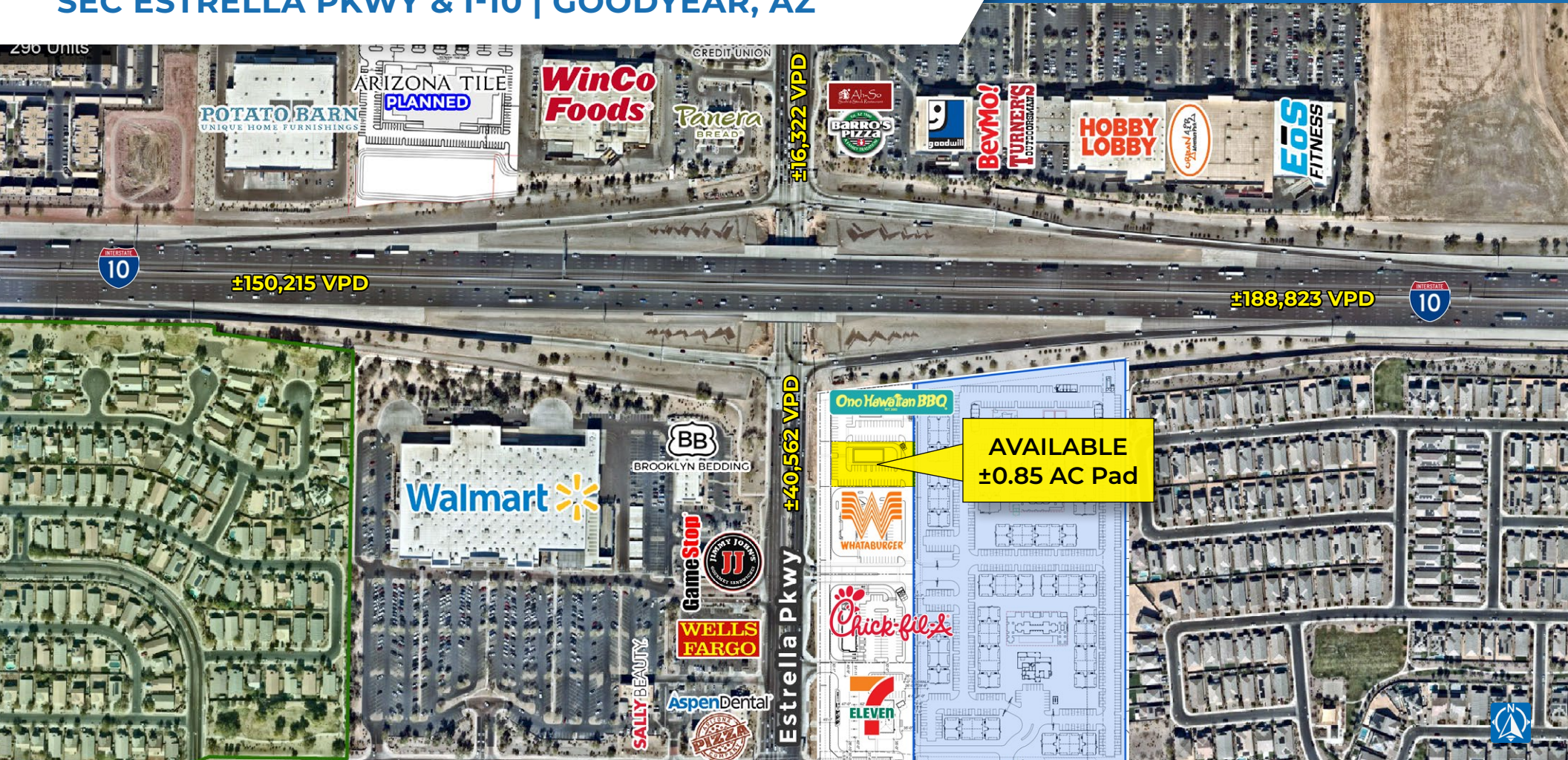


PRIME FREEWAY PAD ±0.85 ACRES AVAILABLE

ESTRELLA COMMONS



SEC ESTRELLA PKWY & I-10 | GOODYEAR, AZ



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PROPERTY DETAILS

ZONING PAD, City of Goodyear

PROPERTY OVERVIEW

There is over 765,000 SF of existing retail on the north side of the freeway with another 171,000 SF proposed. The trade area has experienced explosive residential growth over the past 5 years. Based on the U.S. Census Bureau in 2020, the population of Goodyear was 95,294. Today there are 121,116 residents in Goodyear, representing a 27.09% increase in the population over that 5 year period. This is the last remaining pad available in one of the more desirable mixed-use developments in the Southwest Valley with high traffic freeway frontage. Acero