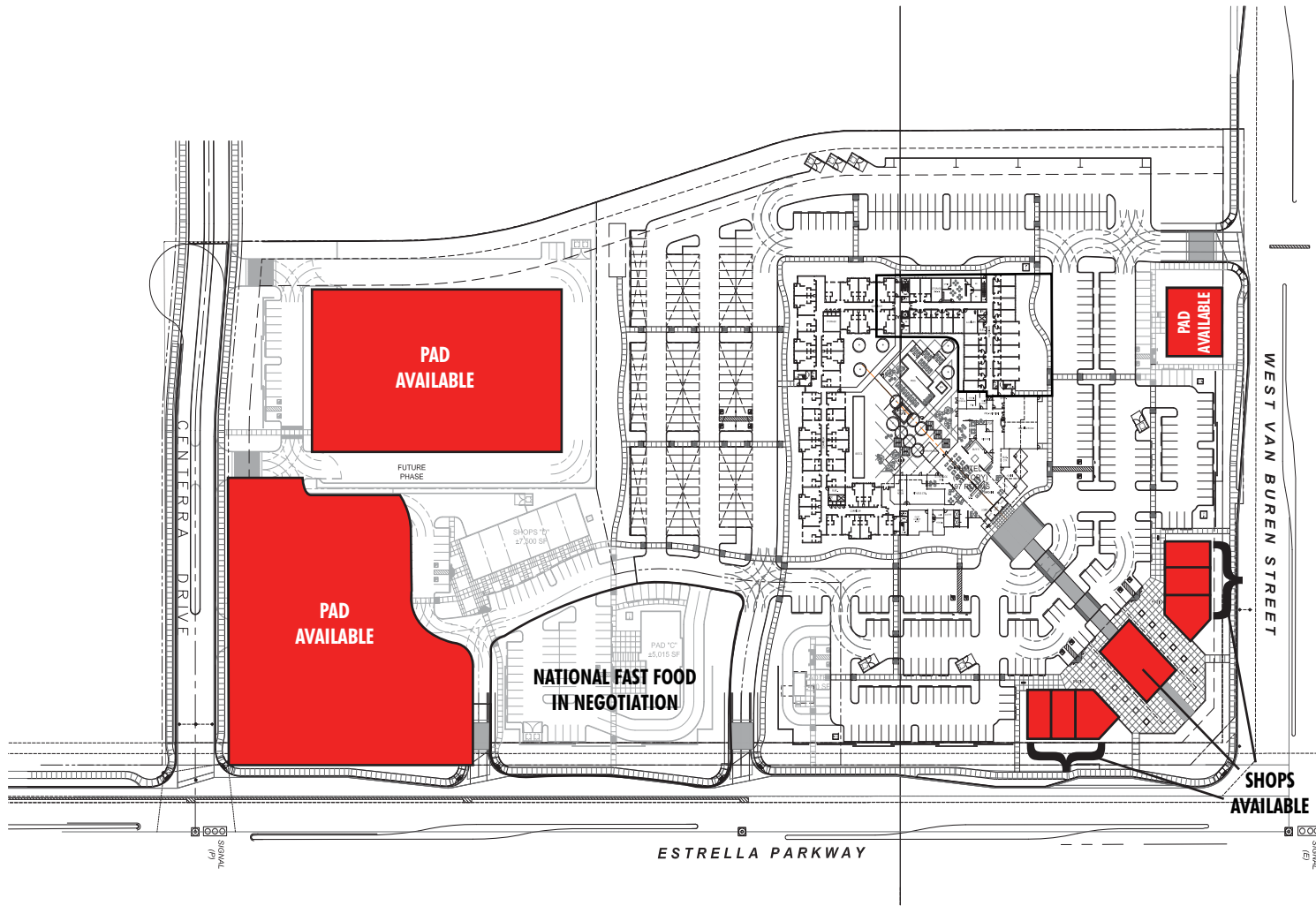


Southwest Corner of Estrella Parkway & Van Buren Street - Goodyear, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2019)	7,473	64,862	135,426
Projected Population (2024)	8,177	70,132	146,828
Estimated Avg. Household Income (2019)	\$77,133	\$91,987	\$92,465
Projected Avg. Household Income (2024)	\$84,564	\$102,495	\$104,280
Average Household Size (2019)	3.0	2.8	2.9
Total Daytime Employees (2019)	2,674	19,980	31,906
Median Age (2019)	31.2	36.6	34.4

TRAFFIC COUNTS (2019 Source: SitesUSA)

Estrella Parkway	29,501
Van Buren Street	14,019
Total Cars Per Day	43,520



2015 Top Firm Award



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

PADS/SHOPS NEAR SAFEWAY ANCHORED CENTER

Southwest Corner of Estrella Parkway & Van Buren Street - Goodyear, Arizona

PROMINENT PADS AND SHOPS IN DYNAMIC WEST VALLEY TRADE AREA / FOR LEASE OR SALE



For further information contact:

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 paul.serafin@derito.com

9120 E. Talking Stick Way, Suite E-1
 Scottsdale, AZ 85250
 o. 480.834.8500 | f. 602.381.1981
 www.derito.com

PROJECT HIGHLIGHTS

- Convenient access to I-10 Freeway (Approximately 1/2 mile south)
- Across the street from a **SAFEWAY** anchored center - The daily needs center serving the trade area
- Average household income of more than \$91,000 within 3 miles
- Underserved trade area ideal for food and service operators
- On "going home" side of street
- Retailers in trade area include:



