



W VIRGINIA AVE

PEBBLE CREEK PKWY

FOR SALE | OFFICE & RETAIL COMPLEX

PEBBLE CREEK PKWY

2293 & 2333 N Pebble Creek Pkwy, Goodyear, AZ 85395

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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BROKER BIO



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THE OPPORTUNITY

2333 & 2293 N Pebble Creek Pkwy, Goodyear, AZ 85395



PROPERTY PRICE
\$8,451,630



YEAR 1 NOI
\$570,485



WALT
3.34 YEARS



CAP RATE
6.75%



OCCUPANCY
100%



ZONING
C-2



PARKING
4/1,000 SF



ACREAGE
2.06



TOTAL RENTABLE AREA
25,366



NUMBER OF TENANTS
5

COBE Real Estate is pleased to present **Pebble Creek Plaza**, a **25,366-square-foot, fully leased** retail-office center located at 2293 & 2333 N Pebble Creek Parkway in Goodyear, Arizona.

Situated in one of the **West Valley's lowest-vacancy trade areas**, the property is anchored by five long-term tenants providing stable cash flow and occupancy. The center benefits from **exceptional accessibility**, with convenient access to Interstate 10, Loop 303, and major arterial roadways including McDowell Road, Litchfield Road, and Pebble Creek Parkway, providing connectivity throughout the rapidly growing West Valley and greater Phoenix metro area.

Supported by **strong demographics**, continued residential expansion, and a **strategic location within one of Arizona's fastest-growing communities**, Pebble Creek Plaza represents an attractive opportunity to acquire a **stabilized retail-office asset with long-term investment potential**.

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LOCATED IN EXPANDING WEST VALLEY

Goodyear, AZ has grown nearly 50% in the past 10 years and it's not slowing down. With nearly 60,000 households within a 5-mile radius, whose average income exceeds \$110,000, which is 7.4% higher than the median income in Goodyear, this property is surrounded by strong clientele who contribute to keeping Pebble Creek Plaza busy. With the recent installation of Loop 303 just west of the property, population, infrastructure, and job counts are steadily increasing.

EXCELLENT ACCESSIBILITY

Sitting just north of the I-10 and at nearly the peak curve of West Virginia Ave, which loops from south of the I-10 up to W Indian School Rd, this property is in the prime location of Goodyear for easy access in a well-known area.

WELL-TRAVELLED, CONVENIENT LOCATION

Conveniently located north of the most-travelled road in Arizona, Interstate 10, and east of the recently completed Loop 303, this property is in a prime location in a well-traveled area. Nearly 50,000 vehicles per day drive past this property, getting eyes on your business. Surrounded by several residential neighborhoods and sitting nearby retail centers, this property is in a great location for employees and clients alike.



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A collaborator with several cities nearby, the Southwest Family Advocacy Center provides compassionate, trauma-informed support for families and individuals. Through coordinated advocacy and care, SWFAC is committed to promoting healing, protecting victims, and strengthening the community.

Akai Hana Sushi & Grill is dedicated to delivering fresh, authentic Japanese cuisine in a welcoming atmosphere. With a focus on quality ingredients and exceptional service, the restaurant creates a dining experience that brings people together over flavorful sushi and grilled specialties.



SoundPoint Hearing Centers helps patients improve their quality of life through personalized hearing care. Focused on education, advanced technology, and custom solutions, the practice provides hearing services designed to help individuals stay connected to the world around them.

Champagne Images is dedicated to providing an exceptional salon experience built on kindness, community, and personalized care. Committed to the health and integrity of every guest's hair, the salon combines expert artistry with ongoing education to help clients look and feel their very best.



PEBBLE CREEK PLAZA

Edward Jones

EDJ operates with the goal to help people achieve their long-term financial goals. With a client-focused approach centered on integrity, service, and financial well-being, the practice provides tailored strategies designed to support lasting financial strength.

