



#6 BUSIEST CULVER'S IN THE STATE  
(out of 35 according to placer.ai)

**DEMOGRAPHICS** (Source: Sites USA)

	1 Mile	3 Mile	5 Mile
Estimated Population (2023)	9,895	75,597	157,604
Projected Population (2028)	11,372	84,944	177,201
Estimated Average Household Income (2023)	\$107,188	\$115,895	\$121,103
Projected Average Household Income (2028)	\$99,819	\$110,848	\$116,017
Average Household Size	3.4	3.4	3.58
Total Daytime Employees	1,835	19,006	32,437
Median Age	31.4	37.3	35.5

**TRAFFIC COUNTS**

Estrella Pkwy (N/S)	41,600 vpd
Van Buren St (E/W)	15,500 vpd



# NEW MIXED USE CENTER

Southwest Corner of Estrella Parkway & Van Buren Street | Goodyear, Arizona

PROMINENT PAD IN DYNAMIC WEST VALLEY TRADE AREA

FOR LEASE



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**PROJECT HIGHLIGHTS**

- 1-Acre PADs Available
- Frontage on Estrella Pkwy & easy access from Van Buren St
- Across the street from a **SAFEGWAY** anchored center
- 270-Units: luxury multifamily development west of corner of the site, 2025
- Under-served trade area, ideal for food and service operators
- Average household income of more than \$107,000 within 1-mile
- Convenient access to I-10 Freeway (Site approximately 1/2 mile south)
- On the "going home" side of street
- Retailers in trade area include:



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SWC Estrella Parkway & Van Buren Street • Goodyear, Arizona | RETAIL AMENITIES



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