



GOODYEAR CENTERPOINTE

SEC Pebble Creek Parkway & McDowell Road
Goodyear, AZ

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RETAIL SPACE AVAILABLE



◆ **±49,506 SF AVAILABLE FOR LEASE**

Property Highlights

- Co-tenant with Hobby Lobby, BevMo, EOS Fitness, Goodwill, Texas Roadhouse, Olive Garden and more
- Over 55,000 Households within 5 miles
- Over \$110K Household Income within 1, 3 and 5 miles

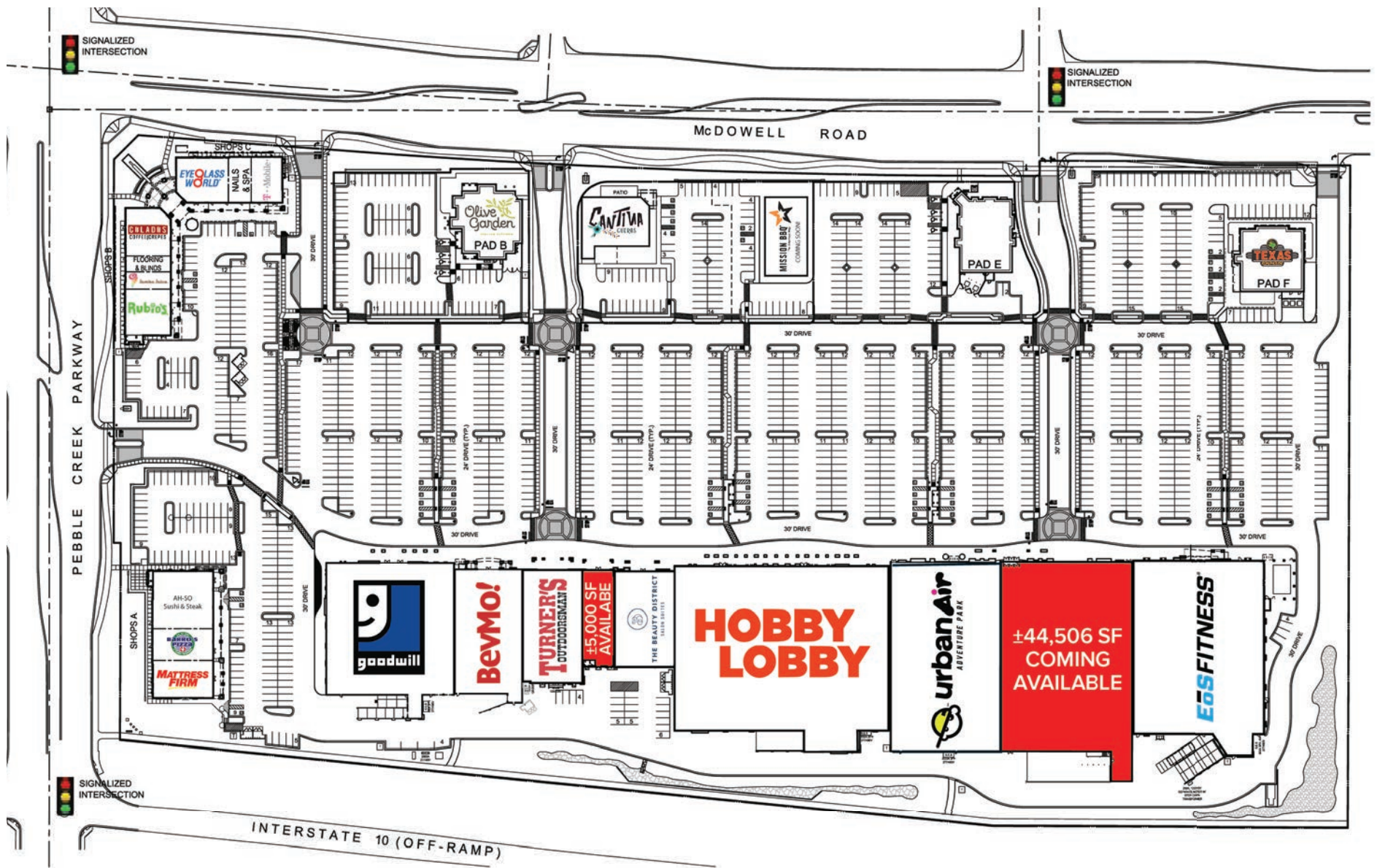
Traffic Counts

Pebble Creek Parkway	24,707 CPD		
McDowell Road	23,070 CPD		
Total	47,777 CPD		
Demographics	1 mi	3 mi	5 mi
Estimated Population	10,293	75,252	166,576
Estimated Households	4,095	28,794	57,454
Avg Household Income	\$134,238	\$131,720	\$123,828
Daytime Population	2,869	17,380	34,479

Source: SitesUSA

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THE MARKET AT ESTRELLA FALLS



COBBLESTONE CREEK



PEBBLE CREEK MARKETPLACE PLANNED ANCHORS, PADS & SHOPS INCLUDING



PLANNED
OFFICE

PLANNED
HOTEL

POTATO BARN
UNIQUE HOME FURNISHINGS

MONTE VISTA RD

FUTURE DEVELOPMENT

PROPOSED MIXED USE

GOODYEAR CITY HALL
LIBRARY & CIVIC PARK

Harkins
THEATRES

FUTURE RETAIL



FUTURE RETAIL

PROPOSED HOTELS

MCDOWELL RD

Goodyear Centerpointe

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VELOCITY
RETAILGROUP



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DEMOGRAPHICS



2025 POPULATION

1 MILE: 10,293
3 MILES: 75,252
5 MILES: 166,576



MEDIAN HOUSEHOLD INCOME

1 MILE: \$134,238
3 MILES: \$131,720
5 MILES: \$123,828



2025 TOTAL HOUSEHOLDS

1 MILE: 4,095
3 MILES: 28,794
5 MILES: 57,454



TOTAL BUSINESSES

1 MILE: 451
3 MILES: 2,478
5 MILES: 4,696



MEDIAN HOME VALUE

1 MILE: \$475,124
3 MILES: \$466,176
5 MILES: \$453,624



NUMBER OF EMPLOYEES

1 MILE: 2,869
3 MILES: 17,380
5 MILES: 34,479



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