

AVAILABLE
Pad 1



Pebble Creek Marketplace

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



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AVAILABLE

Pad 1

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ABOUT THE PROPERTY

- Pad 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	14,307 VPD
Pebble Creek Parkway	15,166 VPD
I-10 Freeway	182,499 VPD

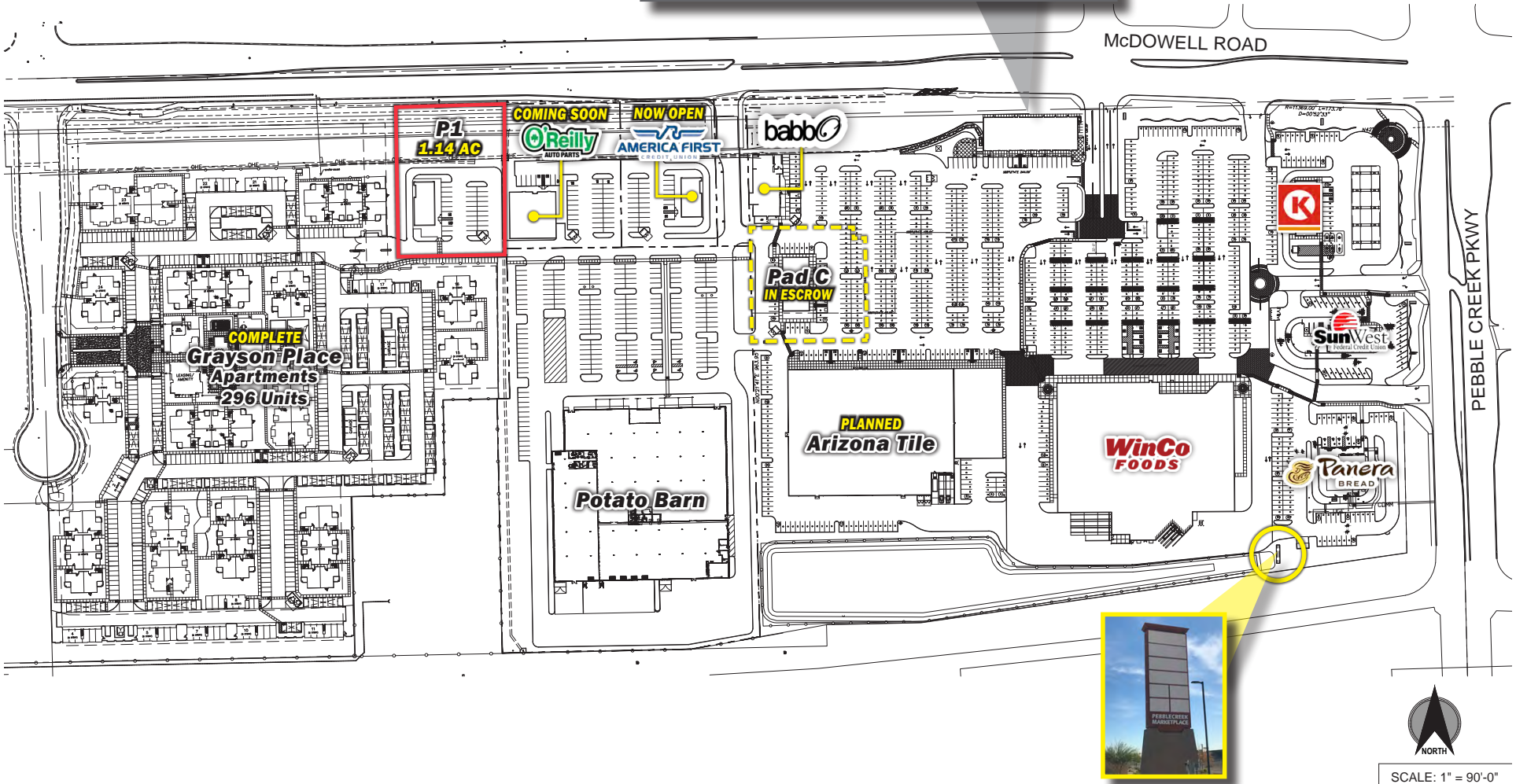
Year: 2024 | Source: ADOT

JOIN THESE TENANTS



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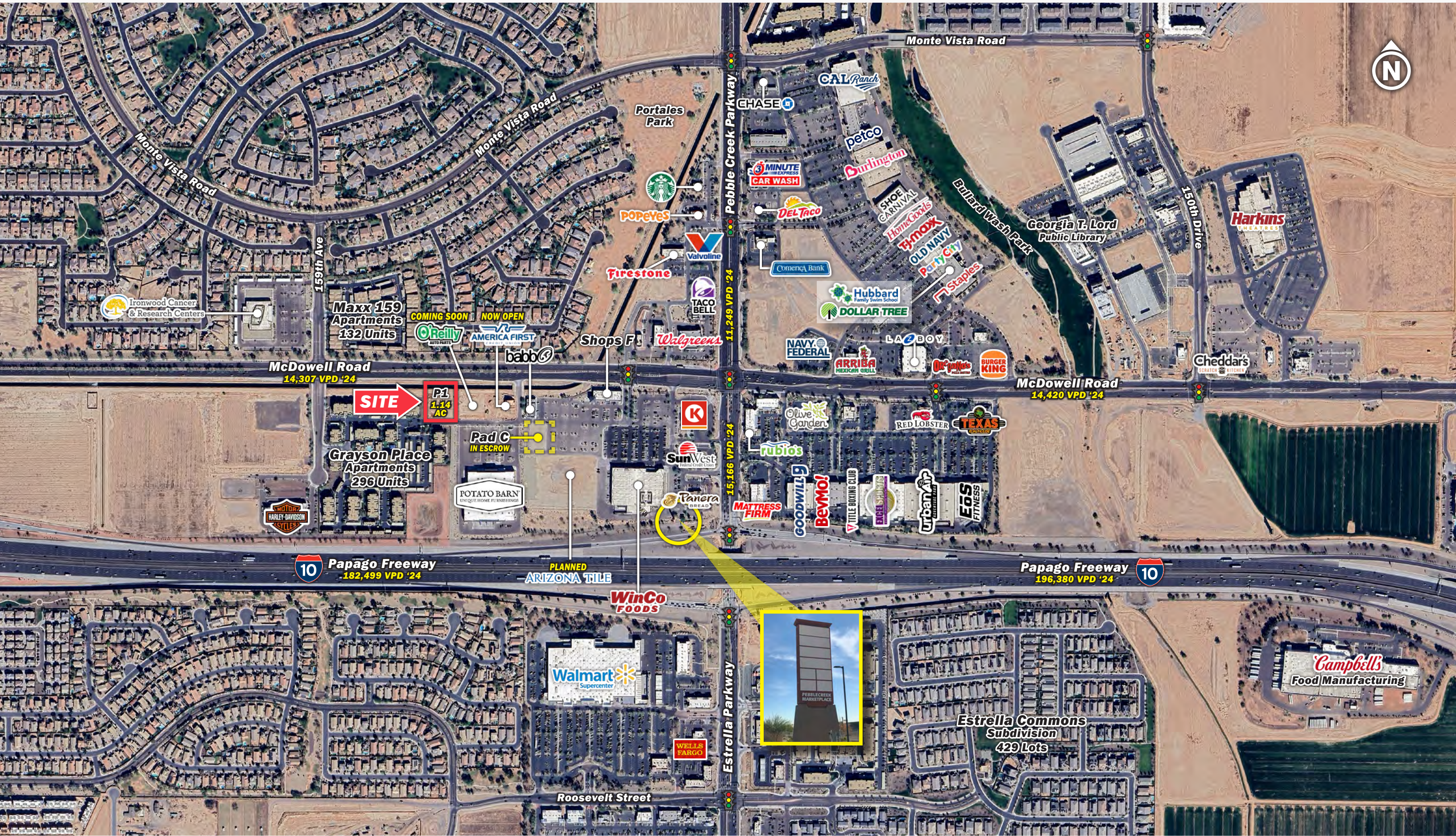
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SCALE: 1" = 90'-0"

Pebble Creek Marketplace

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



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	1 mile	3 miles	5 miles
Population			
2025 Population	13,671	87,494	181,152
2000 Population	91	16,943	44,834
2010 Population	2,934	54,065	119,353
2030 Population	14,670	96,734	201,893
2000-2020 Population: Annual Growth Rate	24.00%	7.39%	6.33%
2010-2020 Population: Annual Growth Rate	8.64%	2.70%	2.51%
2024-2029 Population: Annual Growth Rate	1.42%	2.03%	2.19%
2025 Median Age	35.7	38.9	36.3
Households			
2000 Households	29	6,021	14,155
2010 Households	1,002	17,934	38,421
2025 Total Households	4,930	30,493	60,301
2030 Total Households	5,413	34,005	67,701
2000-2020 Households: Annual Growth Rate	24.62%	7.19%	6.52%
2010-2020 Households: Annual Growth Rate	8.97%	3.03%	2.67%