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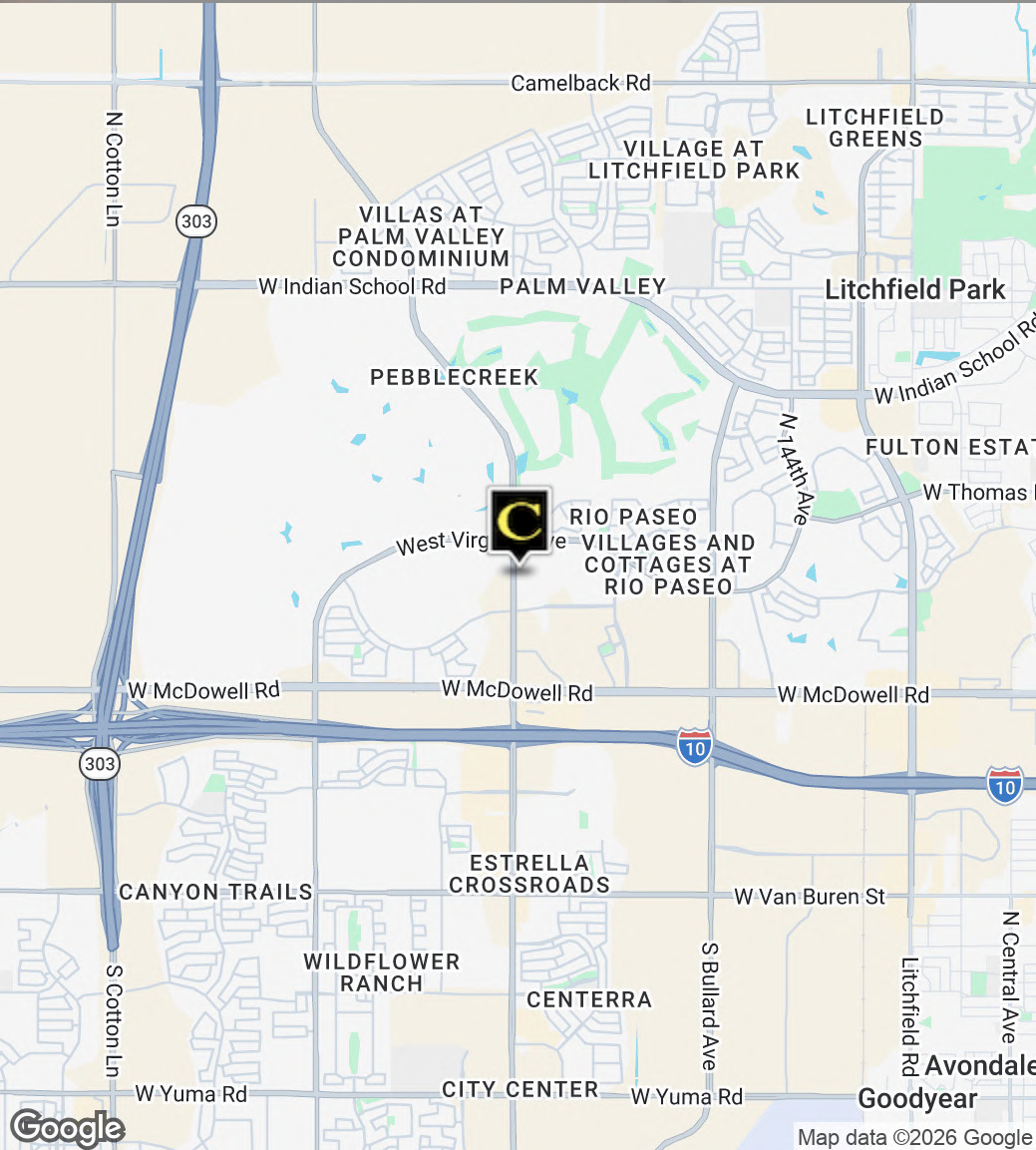
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SURROUNDING BUSINESSES

