

TWO HIGH PROFILE RETAIL PADS

SWC ESTRELLA PARKWAY & VAN BUREN STREET | GOODYEAR, ARIZONA 85338

FOR SALE



VAN BUREN STREET | 14,807 VPD

43,752 SF
SUBJECT PROPERTY
PARCEL: 500-10-925



PLANNED ASSISTED LIVING
DEVELOPMENT
PARCEL: 500-10-852G

ESTRELLA PARKWAY | 36,133 VPD

45,266 SF
SUBJECT PROPERTY
PARCEL: 500-10-893



HUDSON WAY

PRICE: Call the Agent
PARCELS: 500-10-952 & 500-10-893
SIZE: ±1 Acre
TRAFFIC COUNT: 36,133 VPD



LARRY KUSH

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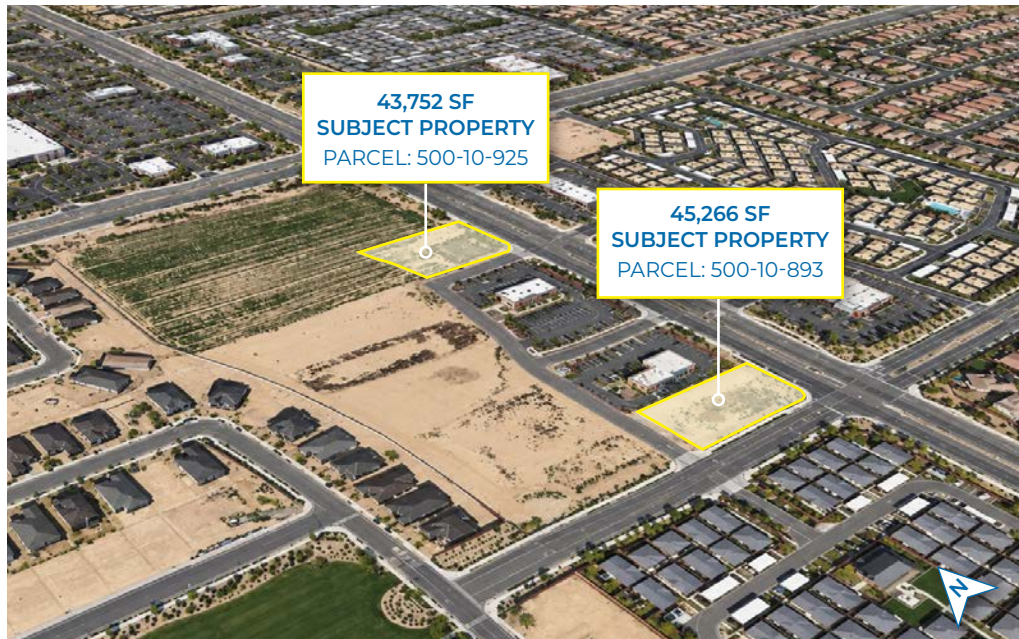
PROPERTY OVERVIEW



