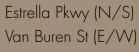


DEMOGRAPHICS (Source: Sites USA)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Estimated Population (2023)	9,895	75,597	157,604
Projected Population (2028)	11,372	84,944	177,201
Estimated Average Household Income (2023)	\$107,188	\$115,895	\$121,103
Projected Average Household Income (2028)	\$99,819	\$110,848	\$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



41,600 vpd 15,500 vpd



POWER BROKER

DE RITO PARTNERS, INC

NEW MIXED USE CENTER

PROMINENT PAD IN DYNAMIC WEST VALLEY TRADE AREA



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DE RITO PARTNERS, INC

nties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information pr Jing that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Part



PROJECT HIGHLIGHTS

1-Acre PAD Available Frontage on Estrella Pkwy & easy access from Van Buren St Across the street from a **SAFEWAY** () 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 $\frac{1}{2}$ mile south) On the "going home" side of street Retailers in trade area include: 🖉 👔 Walmart (S) SAFEWAY frys Walgreens



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



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