



PALM VALLEY
COPPERSTONE

GOLF
CARTS
McALISTER'S
DELI

Jamba Drive Thru

BOOTY'S
WINGS, BURRITOS, BEER

tropical CAFE

END CAP RESTAURANT FOR LEASE WITH PICK-UP WINDOW

13425 W MCDOWELL RD

Goodyear, AZ 85395

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Goodyear, AZ



LOCATION DESCRIPTION

Goodyear is recognized as one of the **fastest-growing cities** in the country, driven by strong population growth, strategic economic development initiatives, and a pro-business environment that continues to attract major employers and new investment. The city has positioned itself as a hub for high-quality job creation, actively recruiting top-tier companies across industrial, logistics, healthcare, and retail sectors while fostering a skilled workforce and business-friendly climate. Goodyear offers a high quality of life with master-planned communities, top-rated schools, healthcare facilities, and abundant recreational amenities, all of which continue to draw new residents and businesses to the area.

This location along West McDowell Road, with immediate access to Interstate 10, places the property at the **center of this growth**, surrounded by expanding residential communities, established retail anchors, and major employment hubs. As Goodyear continues to evolve into a true live-work-play environment with new mixed-use developments and amenities, this corridor stands out as a key retail node positioned to capture sustained population growth and increasing consumer demand.

AREA CO-TENANTS



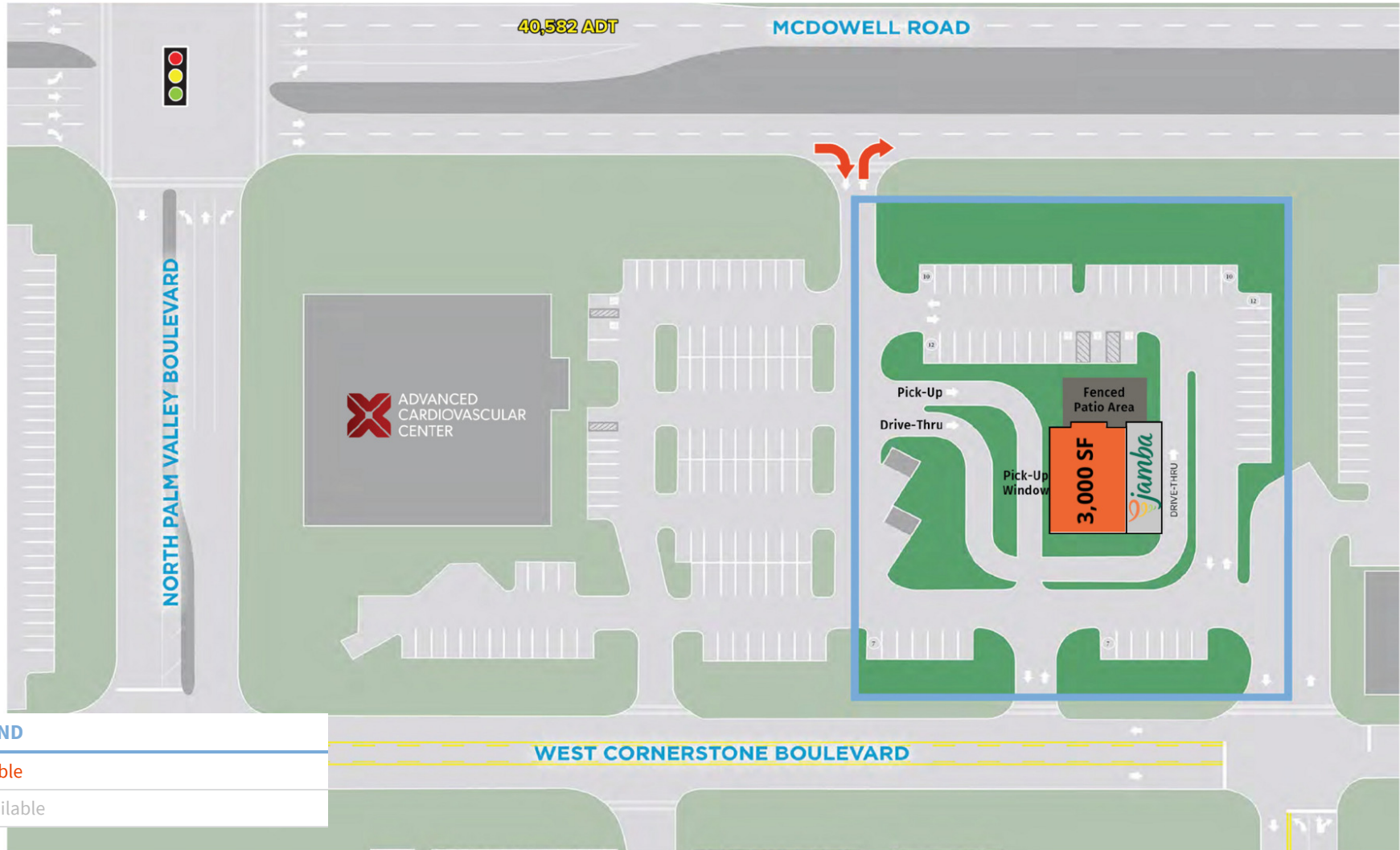
PROPERTY HIGHLIGHTS

- **3,000 SF end cap restaurant with pick-up window**
- **Opportunity for up to 4,598 SF with drive-thru**
- High-visibility location along McDowell Road just west of Dysart Road with **monument signage**
- Just off Interstate 10, serving over 160,000 vehicles per day
- **Positioned within Goodyear's primary retail and growth corridor**
- Surrounded by notable retailers including Fry's, Burlington, Sprouts, Target, Lowe's, Walmart, JCPenney, Chuck E Cheese, PetSmart, Kohl's, OfficeMax and Home Depot
- **Adjacent to Abrazo West Campus Hospital** and a large concentration of medical office space leading to a strong daytime population
- Dense and rapidly growing residential base with above-average household incomes
- Located in one of the fastest-growing cities in the Phoenix MSA

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AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PLANS/PHOTOS
101	Available	3,000 SF	DRIVE-UP WINDOW	View Here
100	JAMBA JUICE	1,598 SF	POTENTIALLY AVAILABLE WITH DRIVE THRU	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	10,762	102,042	239,953
Median Age	36.2	34.5	34.7



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$92,903	\$94,715	\$99,555
Average	\$123,536	\$118,166	\$119,278



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	649	2,504	4,212
Employees	9,538	30,789	57,487
Daytime Population	9,896	39,816	75,802



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	50.1%	44.9%	42.7%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	61.4%	62.6%	60.4%
Services	16.9%	14.3%	16.0%
Blue Collar	21.7%	23.1%	23.7%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	3,745	35,151	78,971
Median Home Value	\$461,836	\$449,055	\$453,541

* 2025 Demographic data derived from ESRI

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