Estrella, a 16.87 acre, 352 unit refined multi-family project with direct connectivity to the retail portion is immediately adjacent to the site. In addition to the vast amount of retail synergy in the immediate trade area, the site is only 2 miles north of Goodyear Ballpark, the Spring Training home of the Cleveland Guardians and Cincinnati Reds which is also conveniently adjacent to the Phoenix-Goodyear Airport.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	11,305	85,255	175,928
2029 POPULATION	13,549	95,226	196,951
2024 MED HH INCOME	\$104,322	\$101,000	\$98,342

ESRI 2024 Estimates

TRAFFIC COUNTS

N ±17,671 VPD (NB & SB)	E ±201,424 VPD (EB & WB)
S ±21,958 VPD (NB & SB)	W ±180,420 VPD (EB & WB)

ADOT 2023 - 2024



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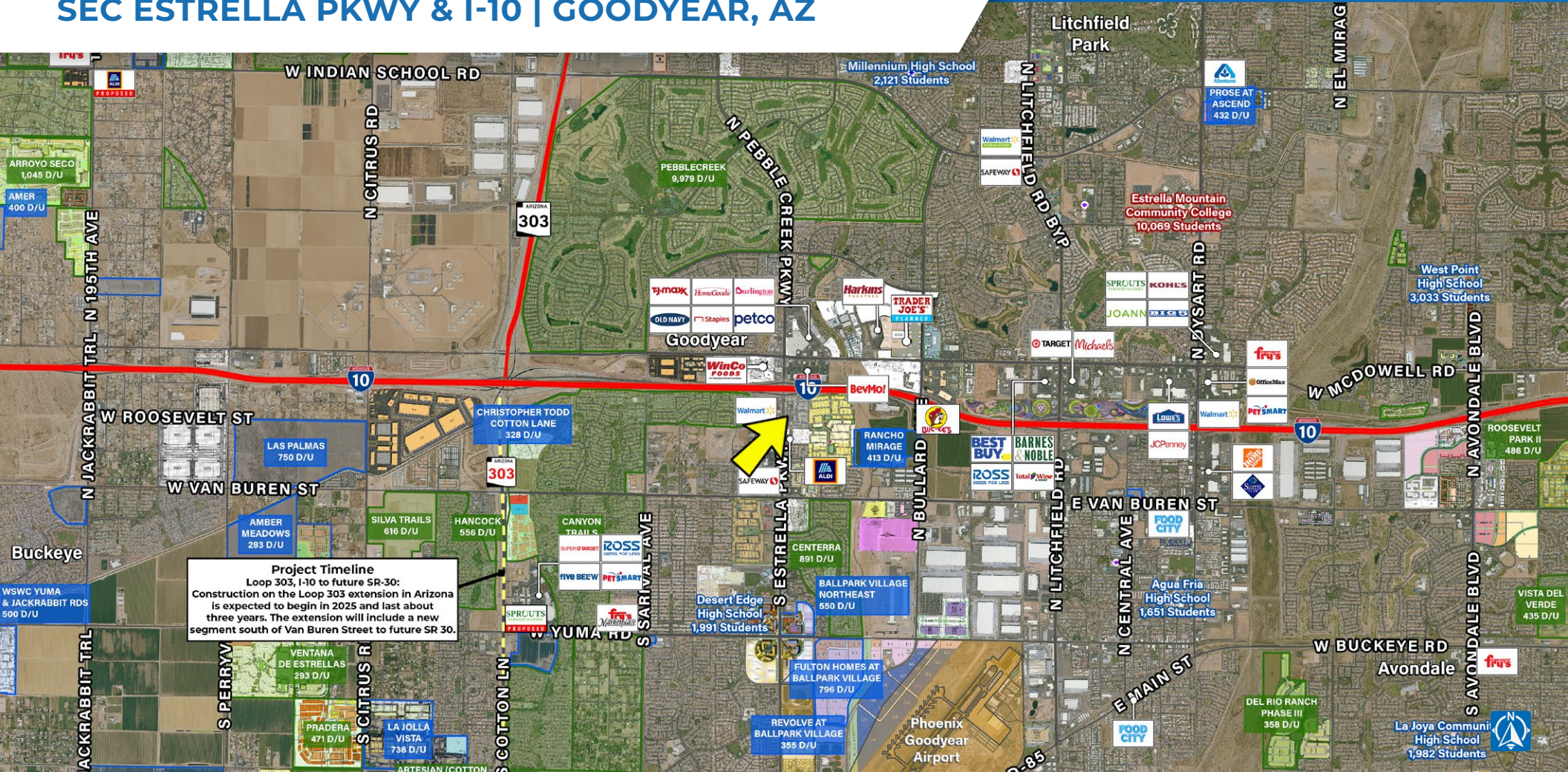


