

10 ACRE PROJECT: LAND AVAILABLE FOR SALE, GROUND LEASE OR BUILD TO SUIT



PROPERTY HIGHLIGHTS

- Hard Corner, Signalized Intersection surrounded by Booming Residential Growth
- Strategically positioned with close proximity to both I-10 Freeway and Loop 303 Freeway
- Drive-thru Available, and Full Access to both Citrus Rd and Van Buren St
- Commercial Zoning, allowing for a wide variety of uses.

PRICING

- Contact Broker



AVERAGE HH INCOME
\$120,531 (3 mile radius)



POPULATION
59,826 (3 mile radius)



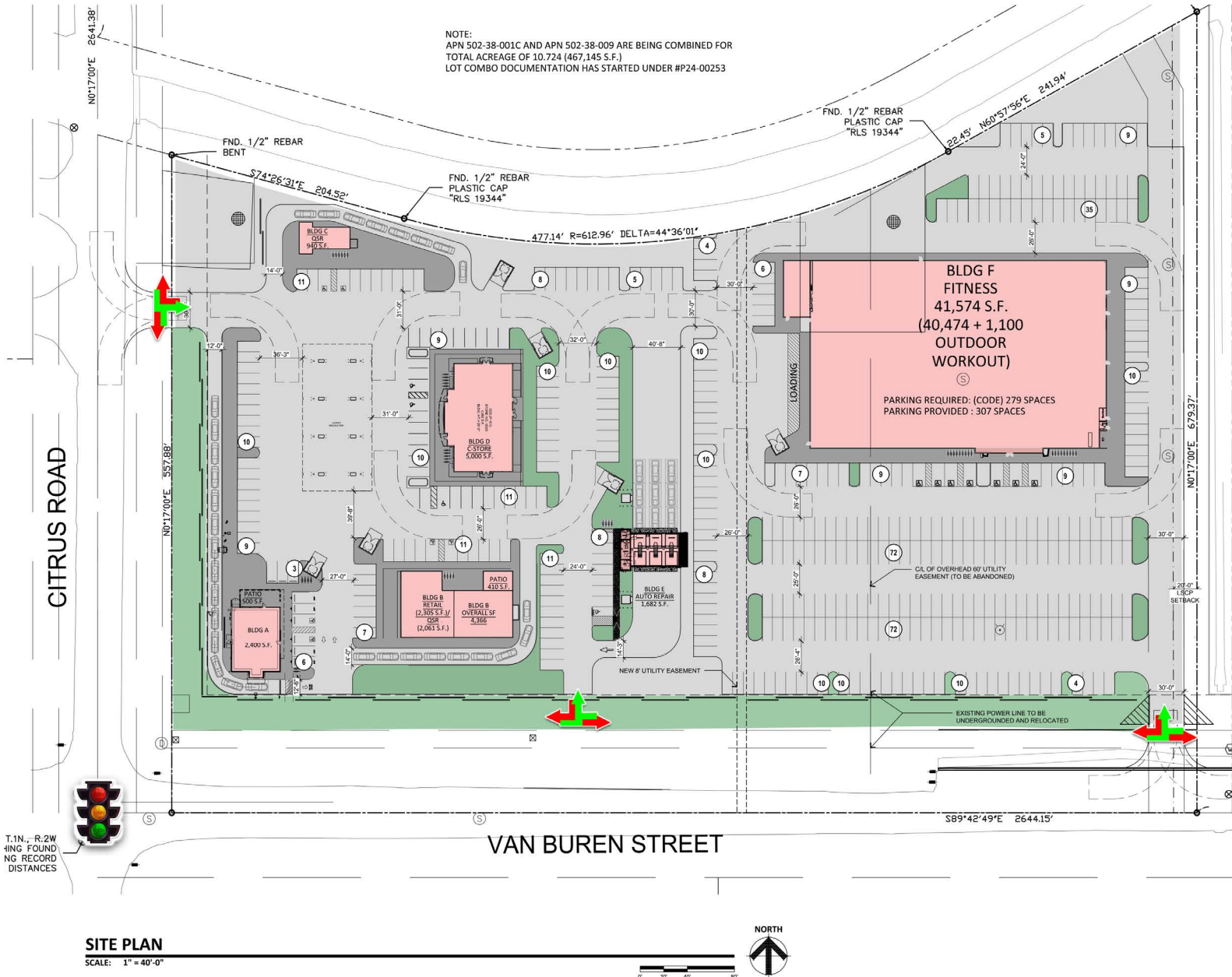
DAYTIME EMPLOYMENT
39,085 (3 mile radius)



TRAFFIC COUNTS
I-10: 114,561 VPD ('22)
Loop 303: 24,226 VPD ('23)

* Demographics ©ESRI 2024 | Traffic Counts @AZDOT





PROJECT DIRECTORY

ARCHITECT:
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SITE DATA

PARCEL NUMBER:	502-38-001C & 502-38-009
EXISTING ZONING:	C-2 (GOODYEAR)
EXISTING DISTRICT:	WEST GOODYEAR DISTRICT
GROSS SITE AREA:	10.724 ACRES (467,145 S.F.)
NET SITE AREA:	8.43 ACRES (367,161 S.F.)
MAX. LOT COVERAGE:	50%
MAX. HEIGHT PER CODE:	56'-0"
PROPOSED USE:	RETAIL/RESTAURANT/AUTO REPAIR/FITNESS

