

NEW 7.7 ACRE RETAIL DEVELOPMENT COMING Q2 2024

NEC Estrella Parkway & Yuma Road, Goodyear, AZ

PROPERTY HIGHLIGHTS

- \$150M+ Development comprised of multi-family, a hotel, retail, restaurants and more!
- 27.43-Acre project comprised of 7.7 acres of retail, 2 acres of hospitality, inclusive of a four-story franchise branded extended stay hotel, and approximately 17.6 acres of two-gated multi-family development communities totaling 550 housing units on site.
- Just north of the Goodyear Ballpark - home of Spring Training for the Cincinnati Reds and Cleveland Guardians.
- Fulton Homes underway on a residential development at the SEC of the intersection slated for 796 single family homes.
- One mile west of the 2.7 million square foot Airpark Logistics Center.
- Well located less than 2 miles from the interchange I-10 & Loop 303 freeways



**CONCEPTUAL
OVERALL
SITE PLAN
RENDERING**

**27.43-ACRE
MIXED-USE
DEVELOPMENT**

**7.7 ACRE RETAIL
DEVELOPMENT**

22,182 VPD
ESTRELLA PARKWAY

11,580 VPD

YUMA ROAD

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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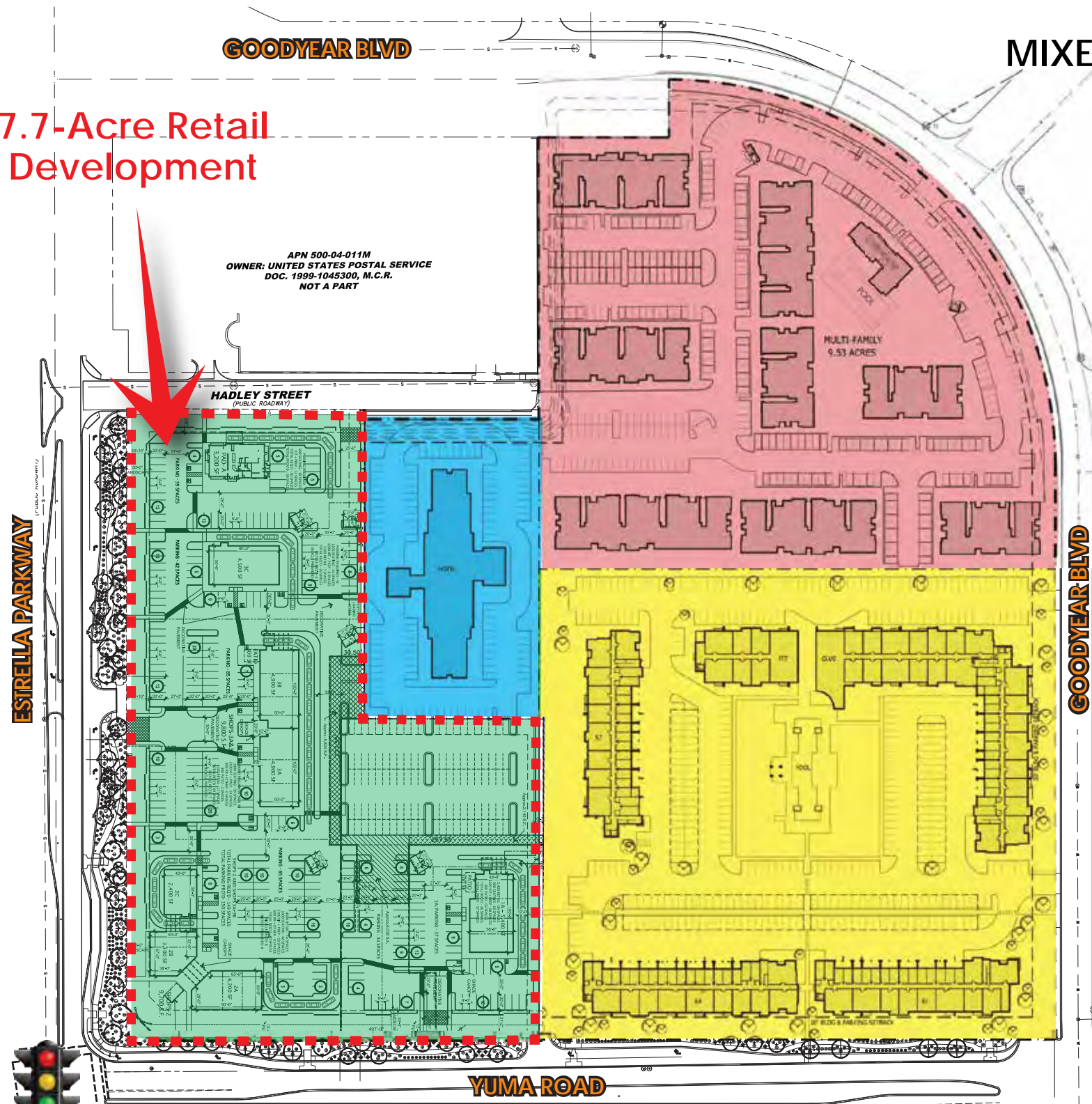
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Nationwide Real Estate Services