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SITE

DESERT EDGE HIGH SCHOOL
1,497 STUDENTS

BYR
PHOENIX GOODYEAR AIRPORT

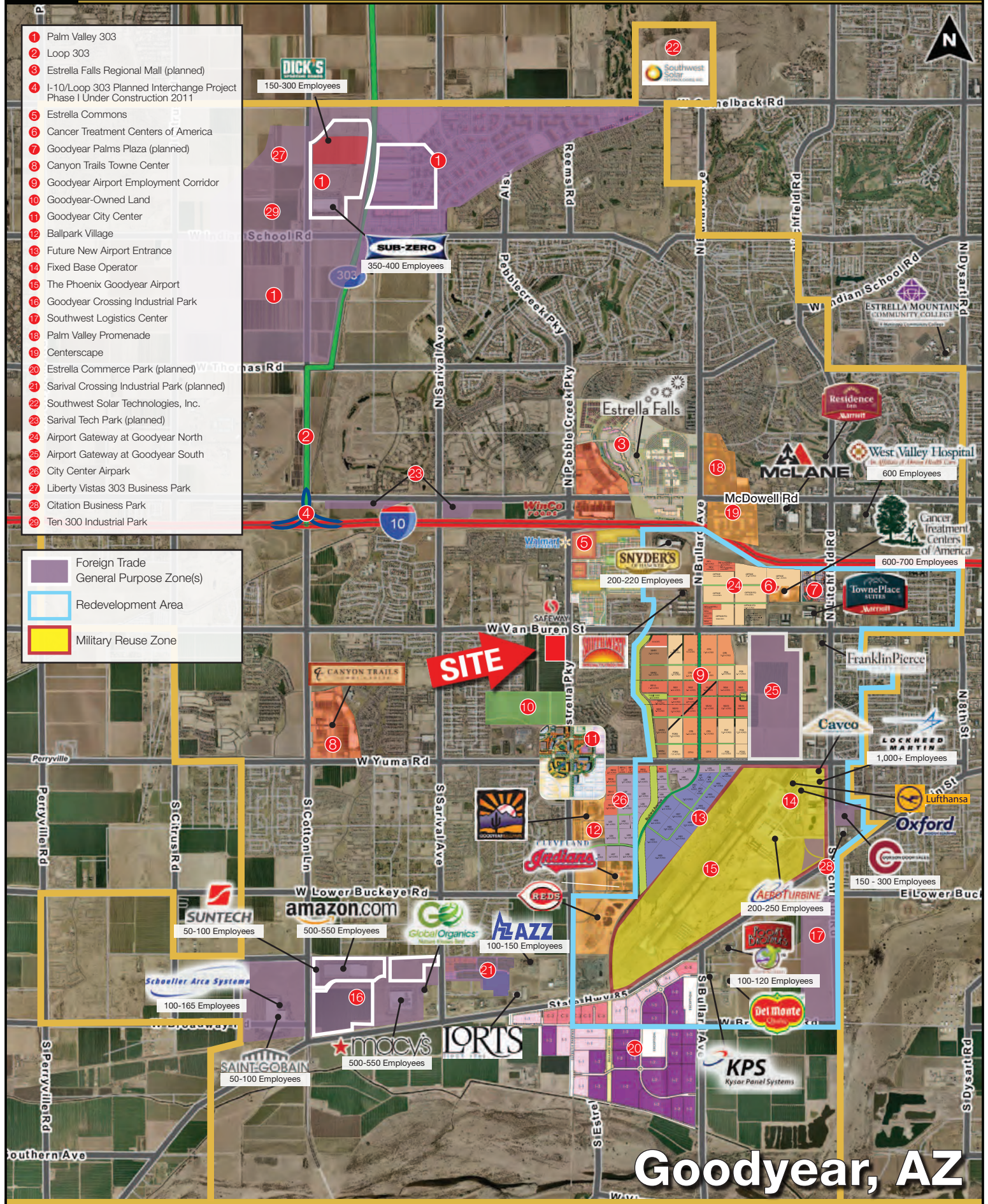
**RETAIL PAD
CONCEPTUAL RENDERINGS**



DE RITO PARTNERS, INC

- 1 Palm Valley 303
- 2 Loop 303
- 3 Estrella Falls Regional Mall (planned)
- 4 I-10/Loop 303 Planned Interchange Project Phase I Under Construction 2011
- 5 Estrella Commons
- 6 Cancer Treatment Centers of America
- 7 Goodyear Palms Plaza (planned)
- 8 Canyon Trails Towne Center
- 9 Goodyear Airport Employment Corridor
- 10 Goodyear-Owned Land
- 11 Goodyear City Center
- 12 Ballpark Village
- 13 Future New Airport Entrance
- 14 Fixed Base Operator
- 15 The Phoenix Goodyear Airport
- 16 Goodyear Crossing Industrial Park
- 17 Southwest Logistics Center
- 18 Palm Valley Promenade
- 19 Centerscape
- 20 Estrella Commerce Park (planned)
- 21 Sarival Crossing Industrial Park (planned)
- 22 Southwest Solar Technologies, Inc.
- 23 Sarival Tech Park (planned)
- 24 Airport Gateway at Goodyear North
- 25 Airport Gateway at Goodyear South
- 26 City Center Airport
- 27 Liberty Vistas 303 Business Park
- 28 Citation Business Park
- 29 Ten 300 Industrial Park

- Foreign Trade
- General Purpose Zone(s)
- Redevelopment Area
- Military Reuse Zone



Goodyear, AZ