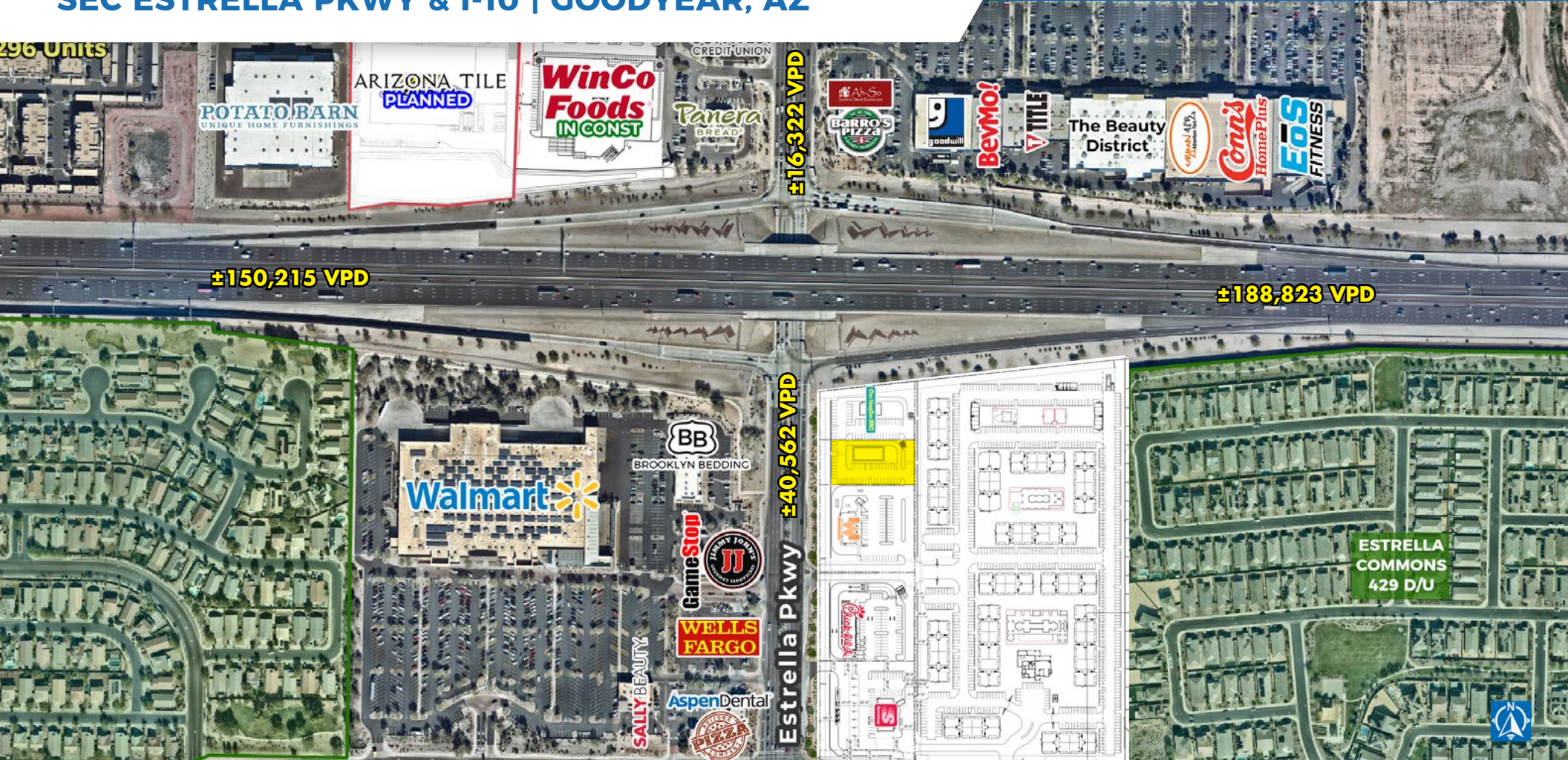


# PRIME FREEWAY PAD AVAILABLE - 0.85 AC

ESTRELLA COMMONS



SEC ESTRELLA PKWY & I-10 | GOODYEAR, AZ



LANCE UMBLE  
602.734.7206  
lumble@pcaemail.com





# PRIME FREEWAY PAD AVAILABLE - 0.85 AC

## ESTRELLA COMMONS



## SEC ESTRELLA PKWY & I-10 | GOODYEAR, AZ

### PROPERTY DETAILS

**ZONING** PAD, City of Goodyear

### PROPERTY OVERVIEW

There is over 682,000 SF of existing retail on the north side of the freeway with another 171,000 SF proposed. The trade area is seeing explosive residential and retail growth. Pads available in one of the few power centers to be developed recently in all of metro Phoenix.