NEW 7.7-ACRE RETAIL DEVELOPMENT COMING Q2 2024 — NEC Estrella Parkway & Yuma Road, Goodyear, AZ

7.7-Acre Retail Development



GOODYEAR BLVD

HADLEY STREET
(PUBLIC ROADWAY)

APN 500-04-011M
OWNER: UNITED STATES POSTAL SERVICE
DOC. 1999-1045300, M.C.R.
NOT A PART

ESTRELLA PARKWAY

GOODYEAR BLVD

YUMA ROAD

27.43-ACRE MIXED-USE DEVELOPMENT at Estrella Falls

RETAIL SITE
7.70 ACRES (335,604 SF)
BUILDING AREA:
SHOPS 1: 14,400 SF
SHOPS 2: 9,000 SF
SHOPS 3: 13,500 SF
PAD A: 3,200 SF
TOTAL BUILDING AREA: 40,100 SF
APPROX. PATIO AREA:
SHOPS 1: 800 SF
SHOPS 2: 1,600 SF
SHOPS 3: 1,000 SF
PAD A: 600 SF
TOTAL APPROX. PATIO AREA: 4,000 SF

HOTEL SITE
2.07 Acres (89,932 sf)
101 Rooms
101 Parking Spaces

MULTI-FAMILY SITE - A
3 Story Apartments
8.21 Acres (357,542 sf)
258 Units
9 Buildings
7 Apartment Buildings
Clubhouse
Leasing Office
439 Parking Spaces (1.7 spaces per unit)

MULTI-FAMILY SITE - B
4 Story Luxury Apartments
9.36 Acres (407,632 sf)
300+ Units
3 Buildings
Apartments
Clubhouse
Fitness Center
496 Parking Spaces
199 Surface | 184 Carports | 62 Garages | 51 Tandem



PAD 1A - WEST ELEVATION
SCALE: 1/8"=1'-0"



PAD 1A - EAST ELEVATION
SCALE: 1/8"=1'-0"



PAD 1A - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



PAD 1A - NORTH ELEVATION
SCALE: 1/8"=1'-0"

OVERALL SITE PLAN
27.43-ACRE MIXED-USE DEVELOPMENT

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HADLEY STREET

YUMA ROAD

ESTRELLA PARKWAY

For Reference Only
NOT A PART

APPROX. REVISED PARCEL AREA
141,806 S.F.

