



Luxury Multifamily Development:
Breaking Ground Late 2025

PAD AVAILABLE
± 1.0 Acre
GL

IN ESCROW

#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



For further information, contact:

PAUL SERAFIN
(602) 553-2943
paul.serafin@derito.com

CHRIS CORSO
(602) 513-5179
chris.corso@kidder.com

9120 East Talking Stick Way, Suite E-1
Scottsdale, Arizona 85250
O: 480.834.8500 | F: 602.381.1981
www.derito.com

PROJECT HIGHLIGHTS

- 1-Acre PAD Available
- Frontage on Estrella Pkwy & easy access from Van Buren St
- Across the street from a **SAFEMART** 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:



DE RITO PARTNERS, INC

DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

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



DE RITO PARTNERS, INC

9120 E Talking Stick Way, Suite E-1 • Scottsdale, Arizona 85250 | O: 480.834.8500 | derito.com

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.