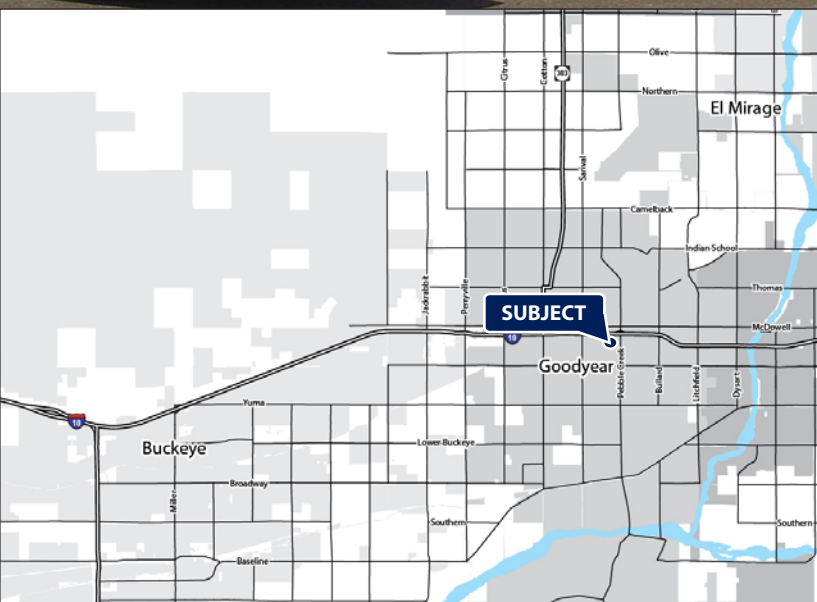




BROOKLYN BEDDING
COMING SOON!

SUPERCUTS
NOW OPEN!



SHOP SPACE AVAILABLE

AVAILABILITY

- 1,300 sf - available November 2020
- 1,307 sf
- 1,339 sf
- 2,000 sf - 2nd generation restaurant

FEATURES

- Anchored by Wal-Mart Supercenter
- Excellent visibility from I-10 Freeway
- Close proximity to Palm Valley, Canyon Trails and Estrella Mountain Ranch Master Planned Communities

NOTABLE TENANTS AT THE INTERSECTION



2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	4,895	69,496	144,233
Ave Household Income	\$95,269	\$102,211	\$96,450
Daytime Employment	3,277	20,638	32,520

James DeCremer

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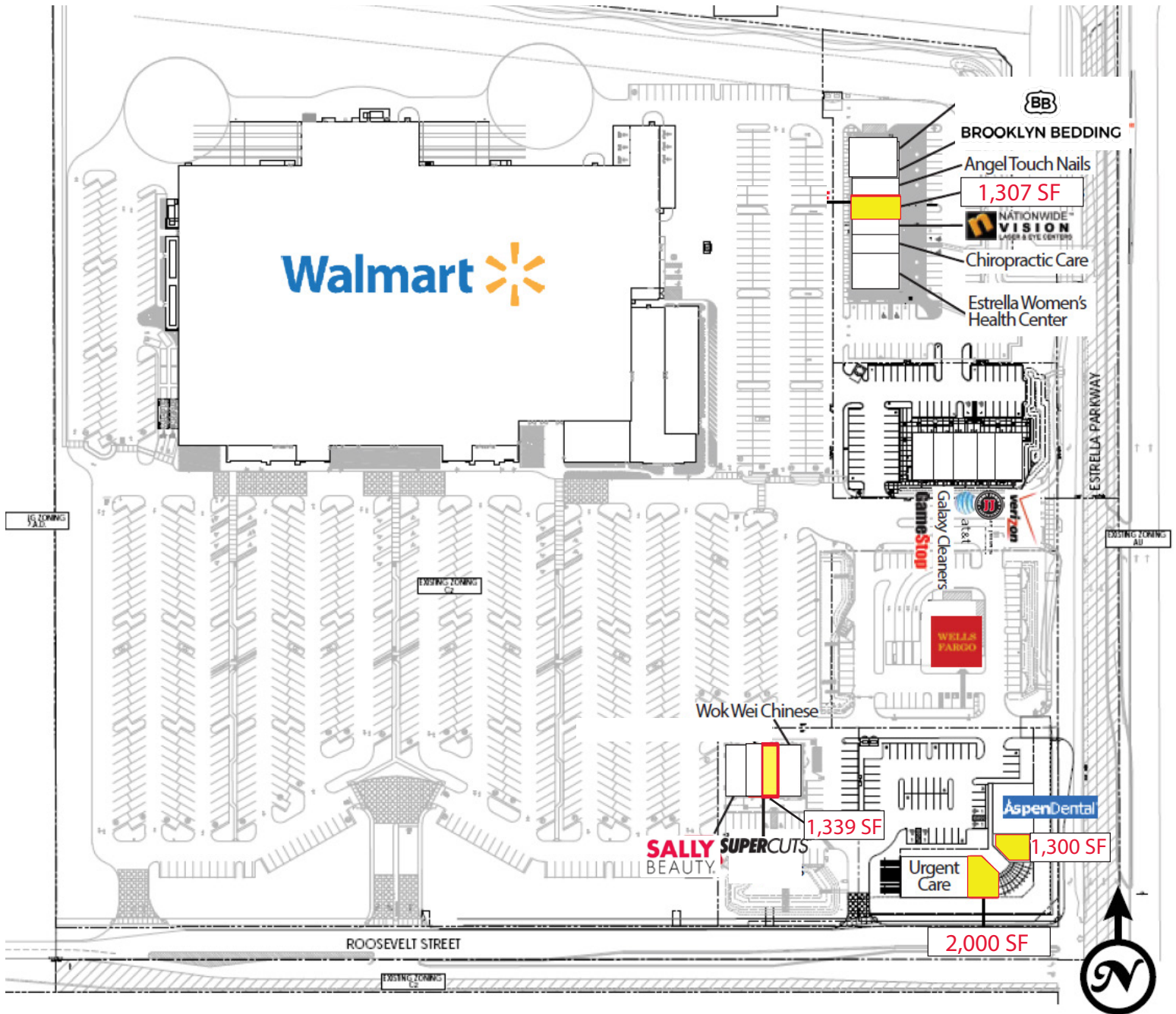
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Phoenix, AZ 85016