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±0.85 AC PAD AVAILABLE

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DEMOGRAPHICS



POPULATION

	1-Mile	3-Miles	5-Miles
2024 Total Population	11,305	85,255	175,928
2029 Total Population	13,549	95,226	196,951



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2024 Households	3,959	29,612	58,030
2029 Households	4,847	33,562	65,906



2023 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$143,385	\$131,735	\$123,749
Median HH Income	\$104,322	\$101,000	\$98,342
Per Capita Income	\$47,811	\$45,779	\$40,829



HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2024 Housing Units	5,020	33,300	63,940
Owner Occupied	40.2%	61.4%	63.8%
Renter Occupied	38.7%	27.5%	26.9%
Vacant	21.1%	11.1%	9.2%



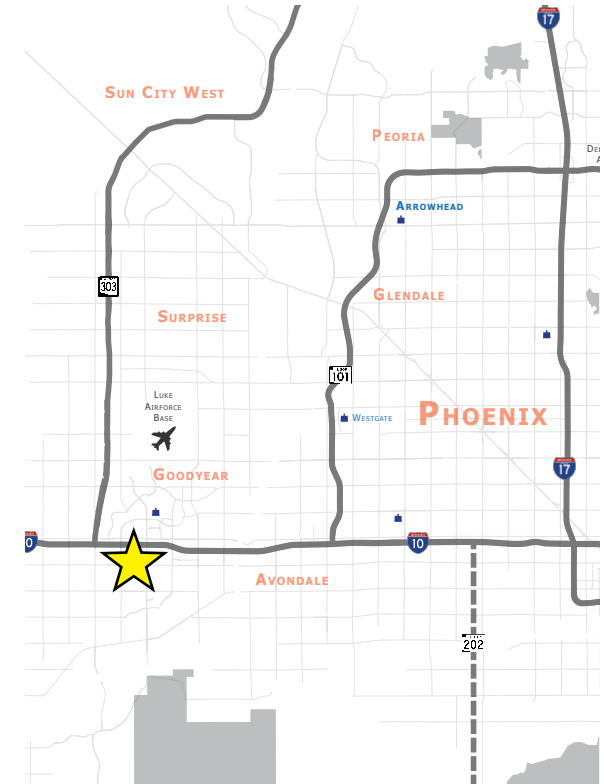
DAYTIME
POPULATION

	1-Mile	3-Miles	5-Miles
2024 Total Daytime Pop	11,119	71,804	137,048
Workers	5,208	28,838	50,040
Residents	5,911	42,966	87,008



BUSINESSES

	1-Mile	3-Miles	5-Miles
2024 Businesses	397	1,848	3,204



AVERAGE HH INCOME
\$131,735
WITHIN 3-MILES

2024 ESRI ESTIMATES

SEC ESTRELLA PKWY & I-10 | GOODYEAR, AZ

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