### DEMOGRAPHICS

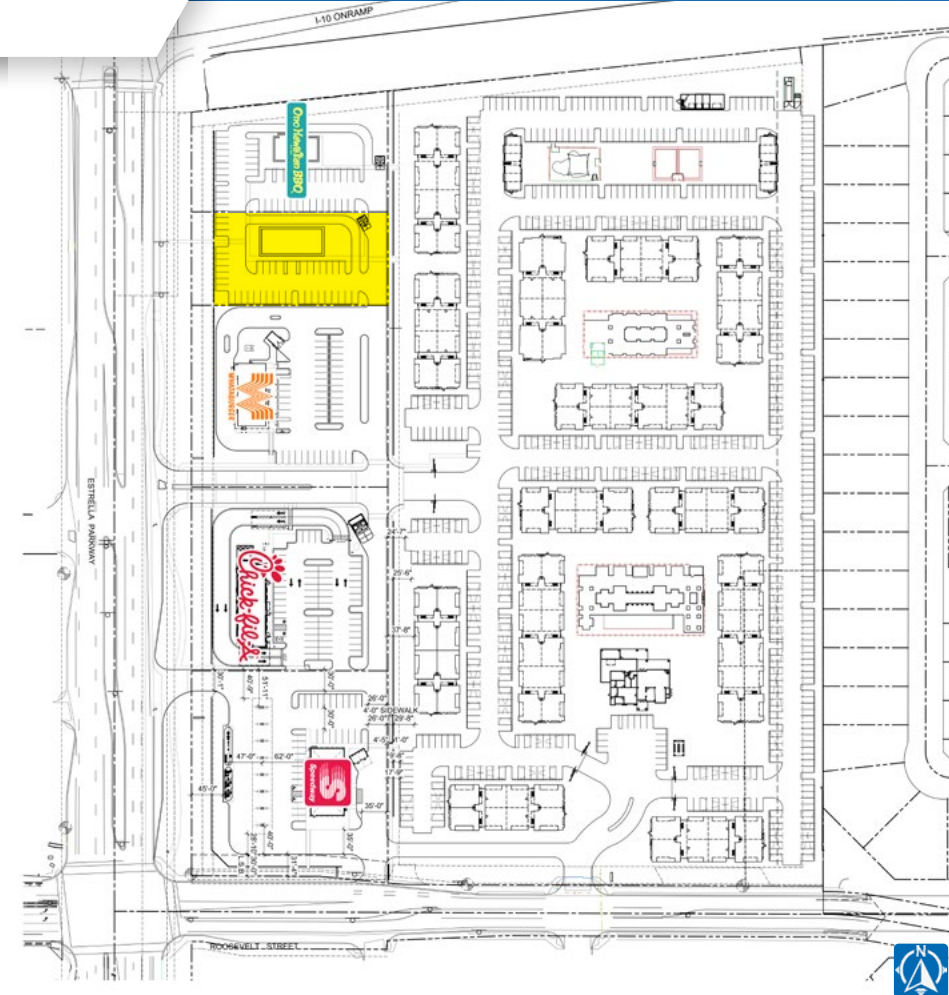
	1 MILE	3 MILES	5 MILES
<b>2023 POPULATION</b>	10,793	82,272	169,503
<b>2028 POPULATION</b>	12,324	91,852	186,283
<b>2023 MED HH INCOME</b>	\$101,382	\$95,237	\$90,124

ESRI 2023 Estimates

### TRAFFIC COUNTS

<b>N</b> ±16,322 VPD (NB & SB)	<b>E</b> ±188,823 VPD (EB & WB)
<b>S</b> ±40,562 VPD (NB & SB)	<b>W</b> ±150,215 VPD (EB & WB)

ADOT 2021



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**PAD  
AVAILABLE**

**ESTRELLA  
COMMONS**

**CONTACT BROKER FOR  
MORE INFORMATION**

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**DEMOGRAPHICS**



	1-Mile	3-Miles	5-Miles
2023 Total Population	10,793	82,272	169,503
2028 Total Population	12,324	91,852	186,283



	1-Mile	3-Miles	5-Miles
2023 Households	3,761	28,454	55,824
2028 Households	4,330	31,923	61,710



	1-Mile	3-Miles	5-Miles
Average HH Income	\$143,837	\$126,132	\$117,714
Median HH Income	\$101,382	\$95,237	\$90,124
Per Capita Income	\$47,822	\$43,737	\$38,772



	1-Mile	3-Miles	5-Miles
2023 Housing Units	4,458	31,624	60,657
Owner Occupied	50.1%	64.2%	64.0%
Renter Occupied	34.3%	25.8%	28.0%
Vacant	15.6%	10.0%	8.0%



	1-Mile	3-Miles	5-Miles
2023 Total Daytime Pop	10,174	68,899	133,219
Workers	4,478	25,730	45,248
Residents	5,696	43,169	87,971



	1-Mile	3-Miles	5-Miles
2023 Businesses	352	1,676	2,928



**AVERAGE HH INCOME  
\$103,996  
WITHIN 3-MILES**

2023 ESRI ESTIMATES

**SEC ESTRELLA PKWY & I-10 | GOODYEAR, AZ**

**WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800**

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