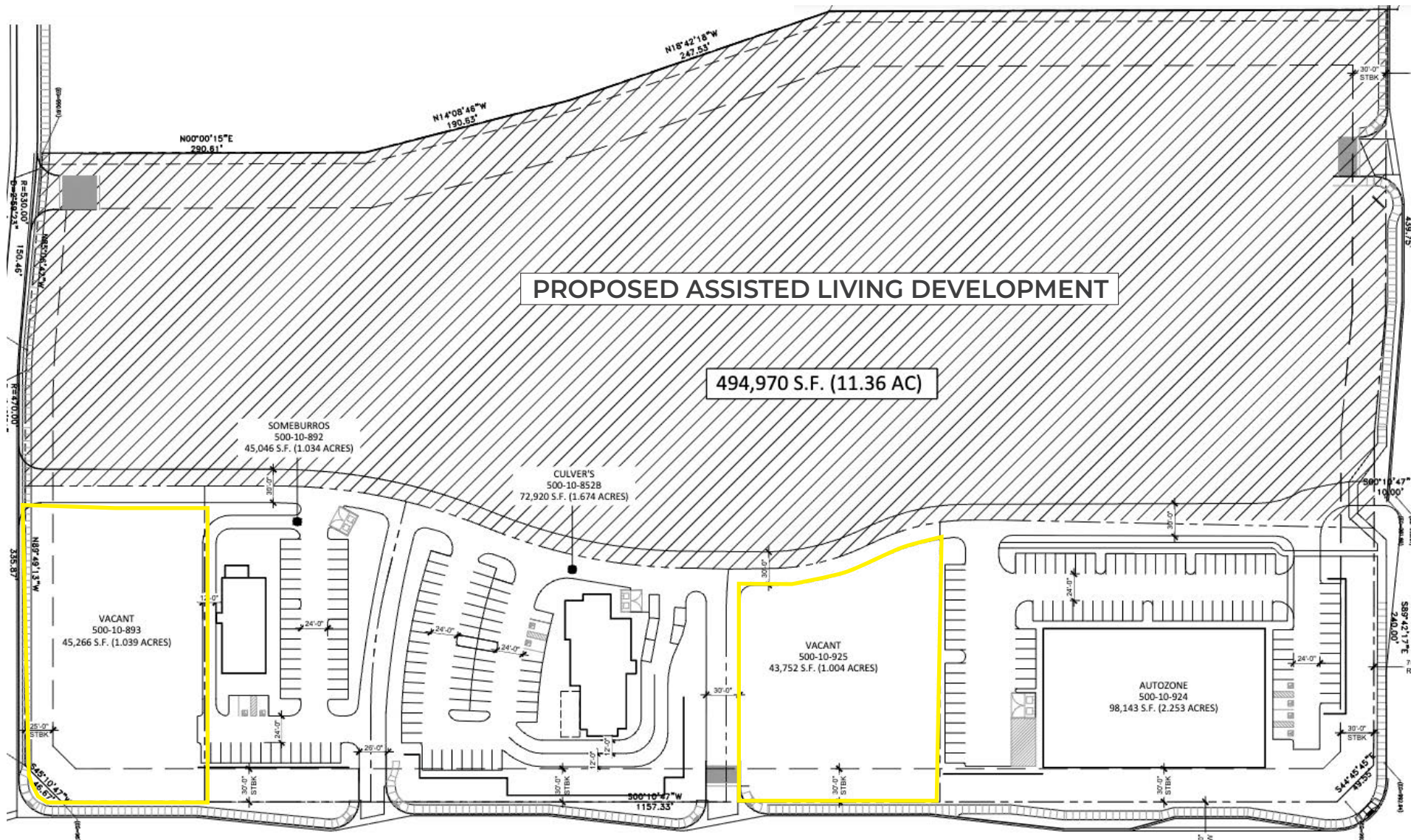
Located at the southwest corner of Estrella Parkway and Van Buren Street, these two subject parcels offer approximately 43,752 SF and 45,266 SF of land along a highly visible and active commercial corridor. The sites benefit from strong exposure to Estrella Parkway's 36,133 VPD and are positioned near AutoZone, Culver's, and the future Someburros, creating excellent potential for complementary retail or service uses. Directly to the east, the planned living development, outlined in white, will bring additional residents to the immediate area and further support demand for nearby shopping, dining, and services. With prominent frontage and convenient access, the parcels are well positioned to capture both local and commuter traffic. Continued development further enhances the sites' long-term potential.



PROPERTY PHOTOS



SITE PLAN



Larry St. Kush
REALTOR®

ORION
INVESTMENT REAL ESTATE



AREA HIGHLIGHTS



GOODYEAR, ARIZONA

As one of the fastest-growing cities in the Southwest, Goodyear is an emerging and highly desirable market within the greater Phoenix metro area. The city's expanding population, strong household growth, and proximity to major employment corridors continue to fuel demand for neighborhood-serving retail and service-oriented commercial properties. Goodyear benefits from a steadily increasing consumer base supported by a mix of families, professionals, and commuters, along with convenient access to Loop 303 and Interstate 10. Its business-friendly environment, ongoing infrastructure development, and long-term growth trajectory position Goodyear as an attractive location for both owner-users and investors seeking sustainable retail opportunities.



5 MILE DAYTIME POPULATION
178,509



1 MILE AVG HOUSEHOLD INCOME
\$125,075

2026 LOCATION DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	15,900	107,922	178,509
Employees:	2,327	19,799	4,625
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	4,860	32,959	59,894
Average Size:	2.8	2.6	2.8
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$98,510	\$125,075	\$122,394
Annual Household Expenditure:	\$505.96 M	\$3.84 B	\$6.94 B





DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.