

Estrella Gateway Retail Pads

SWC MC-85 & Estrella Parkway | Goodyear, AZ 85338



Available

Pads, Shops,
& Storage Site

Rate

Contact
Broker

PROPERTY OVERVIEW

- Located at main entrance to Estrella Mountain Ranch Community.
- Access along MC-85
- Just north of planned SR 30 (Tres Rios Freeway) at full diamond interchange
- Located within Goodyear Airpark, 1.6M SF existing plus 8M SF planned for industrial and commercial development
- Close proximity to 3 major freeways/highways
- Zoned PAD, City of Goodyear



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DEMOGRAPHIC HIGHLIGHTS 2025

SOURCE esri

3 MILES

35,170	41,484	\$117,971	27,196
2025 Population	2030 Population	Avg Household Income	Daytime Population

5 MILES

120,904	137,725	\$118,195	100,559
2025 Population	2030 Population	Avg Household Income	Daytime Population

10 MILES

461,578	509,357	\$124,108	361,709
2025 Population	2030 Population	Avg Household Income	Daytime Population

TRAFFIC COUNTS (2024)

17,364 VPD	17,214 VPD
MC-85	Estrella Parkway

Year: 2024 | Source: ADOT





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