

AVAILABLE
Pads 1 & C



Pebble Creek Marketplace

N/NWC I-10 Frwy & Pebble Creek Pkwy | Goodyear, AZ



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Pads 1 & C

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ABOUT THE PROPERTY

- Pads fronting McDowell Road available for ground lease
- Location provides close proximity, great visibility, and easy access to I-10 Freeway
- Freeway pylon panels available facing I-10 and monument signage fronting both McDowell Road and Pebble Creek Parkway available
- Zoned PAD, City of Goodyear

TRAFFIC COUNTS

McDowell Road	17,107 VPD
Pebble Creek Parkway	17,985 VPD
I-10 Freeway	156,996 VPD

Year: 2022 | Source: MPSI

JOIN THESE TENANTS



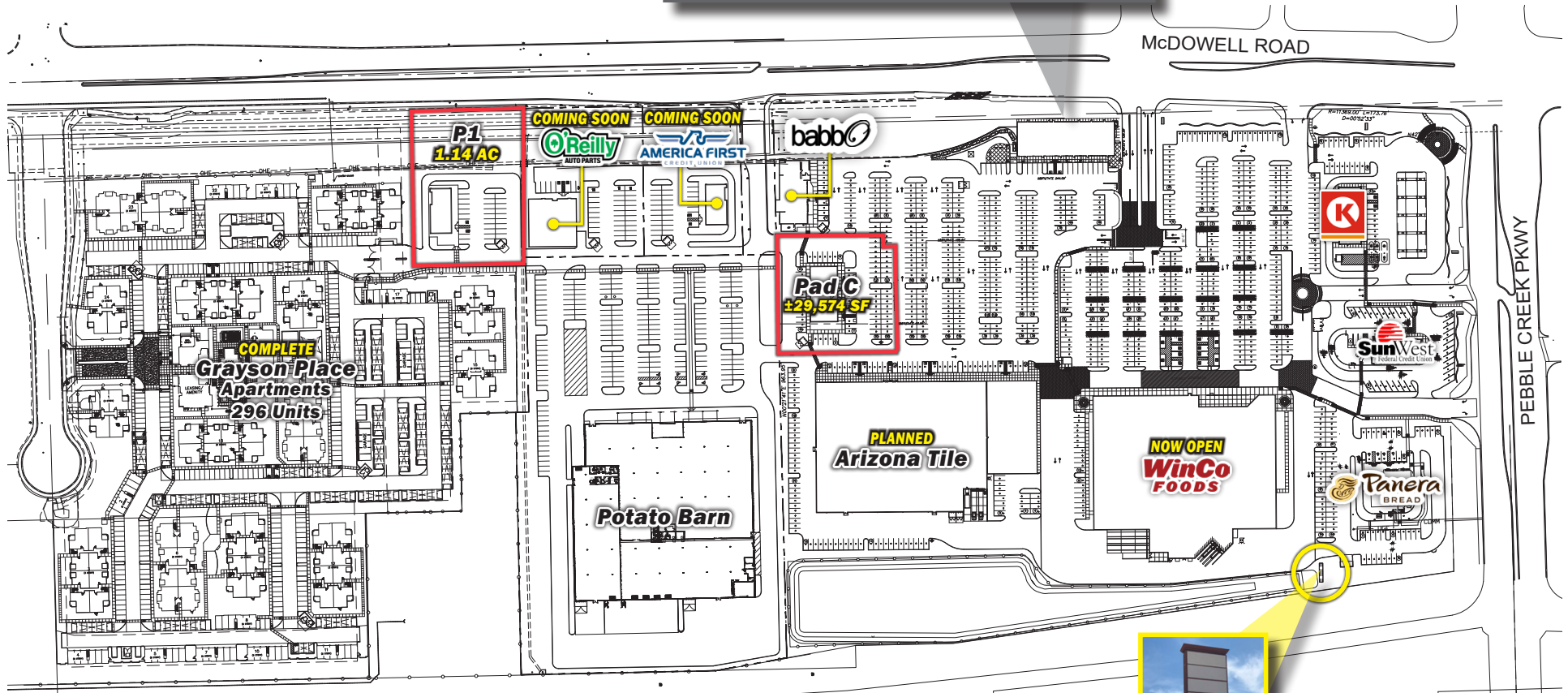
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Shops F 100% Leased

1,612 SF	2,046 SF	1,446 SF	1,240 SF	1,240 SF	1,240 SF	2,046 SF



SCALE: 1" = 90'-0"

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W/NWC Interstate 10 & Pebble Creek Parkway | Goodyear, Arizona 85395



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	1 mile	3 miles	5 miles
Population			
2010 Population	2,882	54,544	120,065
2020 Population	6,611	71,001	154,063
2024 Population	11,718	83,148	174,674
2029 Population	13,975	92,608	195,519
2010-2020 Annual Rate	8.66%	2.67%	2.52%
2020-2024 Annual Rate	14.42%	3.79%	3.00%
2024-2029 Annual Rate	3.59%	2.18%	2.28%
2024 Male Population	49.7%	47.5%	48.6%
2024 Female Population	50.3%	52.5%	51.4%
2024 Median Age	36.0	39.1	36.2
Households			
2010 Households	988	18,098	38,616
2020 Households	2,337	24,309	50,343
2024 Households	4,095	28,898	57,731
2029 Households	4,970	32,702	65,547
2010-2020 Annual Rate	8.99%	2.99%	2.69%
2020-2024 Annual Rate	14.11%	4.15%	3.27%
2024-2029 Annual Rate	3.95%	2.50%	2.57%
2024 Average Household Size	2.84	2.74	2.95
Housing Units			
2024 Total Housing Units	5,260	32,540	63,629
2024 Owner Occupied Housing Units	53%	70%	70%
2024 Renter Occupied Housing Units	47%	30%	30%
2024 Vacant Housing Units	22%	11%	9%
Race and Ethnicity			
2024 White Alone	48.1%	54.2%	49.3%
2024 Black Alone	9.3%	8.1%	8.4%
2024 American Indian/Alaska Native Alone	1.7%	1.6%	1.8%
2024 Asian Alone	6.6%	5.0%	4.6%
2024 Pacific Islander Alone	0.2%	0.3%	0.4%
2024 Hispanic Origin (Any Race)	39.7%	35.1%	41.6%
Income			
2024 Median Household Income	\$104,488	\$102,333	\$98,479
2024 Average Household Income	\$147,134	\$133,562	\$124,155
2024 Per Capita Income	\$50,310	\$46,511	\$41,056
2024 Population 25+ by Educational Attainment			
Total	7,608	57,781	115,410
High School Graduate	22.4%	18.5%	20.5%
GED/Alternative Credential	1.0%	3.5%	3.7%
Some College, No Degree	24.3%	21.1%	22.0%
Associate Degree	17.2%	14.0%	13.8%
Bachelor's Degree	17.7%	23.3%	20.9%
Graduate/Professional Degree	14.1%	12.6%	10.9%
Daytime Population			
2024 Total Daytime Population	11,072	70,575	136,228
Workers	4,899	28,824	50,019
Residents	6,173	41,751	86,209
2024 Key Demographic Indicators			
2024 Population Density (Pop per Sq Mile)	3,732.9	2,941.4	2,224.4

Source: U.S. Census, Esri, Esri-Data Axle