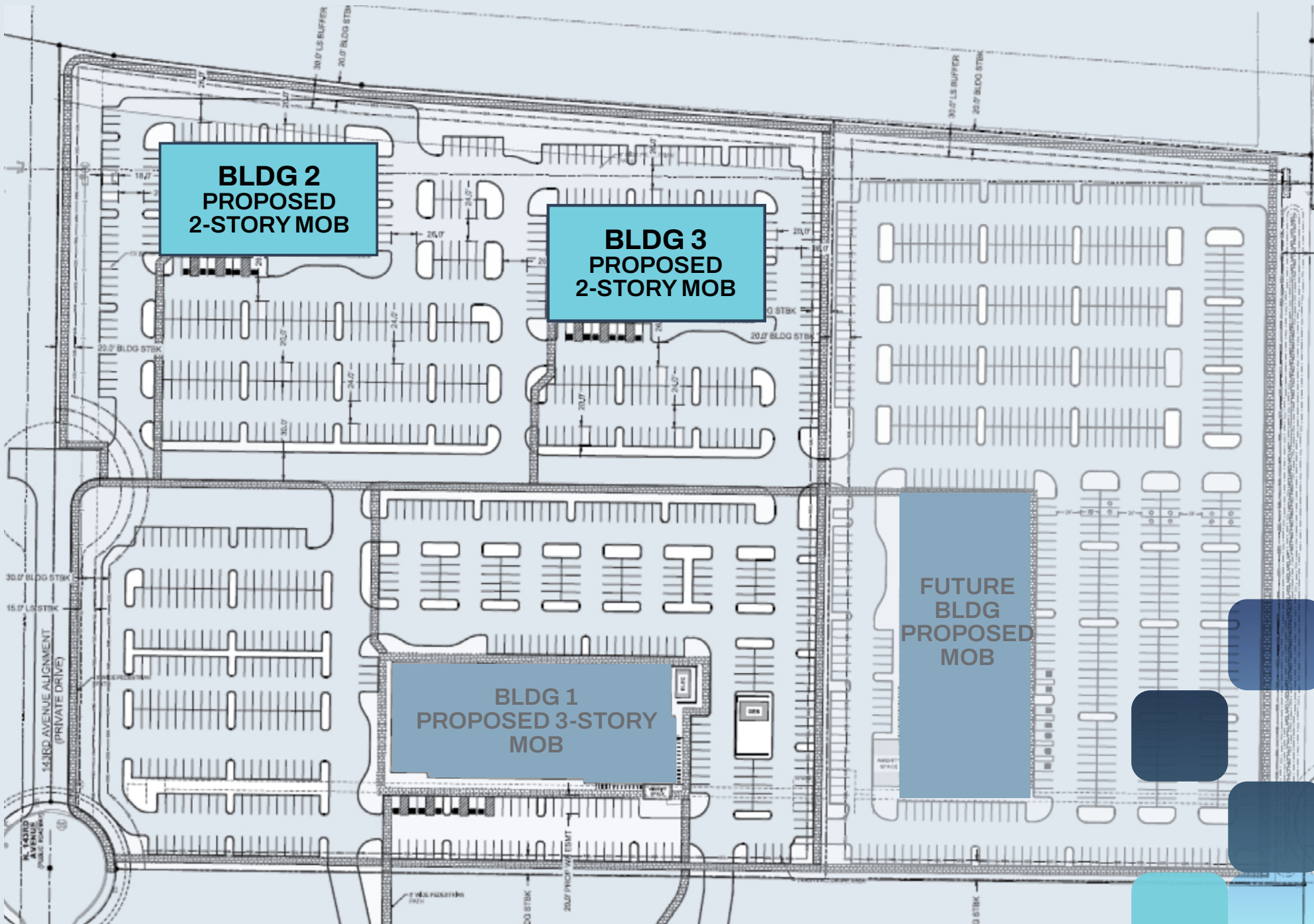
New cutting-edge design with flexible floor plates



