

Estrella Gateway Retail Pads

SWC MC-85 & Estrella Parkway | Goodyear, AZ 85338



PADS FOR SALE OR LEASE

Available

Pads, Shops,
& Storage Site

Rate

Contact
Broker

PROPERTY OVERVIEW

- Located at main entrance to Estrella Mountain Ranch Community.
- Access along MC-85
- Just north of planned SR 30 (Tres Rios Freeway) at full diamond interchange
- Located within Goodyear Airpark, 1.6M SF existing plus 8M SF planned for industrial and commercial development
- Close proximity to 3 major freeways/highways
- Zoned PAD, City of Goodyear



Estrella Gateway

SWC MC-85 & Estrella Parkway | Goodyear, AZ 85338

■ Active Housing Developments
 36,174 Units at Buildout
■ Future Housing Developments
 14,717 Units at Buildout



3 Miles South
Estrella Mountain Ranch
29,427 Residential Units

Estrella Gateway Retail Pads

SWC MC-85 & Estrella Parkway | Goodyear, AZ 85338



DEMOGRAPHIC HIGHLIGHTS 2024

SOURCE



3 MILES

33,370	39,663	\$111,670	25,532
2024 Population	2029 Population	Avg Household Income	Daytime Population

5 MILES

113,914	131,636	\$117,526	93,937
2024 Population	2029 Population	Avg Household Income	Daytime Population

10 MILES

438,085	487,620	\$121,378	338,191
2024 Population	2029 Population	Avg Household Income	Daytime Population

TRAFFIC COUNTS (2022)

12,942 VPD	12,459 VPD
MC-85	Estrella Parkway

Year: 2022 | Source: MPSI





SRS

3131 E Camelback Road, Suite 110
Phoenix, AZ 85016
602.682.6000

ED BEEH

602.682.6040
ed.beeh@srsre.com

MIKE POLACHEK

602.682.6080
mike.polachek@srsre.com

BRIAN POLACHEK

602.682.6045
brian.polachek@srsre.com

SRSRE.COM

© SRS

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.