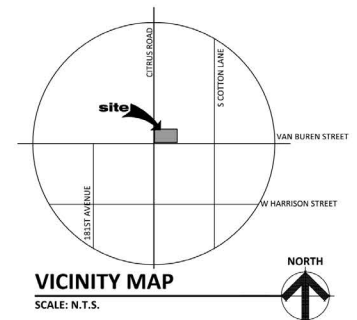
	RELATIVITY
BUILDING AREA:	
BLDG A - RESTAURANT	2,400 S.F.
BLDG A - PATIO	500 S.F.
BLDG B - RETAIL	2,305 S.F.
BLDG B - RESTAURANT	2,061 S.F.
BLDG B - TOTAL:	4,366 S.F.
BLDG B - PATIO	410 S.F.
BLDG C - RESTAURANT	940 S.F.
BLDG D - STORE	5,000 S.F.
BLDG E - AUTO LUBE STATION	1,682 S.F.
BLDG F - FITNESS CENTER	47,574 S.F.
TOTAL BUILDING AREA:	67,238 S.F.
SITE COVERAGE:	14.4 %

PARKING CALCULATIONS:
 AUTO REPAIR . C-STORE: 1 SPACE PER 300 S.F.
 FITNESS:

1 SPACE PER 150 S.F.
RETAIL: 1 SPACE PER 150 S.F.
RESTAURANT:
1 SPACE PER 50 S.F. (SEATING)
1 SPACE PER 150 S.F. (KITCHEN)
1 SPACE PER 150 S.F. (PATIO)

PARKING PER BLDG:	
BLDG A REQUIRED	29 SPACES
BLDG A PROVIDED	29 SPACES
BLDG B REQUIRED	40 SPACES
BLDG B PROVIDED	40 SPACES
BLDG C REQUIRED	6 SPACES
BLDG C PROVIDED	11 SPACES
BLDG D REQUIRED	17 SPACES
BLDG D PROVIDED	39 SPACES
BLDG E REQUIRED	6 SPACES
BLDG E PROVIDED	8 SPACES
BLDG F REQUIRED	279 SPACES
BLDG F PROVIDED	307 SPACES
ADDL PARKING PROVIDED	39 SPACES

TOTAL SPACES REQUIRED:	377
TOTAL SPACES PROVIDED:	476
ACCESSIBLE SPACES REQUIRED:	7 + 2 VAN
ACCESSIBLE SPACES PROVIDED:	11 + 6 VAN
BICYCLE PARKING SPOTS REQUIRED:	
1 / 10 PARKING SPACES	48 REQUIRED
	48 PROVIDED







	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	2,712	8,332	14,846
2010 Total Population	2,439	29,311	64,317
2024 Total Population	5,831	59,826	134,642
2029 Total Population	6,699	68,825	153,900
2019-2024 Annual Rate	2.81%	2.84%	2.71%
2024 Total Daytime Population	3,718	39,085	95,432
Workers	700	10,055	28,512
Residents	3,018	29,030	66,920
HOUSEHOLD SUMMARY			
2000 Households	360	2,038	4,543
2010 Households	747	8,388	20,460
2024 Households	1,736	18,248	43,980
2029 Households	2,009	21,367	51,037
2024 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	51.6%	72.6%	70.7%
Renter Occupied Housing Units	31.0%	16.1%	18.4%
2024 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$116,396	\$120,531	\$136,306
Average Home Value	\$430,161	\$506,916	\$553,210
2024 POPULATION BY RACE/ETHNICITY			
Total	5,831	59,826	134,642
White Alone	52.4%	50.9%	55.9%
Black Alone	6.7%	8.0%	7.2%
American Indian Alone	1.0%	1.9%	1.5%
Asian Alone	4.4%	3.5%	3.8%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	17.4%	17.6%	14.6%
Two or More Races	17.7%	17.6%	16.7%
Hispanic Origin	42.1%	41.2%	36.0%
Diversity Index	82.4	83.0	80.1
2024 POPULATION BY AGE			
Total	5,831	59,826	134,642
0 - 4	6.8%	6.4%	6.1%
5 - 9	7.2%	6.9%	6.6%
10 - 14	8.8%	7.3%	7.3%
15 - 24	14.2%	12.7%	13.0%
25 - 34	12.6%	15.0%	13.4%
35 - 44	15.4%	15.8%	14.5%
45 - 54	12.4%	12.2%	12.7%
55 - 64	9.4%	9.4%	10.0%
65 - 74	8.1%	8.5%	9.4%
75 - 84	4.1%	4.9%	5.7%
85 +	0.9%	1.0%	1.3%
18 +	72.3%	75.2%	75.5%
2024 Median Age	35.2	36.1	37.4
2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	3,670	39,919	90,098
Some College, No Degree	14.1%	24.7%	22.8%
Associate Degree	17.4%	14.3%	14.3%
Bachelor's Degree	17.8%	19.9%	22.5%