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AREA DEMOGRAPHICS

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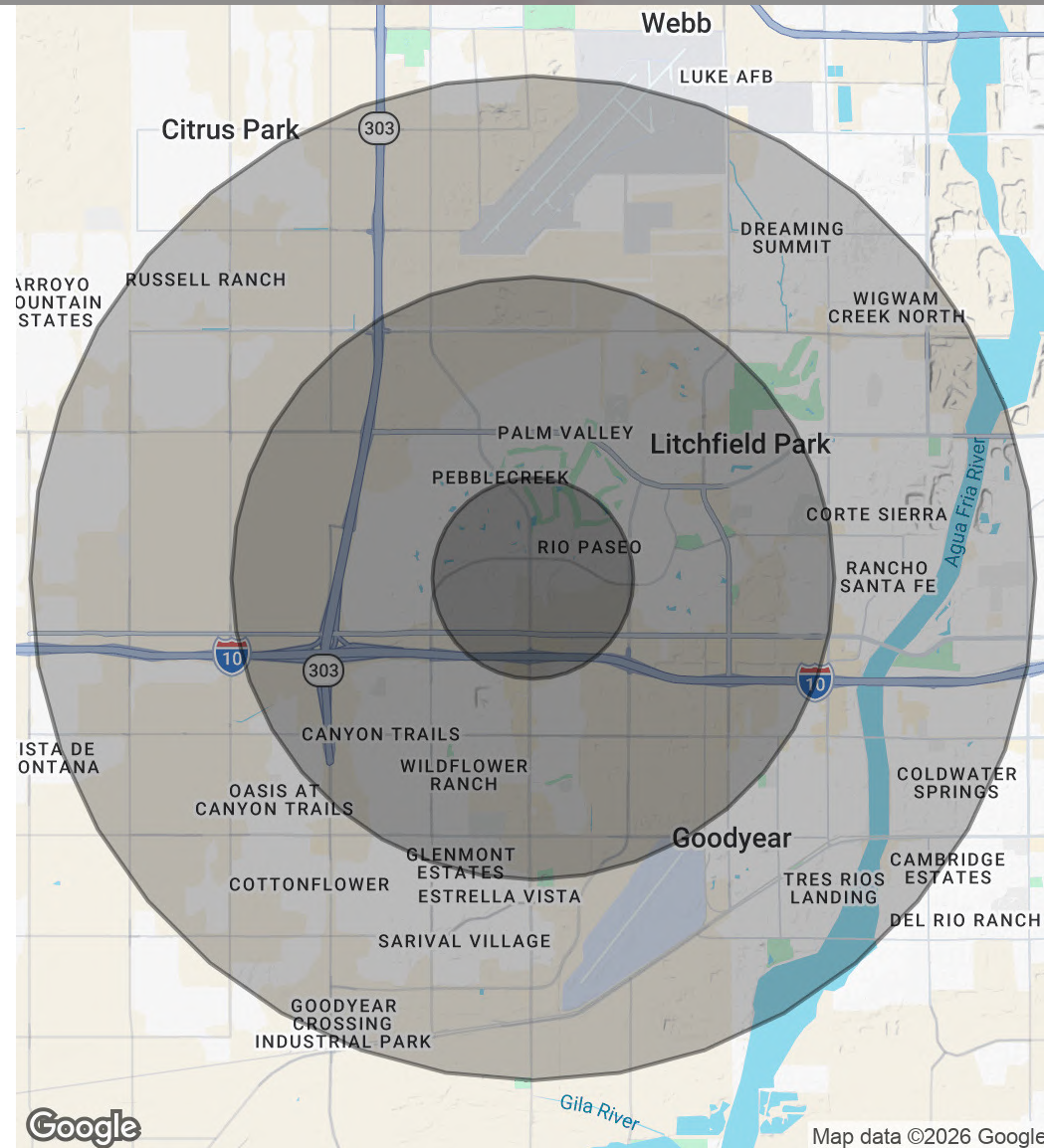
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,270	70,977	167,081
Average Age	47.1	41.7	37.6
Average Age (Male)	47.5	40.6	36.4
Average Age (Female)	46.9	42.5	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,313	25,034	55,869
# of Persons per HH	2.2	2.8	3.0
Average HH Income	\$120,125	\$120,567	\$111,001
Average House Value	\$556,648	\$485,236	\$444,320

2023 American Community Survey (ACS)



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PROPERTY PHOTOS

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STEVE BECK

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PROFESSIONAL BACKGROUND

Steve Beck, principal and president of COBE Real Estate, has over 28 years of experience in real estate brokerage and development. He has participated in the acquisition, sales, and development of over \$800 million worth of commercial and residential developments totaling over 2.2 million SF. From this, he has established quality and long lasting relationships with commercial real estate investors, owners, and tenants. Steve's background in real estate brokerage, development, and investment provides a strong foundation of knowledge and experience in the real estate field.

Steve obtained his Master of Real Estate Development from Arizona State University and a BS of International Business Management from Utah Valley University and holds a current State of Arizona Real Estate Brokers license. He is committed to serving the community with his active affiliation in several community groups including The City of Mesa Economic Development Board, The Mesa Rotary Club, and The National Advisory Board for Utah Valley University School of Business.

In addition to his professional career, Steve is a devoted husband and father of six, three daughters and three sons. Steve and his wife Kristy reside in Mesa and enjoy time together as a family.

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