2024-2029 Households: Annual Growth Rate	1.89%	2.20%	2.34%
2025 Average Household Size	2.75	2.73	2.93
Housing			
2025 Total Housing Units	5,851	33,943	65,783
2025 Owner Occupied Housing Units	2,238	20,312	41,178
2025 Renter Occupied Housing Units	2,692	10,181	19,123
2025 Vacant Housing Units	921	3,450	5,482
2025 Median Home Value	\$610,541	\$499,612	\$477,759
Race and Ethnicity			
2025 White Alone	47.6%	53.6%	49.1%
2025 Black Alone	9.5%	8.2%	8.5%
2025 American Indian/Alaska Native Alone	1.7%	1.6%	1.8%
2025 Asian Alone	6.6%	5.1%	4.6%
2025 Pacific Islander Alone	0.2%	0.3%	0.4%
2025 Hispanic Origin (Any Race)	40.1%	35.5%	41.6%
Income			
2025 Median Household Income	\$106,076	\$106,887	\$103,335
2025 Average Household Income	\$138,691	\$133,172	\$125,038
2025 Per Capita Income	\$48,178	\$46,540	\$41,707
2025 Population 25+ by Educational Attainment			
Total	8,962	61,159	121,053
High School Graduate	21.2%	17.2%	19.7%
GED/Alternative Credential	2.6%	3.6%	3.9%
Some College, No Degree	27.0%	21.2%	22.1%
Associate Degree	12.4%	14.0%	14.2%
Bachelor's Degree	15.9%	22.5%	20.2%
Graduate/Professional Degree	16.8%	14.3%	11.8%
Data for all businesses in area			
Total Businesses:	359	1,826	3,235
Total Employees:	3,593	23,730	39,417
Total Residential Population:	13,671	87,494	181,152
Employee/Residential Population Ratio:	0:1	0:1	0:1
2025 Total Daytime Population	11,946	74,949	143,026
Workers	4,882	31,346	54,068
Residents	7,064	43,603	88,958

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