

RETAIL PROPERTY FOR LEASE

MOUNTAIN RANCH MARKETPLACE

NWC Estrella Parkway & Elliot Road | Goodyear, AZ 85338

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LOCATION DESCRIPTION

Mountain Ranch Marketplace is strategically positioned at the highly visible northwest corner of Estrella Parkway and Elliot Road within Goodyear's **rapidly expanding** Estrella master-planned community. Surrounded by the natural beauty of the Sierra Estrella Mountains, the center serves as the **primary commercial hub** for this thriving region and benefits from exceptional long-term growth fundamentals.

The Estrella community spans approximately 20,000 acres and is **one of the largest master-planned developments in Arizona**, with over 8,000 homes already built and a projected build-out of more than 35,000 homes. This ongoing **residential expansion** fuels strong consumer demand and reinforces the center's position as a daily-needs destination.

As the **sole grocery-anchored** retail center within Estrella, Mountain Ranch Marketplace benefits from zero competing centers within a six-mile radius. This exclusivity, paired with **top-performing national retailers** including Safeway, Walgreens, Starbucks, McDonald's, and AutoZone, positions the property as the dominant retail node for the region.

With Estrella's ongoing development, strong demographics, and the Phoenix MSA's continued leadership in population, employment, and housing growth, Mountain Ranch Marketplace is **ideally situated** at the center of a long-term, high-growth corridor. The area's upward trajectory ensures sustained demand for essential retail, services, and dining, making this a uniquely resilient and future-focused location.

PROPERTY HIGHLIGHTS

- **Drive-Thru Pad, Restaurant/Retail Pad & Shop space** available within the only grocery anchored center in Estrella, anchored by a top performing Safeway.
- **Stable, consistent customer flow** driven by the community's rapid expansion and high homeownership rates within one of Arizona's largest master-planned communities with more than 8,000 homes built and approximately 29,000 additional homes planned.
- **Upscale, family oriented neighborhood** with exceptional average household incomes and strong spending power.
- **Modern architectural design** and well maintained landscaping enhance curb appeal and elevate customer experience.
- **Only major shopping center in over 6 miles!**
- **Don't miss this opportunity** to be a part of the expanding Estrella community and Goodyear's position as one of the fastest growing cities in the Phoenix metro area.

AREA CO-TENANTS



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AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PLANS/PHOTOS
MAJOR B	PHOENIX CHILDREN'S ACADEMY	10,015 SF	-	-
A-100	SOUTHWEST AMBULANCE	1,271 SF	-	-
A-105	SIP WINE BAR	1,354 SF	-	-
A-110	SUBWAY	1,478 SF	-	-
A-115	PAPA JOHNS	1,315 SF	-	-
A-120	ESTRELLA FAMILY & COSMETIC DENTISTRY	3,312 SF	-	-
A-125	LILY JOY SALON & DANNY'S SHAVE PARLOR	1,742 SF	-	-
A-130	EDWARD JONES	1,279 SF	-	-
A-135	Available	1,273 SF	-	View Here
A-140	LESLIE'S POOLMART	2,477 SF	-	-
A-150	T & T MARTIAL ARTS ACADEMY	1,656 SF	-	-
A-155	OASIS BAGELS	1,287 SF	-	-
A-160	Available	1,411 SF	-	View Here
A-165	GREAT CLIPS	1,216 SF	-	-
A-170	NAILCESSITY	1,215 SF	-	-
ANCHOR	SAFEWAY	49,344 SF	-	-
B-100	EFFICIENT AIR	1,347 SF	-	-
B-105	VERIZON	1,306 SF	-	-
B-110	NORTH STAR ANIMAL HOSPITAL	3,891 SF	-	-

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SUITE	TENANT	SIZE	DESCRIPTION	PLANS/PHOTOS
B-125	ENHANCED BEAUTY & WELLNESS	1,622 SF	-	-
C-100	AUTO ZONE	6,816 SF	-	-
PAD A	STARBUCKS	2,400 SF	-	-
PAD B	Available	3,100 SF	RESTAURANT/RETAIL PAD - ±3,100 SF BUILDABLE	View Here
PAD C	Available	6,800 SF	RESTAURANT/RETAIL PAD - UP TO ±6,800 SF BUILDABLE WITH PATIO	View Here

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	4,405	14,042	37,869
Median Age	48.4	47.2	41.4



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$128,230	\$134,930	\$117,091
Average	\$147,837	\$149,906	\$131,897



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	72	145	301
Employees	797	1,254	2,969
Daytime Population	1,260	2,421	6,881



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	68.0%	62.3%	53.0%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	68.0%	68.7%	63.4%
Services	16.1%	14.4%	14.6%
Blue Collar	16.0%	16.9%	22.0%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,655	5,092	12,999
Median Home Value	\$470,307	\$500,074	\$484,758

* 2025 Demographic data derived from ESRI

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Resident's Club

Starpointe, Presidio, & CantaMia Village Center. Fitness Centers, Dining, Art Studio, Sports Lounge, & more!



50+ Community Parks

Playgrounds, Sport Courts & Picnic Areas.



Championship Golf

Par-72, 18 Hole, Nicklaus Design.



72 Acres of Lakes

Kayak, Paddleboat, Canoe, Sailboat, & Fishing.



Resort-Style Pools

Heated Pool, Lap Pool, Splash Pad, Waterslides & Waterpark.



65+ Miles of Trails

Hiking & Biking Trails with Mountain Views.



Excelling Schools

Including IB & STEAM.



And more nearby!

Shopping, Entertainment, Dining, & Medical.

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