Building signage available



Located just off Interstate 10 and Litchfield Road



# GOODYEAR, AZ FAST FACTS

- **Population:** 122,569
- **Median Household Income:** \$100,538
- **Median Home Value:** \$398,993
- **Median Age:** 37.4 years
- **200+ restaurants** also great shopping and entertainment options
- **20,000+ acres** of recreational parks, **56 miles** of trails for mountain biking, hiking, and horseback riding, **100+ miles** of paved bike routes
- Over **4,000 acres** of land ready for development

Source: Goodyear Economic Development




## GSQ IS HERE!

Developed by Globe Corp. on 150 acres, GSQ is transforming a former farm into the city's first downtown, with future phases adding mixed-use dining, retail, entertainment, residential, office, and hotel space, all guided by high standards for architecture, public art, and landscaping.

The completed first phase includes a new City Hall, state-of-the-art library, 2 acre park, parking garages, and office spaces.

Source: GoodyearAZ.gov

# DEMOGRAPHIC INFORMATION

	1-mile radius from the property	3-mile radius from the property	5-mile radius from the property
 2025 ESTIMATED POPULATION	3,063	88,326	199,751
 HOUSEHOLDS	926	30,340	64,055
 MEDIAN AGE	31.2	34.4	33.7
 AVERAGE HOUSEHOLD INCOME	\$80,515	\$103,386	\$127,277

Source: Esri



**BANNER HEALTH CENTER | at GSQ**  
 1800 N Civic Sq, Goodyear, AZ  
 Outpatient care, specialists, and imaging



**ABRAZO WEST HOSPITAL**  
 13677 W McDowell Rd, Goodyear, AZ  
 Number of Beds: 179

**GOODYEAR CELEBRATION MEDICAL PLAZA**



**CITY OF HOPE | Cancer Hospital**  
 14200 Celebrate Life Way, Goodyear, AZ  
 Number of Beds: 38

Virginia Ave

McDowell Rd

McDowell Rd

W McDowell

W Van Buren St

S Bullard Ave

Litchfield Rd

Yuma Rd

Eschella Pkwy



# GSQ IS HERE!



## GSQ | Phase One

Includes: City Hall, Public Library, 2-Acre Park, Parking Garages (2), 100K SF Office Building, 63K SF MOB, Retail and Restaurants



GSQ

Banner Health

Harkins

BJS

FirstWatch

TRADER JOE'S

LIFETIME FITNESS

BARNES & NOBLE BOOKSELLERS  
five BEL'W FAMOUS footwear

ROSS DRESS FOR LESS  
ULTA

TARGET  
Michaels

SPROUTS  
KOHLS

fray's  
OfficeMax  
PET SMART

Walmart

LOWE'S  
THE HOME DEPOT  
sam's club

Abrazo

OLD CHICAGO  
HAYMAKER  
GUS' NEW YORK  
APPLEBEE'S  
BLACK ANGUS  
HAYASHI HIBACHI  
MACAYO'S  
MOD PIZZA  
WILDFLOWER  
CAFE RIO  
BAG O' CRAB  
CRACKER BARREL  
CHILI'S... & MORE!

BUFFALO WILD WINGS  
PANDA EXPRESS  
TOMO JAPANESE  
CHICK-FIL-A  
BOOTY'S WINGS  
SALAD AND GO  
THE HUMAN BEAN  
ONO HAWAIIAN  
IN-N-OUT BURGER  
BLACK BEAR  
IHOP  
KRISPY KREME

BEST BUY  
Total Wine & More

Buc-ee's

City of Hope  
CANCER HOSPITAL

Starbucks

Reddy's  
REAL TEXAS BAR-B-Q

CRAB SHACK

Walmart

BABBO ITALIAN  
PANERA  
OLIVE GARDEN  
OREGANO'S  
TX ROADHOUSE  
BARRRO'S  
WOK WEI  
CRUMBL COOKIES  
SADDLE MTN BREW  
DUTCH BROS  
SENOR TACOS  
TAILGATERS

