

# ±1.12 ACRE RESTAURANT/RETAIL PAD AVAILABLE

GOODYEAR BALLPARK | E/SEC ESTRELLA PARKWAY & GOODYEAR BOULEVARD | GOODYEAR, ARIZONA



**LOCATION** Property is located East of the southeast corner of Estrella Parkway and Goodyear Boulevard in Goodyear, Arizona.

**SIZE** ±1.12 acres

**PRICE** Call for pricing

**ZONING** PAD, City of Goodyear

#### **TRAFFIC COUNTS**

N/S Estrella Parkway ±22,642 VPD  
(City of Goodyear, 2017)

#### **DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
2017 Avg. Population	7,719	49,962	122,090
2017 Avg. HH Income	\$73,275	\$71,421	\$78,733

(Source ESRI 2017)

#### **COMMENTS**

- Property has frontage on Goodyear Boulevard
- I-10 is located ±2.5 miles to the north (full interchange)
- Estrella Parkway is the major north/south arterial in the trade area and is the main entrance into Estrella MPC
- Property is surrounded by several new housing developments
- Property is located adjacent to the Goodyear Ballpark Spring Training Complex, which has approximately 350,000 visitors per year
- Signalized intersection (Estrella Parkway)

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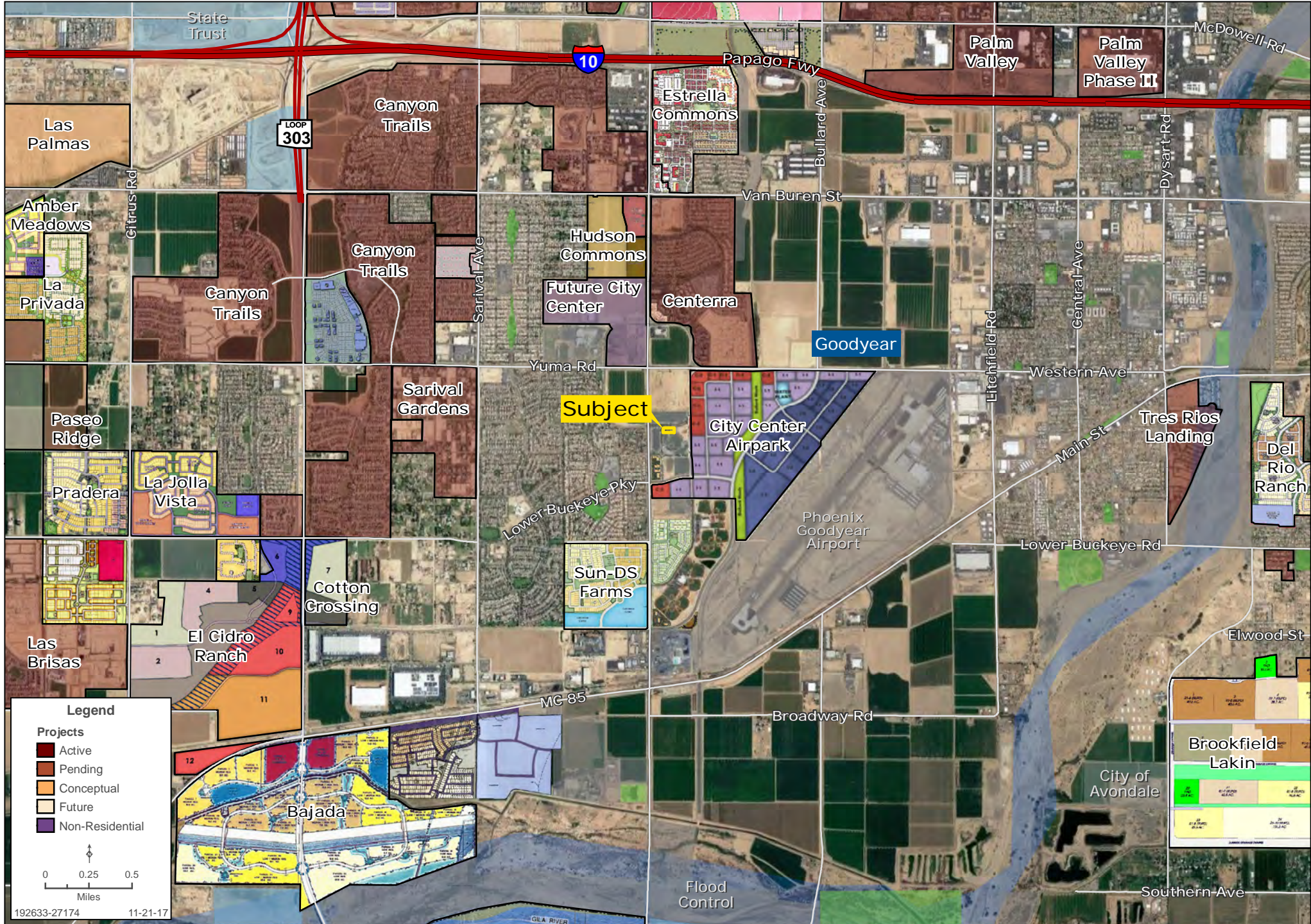
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# SURROUNDING AREA MAP