AVAILABLE
FOR SALE, LEASE OR
GROUND LEASE
± 1.04 ACRES

7.7-Acre
Retail
Development
Conceptual
Site Plan

AVAILABLE
FOR LEASE
± 5,750 SF

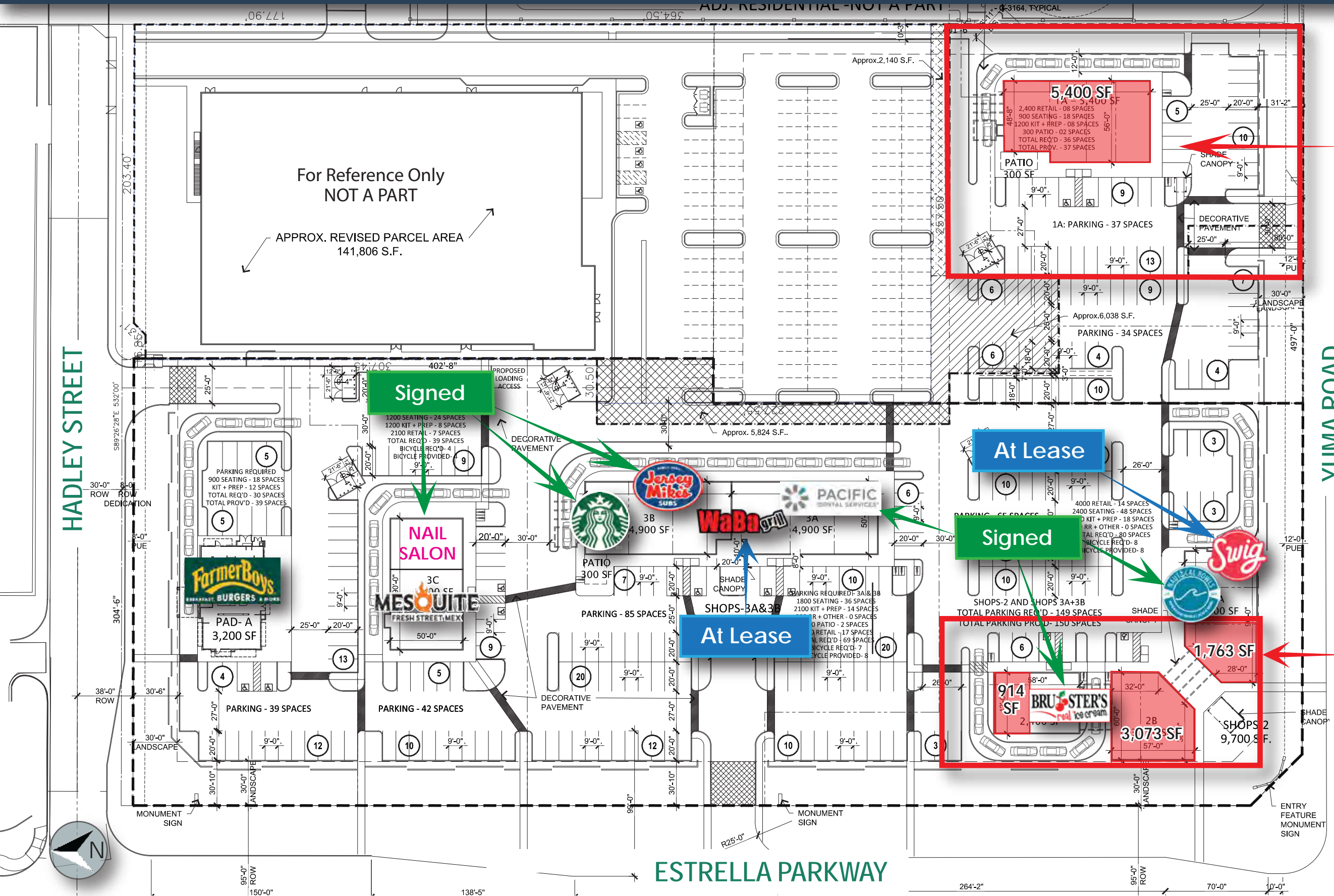
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D **DIVERSIFIED
PARTNERS**

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Signed

At Lease

Signed

At Lease

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4-STORY LUXURY APARTMENT DEVELOPMENT RENDERING



3-STORY LUXURY APARTMENT DEVELOPMENT RENDERING



RESTAURANT PATIO RENDERING



RESTAURANT PATIO RENDERING

JANUARY 2024

GOODYEAR BY THE NUMBERS

Total Acres
122,369

Total Square Miles
191.2

Total Population age 15 and over within 30 minute drive time
1.36 M

Professional Workers management, business, sales, office
66.4%


Education Attainment population 25 years and older
36.6%
Some College or Associate Degree