ALDI

GOODYEAR CELEBRATION MEDICAL PLAZA

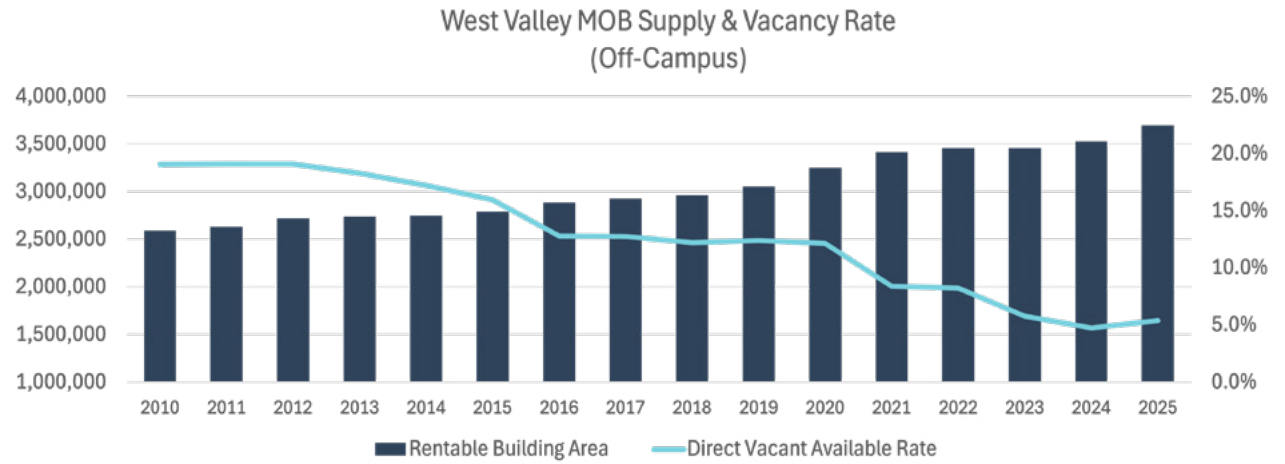
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PHOENIX GOODYEAR AIRPORT



# MOB SUPPLY & VACANCY

Despite the Off-Campus Medical Office Building (MOB) supply growing 2.4% annually or over 40% from 2010 - the vacancy rate has continued to decline and is hovering around 15-year lows, indicating continued demand for West Valley MOBs.



Source: Transwestern Research

# OUTPATIENT NET DEMAND ASSESSMENT

This gap analysis looks at localized rates of consumption/demand and then measures that against the level of staffing present in the market.

Specialty Group	Current Market FTE Demand	Current Market FTE Supply	Current Market FTE Discrepancy	Market FTE Discrepancy, 5 Year Outlook	Market FTE Discrepancy, 10 Year Outlook
OB/GYN	54.2	23.8	30.5	35.7	42.8
Orthopedics	40.7	19.9	21	27.2	33.4
Cardiology	32	20.7	11.4	16.1	20.3
Pain Management	20.9	10.4	10.5	13.5	16.4
Endocrinology	11.8	1.5	10.3	12.6	14.7
Dermatology	11.2	1.1	10.1	11.4	12.7
General Surgery	34.5	25.5	9.1	12.3	16.6
ENT	12.1	4.4	7.8	8.7	10
Neurosurgery	6.3	0.4	5.8	7.3	8.6
Pathology	8.7	4.7	4	5.2	6.2
Vascular Surgery	4.8	2.2	2.6	3.8	4.9
Allergy/Immunology	1.9	1.1	0.8	1	1.1
Gastroenterology	21.7	20.9	0.8	2.8	4.8
Urology	12	16.9	-5	-3.5	-2.1
Neurology	29.9	35.1	-5.2	-1.8	2
<b>Grand Total</b>	<b>302.7</b>	<b>188.6</b>	<b>114.5</b>	<b>152.3</b>	<b>192.4</b>

(Positive = Opportunity, Negative = Market Over-Saturation)

Source: Pivotal Report

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## Celebration Medical Plaza

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