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# PROPERTY DETAIL MAP

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Goodyear Blvd S

Estrella Pky

Goodyear  
Ballpark

0 50 100  
Feet  
192633-27174 11-21-17

# GOODYEAR BALLPARK SURROUNDING AMENITIES MAP

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# BALL PARK VILLAGE SITE PLAN 1



### Site Data

Site Area: 49,055 S.F. (1.1 AC.)

### Building Area

First Floor:	4,400 S.F.
Second Floor:	3,100 S.F.
<b>Total Building Area:</b>	<b>7,500 S.F.</b>

Coverage: 9.0%  
(Based on Ground Floor Only)

Parking Provided: 71 Spaces

Overall Parking Ratio: 9.5 / 1,000

\* The potential access gate has not been discussed with, or approved by, the City of Goodyear

# BALL PARK VILLAGE SITE PLAN 2



### Site Data

Site Area: 49,055 S.F. (1.1 AC.)

### Building Area

First Floor:	4,400 S.F.
Second Floor:	3,100 S.F.
<b>Total Building Area:</b>	<b>7,500 S.F.</b>

Coverage: 9.0%  
(Based on Ground Floor Only)

Parking Provided: 71 Spaces

Overall Parking Ratio: 9.5 / 1,000

\* The potential access gate has not been discussed with, or approved by, the City of Goodyear

# COMMUNITY ATTRIBUTES

## GOODYEAR, ARIZONA

A young city with a “go-getter” attitude, Goodyear always strives to be on the leading edge.

Goodyear has been proactive in its pursuit of industry and amenities.

A 4,000-acre employment corridor surrounding the Phoenix-Goodyear Airport, plus the new Spring Training ballpark complex, the metro area’s next regional mall, a planned downtown, new industries, and key transportation corridors are coloring the landscape of this vital young city.

With about 90% of its total 189 square miles of affordable land still available for development, Goodyear is a city of incredible opportunity.

Residents and businesses of all types call this progressive city home because of its:

- Outstanding quality of life
- Strategic location on the I-10 commercial corridor
- Variety of housing in master planned communities
- Access to the largest labor pool in Arizona
- Excellent school districts
- Available land and business parks



## GOODYEAR, ARIZONA: MAJOR EMPLOYERS

Lockheed Martin Aerospace, Engineering, 500-1000

McLane Sunwest, Distribution, 500-1000

West Valley Hospital, Health Services, 500-1000

Amazon.com, Internet Fulfillment, 250-500

Cancer Treatment Centers of America, Health Services, 250-500

Cavco Industries, Manufacturing, 250-500

Macy’s Logistics and Operations, Internet Fulfillment, 250-500

Sub-Zero/Wolf, Appliance Manufacturing, 250-500

AeroTurbine, Aircraft Maintenance, 100-250

Kysor Panel Systems, Manufacturing, 100-250

Lufthansa Airline Training Center, Education, Flight Training, 100-250

Poore Brothers, Food Manufacturing, 100-250

Rudolfo Bros. Plastering Inc., Construction, 100-250

Snyders of Hanover Food Manufacturing 100-250

Arizona Galvanizing Inc., Galvanizing, 50-100

Global Organics LLC, Manufacturing, 50-100

Lorts Manufacturing, Furniture Manufacturing, 50-100

Oxford Aviation Academy, Education, Flight Training, 50-100

Suntech, Solar Manufacturing, 50-100

Del Monte Fresh Produce Co., Wholesale, <50

Imsamet Inc., Manufacturing, <50

Keogh Engineering Inc., Services, <50