35.9%
Bachelor Degree or Higher


Days of Sunshine
300+



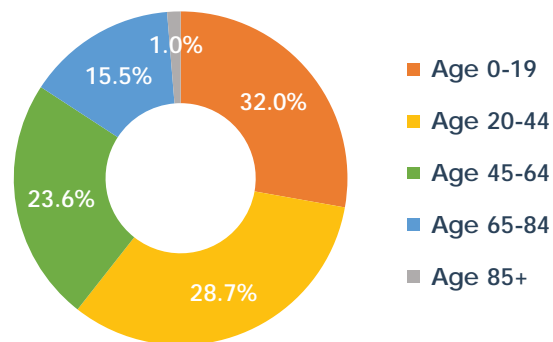
DEMOGRAPHICS


Population
111,508
Median Age
37.4
Male
50.6%
Female
49.3%

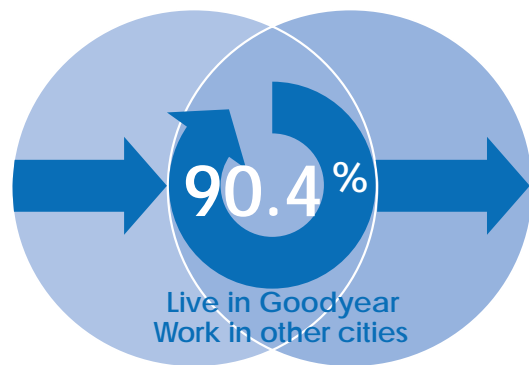

Total Housing Units
43,650
Median Home Value
\$398,993
Single-Family Home Permits
6,777
5 year total (2019 thru 2023)


Median Household Income
\$100,538
Mean Household Income
\$128,835
Median Gross Rent
\$1,642

POPULATION BY AGE



WORKER COMMUTE FLOWS



TOP EMPLOYERS BY # OF JOBS

Amazon (multiple facilities)	4,900
UPS Regional Operations Center	2,309
Chewy	1,200
Abrazo West Campus	1,200
Macy's Global Supply Chain	1,085
Sub-Zero, Wolf and Cove	805
City of Hope	508
Anderson Windows	429
AerSale	372
REI (Recreational Equipment, Inc.)	371
McLane Sunwest	309
Dicks Sporting Goods	300

WORKFORCE OCCUPATIONS

Management, Business, Financial, Professional	45.6%
Sales, Administrative Support	20.7%
Service (healthcare, fire/police, personal care, food)	14.4%
Production, Transport, Material Moving	12.6%
Natural Resources, Construction, Maintenance	6.7%

EDUCATION

Elementary: 4 districts, 13 in Goodyear, 34 in districts

High School: 2 districts, 3 in Goodyear, 10 in districts

Private & Charter: 3 private, 7 charter schools

Higher Ed: Local - Franklin Pierce University, Estrella Mtn. Community College, Commercial Divers International, Unmanned Vehicle University, United Aviate Academy;
Regional - ASU, Arizona Christian University, DeVry Univ., Grand Canyon Univ., Midwestern Univ., Ottawa Univ., Park Univ., Thunderbird School of Global Mgmt, Universal Technical Institute, University of Phoenix

RESIDENTIAL HOUSING GROWTH

Single-Family Permits

Single-family permits have averaged over 1,300 new homes per year to keep up with significant growth in Goodyear.

6,777
5 year total | 2019-2023

Year	# Permits	Y/Y Change
2019	1,435	+20.9%
2020	1,697	+18.3%
2021	1,799	+6.0%
2022	902	-49.9%
2023	944	+4.7%

Source: Goodyear Development Services - January 2024

West Valley City Comparison

Goodyear is one of the fastest growing West Valley cities in Arizona with a combined total of over 41,000 single-family home permits being issued over the last 5 years.

41,248
5 year total | 2019-2023

City	2019-2023
Buckeye	12,704
Surprise	11,159
Goodyear	6,777
Peoria	4,965
Avondale	3,418
Glendale	2,225

Source: Home Builders Association of America - January 2024

Multi-family Permits

Multi-family units, including apartment building units and detached luxury rentals, nearly doubled in 2023 over the previous year.

1,759
2023 total units | +89% year over year
(2022 - 931 total units)

Source: Goodyear Development Services - January 2024

You're in **Good** company.

D **DIVERSIFIED PARTNERS**

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DEMOGRAPHICS 2024

Source: Sites USA

ESTIMATED POPULATION		
10,814	64,561	144,713
1 MI	3 MI	5 MI
ESTIMATED POPULATION (2029)		
11,385	70,758	153,857
1 MI	3 MI	5 MI
AVERAGE HH INCOME		
\$124,103	\$120,112	\$123,267
1 MI	3 MI	5 MI
AVERAGE HH INCOME (2029)		
\$129,812	\$125,793	\$128,739
1 MI	3 MI	5 MI
MEDIAN AGE		
32.7	34.1	35.8
1 MI	3 MI	5 MI

TRAFFIC COUNTS

Source: Sites USA

ESTRELLA PKWY	22,182 VPD
YUMA RD	11,580 VPD
I-10	150,140 VPD

