

Northwest Corner of I-10 & Citrus Road - Goodyear, Arizona



DEMOGRAPHICS (Source: SitesUSA)

| | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|-----------|
| Estimated Population (2016) | 5,029 | 12,949 | 33,121 |
| Projected Population (2021) | 5,090 | 13,634 | 35,444 |
| Estimated Avg. Household Income (2016) | \$40,900 | \$81,088 | \$88,326 |
| Projected Avg. Household Income (2021) | \$45,182 | \$93,988 | \$104,464 |
| Average Household Size (2016) | 2.81 | 2.88 | 2.80 |
| Total Daytime Employees (2016) | 131 | 733 | 3,706 |
| Median Age (2016) | 29.8 | 33.9 | 36.6 |

TRAFFIC COUNTS (2014 Source: KSS Fuels)

| | |
|--------------------|---------|
| Citrus Rd | 1,068 |
| McDowell Road | 12,242 |
| I-10 | 126,001 |
| Total Cars Per Day | 139,311 |



2015 Top Firm Award



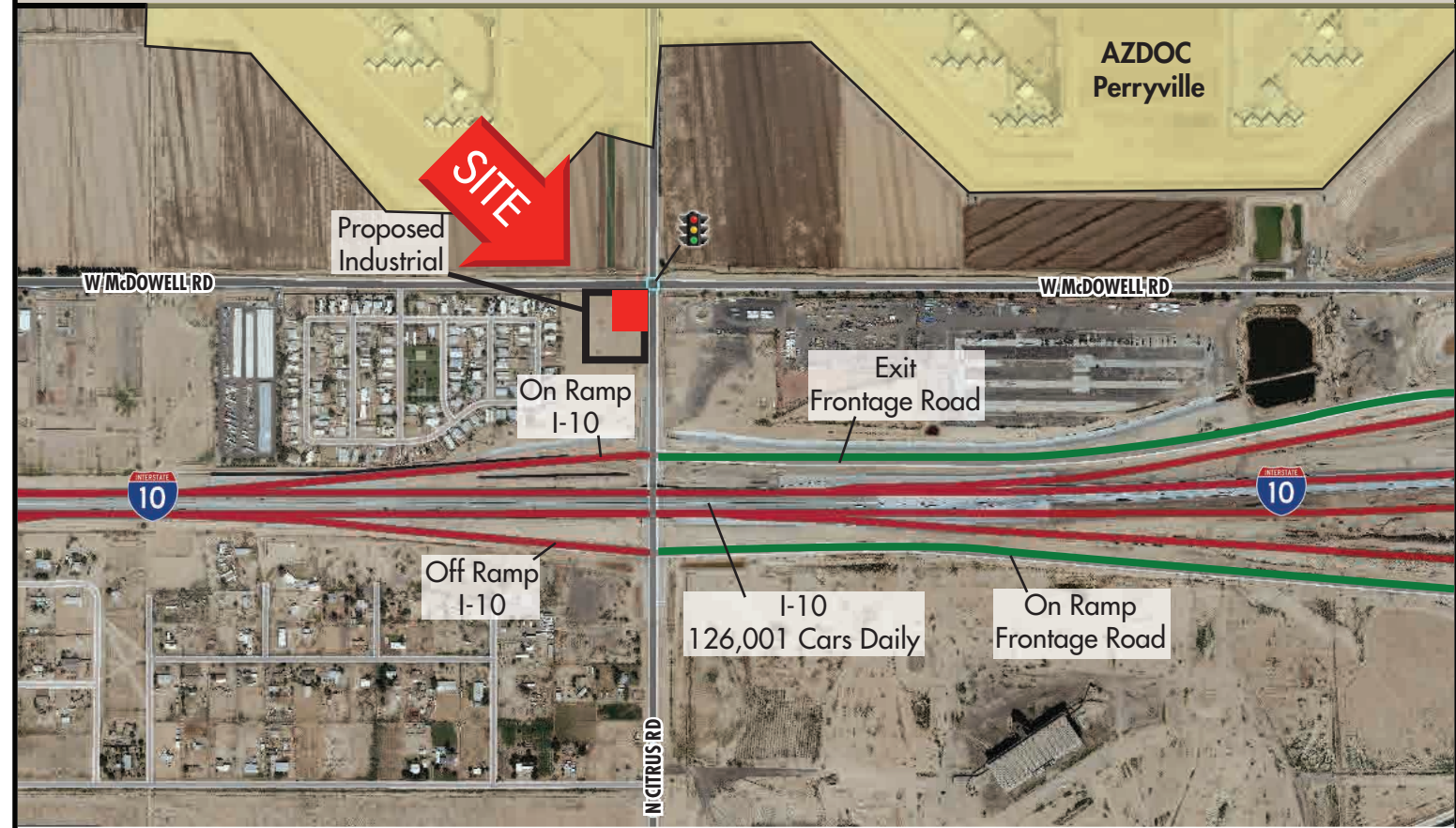
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HARD CORNER GOODYEAR PAD AVAILABLE

Northwest Corner of I-10 & Citrus Road - Goodyear, Arizona

GREAT OPPORTUNITY FOR RETAIL-SERVICE-RESTAURANT/70,000 SF FOR SALE OR LEASE



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PROJECT HIGHLIGHTS

- Dynamic West Valley trade area
- Located 3 miles west of planned Estrella Falls Mall
- Easy access to I-10 - "going to work side"
- Across the street from Perryville Prison, Goodyear's largest employer (1,000+ employees)
- 1 mile south of planned PV/303 Business Park; 1 mile west of planned PV/303 Corporate Park (3 million+ square feet of light industrial/flex/office space)
- Prime for fast food, services, gas station

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Planned **fray's Marketplace**

DICK'S SPORTING GOODS
Distribution

REI
Distribution Center

SUB-ZERO

PV/303
MASTER PLANNED
BUSINESS PARK
EAST

Millennium
High School
Campus

Toll Brothers

SEDELLA

PV/303
MASTER PLANNED
BUSINESS PARK
WEST

Eagle's Nest Golf Club

Walmart

SAFEWAY

W Thomas Rd

AZDOC
Perryville

Tuscany Falls Golf Club

Estrella Falls
Dillard's
Harkins Theatres

Chevron

Office Park

T.J. MAXX
STAPLES
shoe pavilion
PETCO
OLD NAVY
TACO BELL

BURGER KING

W McDowell Rd

SITE

W McDowell Rd

WinCo FOODS

Walmart

Future
ESTRELLA
COMMONS
Mixed-Use
Project

Toys R Us
SPORT CHALET
BevMo!
BABIES R US

SUBWAY

Wendy's

Michael's
Car's R Us
TARGET

Cancer
Treatment
Centers
of America

West Valley Hospital
An Affiliate of Ahimsa Health Care

K

W Van Buren St

W Van Buren St

SAFEMART

SAFEMART

Walgreens

Arby's

BURGER KING

W Yuma Rd

TARGET

Goodyear Ballpark
CLEVELAND
Indians **REDS**

fray's
RadioShack
FOOD CITY

Goodyear Avenue