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 Available



Lat/Lon: 33.459/-112.3925

RF5

1120 N Estrella Pkwy**Goodyear, AZ 85338****1 mi radius****3 mi radius****5 mi radius****Population**

Estimated Population (2019)	4,895		69,496		144,233	
Projected Population (2024)	5,340		75,821		157,912	
Census Population (2010)	3,530		57,121		118,579	
Census Population (2000)	474		18,658		44,684	
Projected Annual Growth (2019 to 2024)	445	1.8%	6,325	1.8%	13,680	1.9%
Historical Annual Growth (2010 to 2019)	1,365	3.1%	12,375	2.0%	25,654	2.0%
Historical Annual Growth (2000 to 2010)	3,056	64.4%	38,463	20.6%	73,894	16.5%
Estimated Population Density (2019)	1,559	psm	2,459	psm	1,837	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

Households

Estimated Households (2019)	1,705		23,352		46,491	
Projected Households (2024)	1,793		24,602		49,116	
Census Households (2010)	1,171		19,086		37,991	
Census Households (2000)	149		6,553		14,042	
Estimated Households with Children (2019)	558	32.7%	8,200	35.1%	18,663	40.1%
Estimated Average Household Size (2019)	2.87		2.83		2.99	

Average Household Income

Estimated Average Household Income (2019)	\$95,269		\$102,211		\$96,450	
Projected Average Household Income (2024)	\$105,619		\$113,407		\$107,149	
Estimated Average Family Income (2019)	\$107,977		\$112,917		\$106,014	

Median Household Income

Estimated Median Household Income (2019)	\$87,101		\$82,899		\$78,888	
Projected Median Household Income (2024)	\$101,478		\$96,019		\$90,919	
Estimated Median Family Income (2019)	\$101,632		\$92,725		\$87,878	

Per Capita Income

Estimated Per Capita Income (2019)	\$33,176		\$35,089		\$31,653	
Projected Per Capita Income (2024)	\$35,468		\$37,480		\$33,842	
Estimated Per Capita Income 5 Year Growth	\$2,292	6.9%	\$2,391	6.8%	\$2,189	6.9%
Estimated Average Household Net Worth (2019)	\$866,976		\$894,286		\$832,976	

Daytime Demos (2019)

Total Businesses	294		1,993		3,312	
Total Employees	3,277		20,638		32,520	
Company Headquarter Businesses	-	-	3	0.2%	5	0.2%
Company Headquarter Employees	-	-	946	4.6%	968	3.0%
Employee Population per Business	11.1		10.4		9.8	
Residential Population per Business	16.7		34.9		43.5	

Lat/Lon: 33.459/-112.3925

RF5

1120 N Estrella Pkwy**Goodyear, AZ 85338****1 mi radius****3 mi radius****5 mi radius****Race & Ethnicity**

White (2019)	3,246	66.3%	47,364	68.2%	93,147	64.6%
Black or African American (2019)	476	9.7%	5,613	8.1%	12,943	9.0%
American Indian or Alaska Native (2019)	57	1.2%	799	1.1%	1,814	1.3%
Asian (2019)	179	3.7%	3,554	5.1%	7,200	5.0%
Hawaiian or Pacific Islander (2019)	7	0.2%	128	0.2%	333	0.2%
Other Race (2019)	707	14.4%	9,155	13.2%	22,622	15.7%
Two or More Races (2019)	223	4.6%	2,882	4.1%	6,173	4.3%
Not Hispanic or Latino Population (2019)	3,330	68.0%	47,937	69.0%	92,829	64.4%
Hispanic or Latino Population (2019)	1,565	32.0%	21,559	31.0%	51,404	35.6%
Not Hispanic or Latino Population (2024)	3,594	67.3%	51,763	68.3%	100,701	63.8%
Hispanic or Latino Population (2024)	1,746	32.7%	24,058	31.7%	57,212	36.2%
Not Hispanic or Latino Population (2010)	2,260	64.0%	38,710	67.8%	74,363	62.7%
Hispanic or Latino Population (2010)	1,270	36.0%	18,411	32.2%	44,216	37.3%
Not Hispanic or Latino Population (2000)	356	75.0%	13,029	69.8%	28,753	64.3%
Hispanic or Latino Population (2000)	119	25.0%	5,629	30.2%	15,931	35.7%
Projected Hispanic Annual Growth (2019 to 2024)	181	2.3%	2,499	2.3%	5,807	2.3%
Historic Hispanic Annual Growth (2000 to 2019)	1,447	64.2%	15,930	14.9%	35,473	11.7%

Age Distribution (2019)

Age Under 5	348	7.1%	4,403	6.3%	9,916	6.9%
Age 5 to 9 Years	356	7.3%	4,542	6.5%	10,218	7.1%
Age 10 to 14 Years	370	7.6%	4,712	6.8%	10,510	7.3%
Age 15 to 19 Years	305	6.2%	4,702	6.8%	10,308	7.1%
Age 20 to 24 Years	297	6.1%	4,303	6.2%	9,748	6.8%
Age 25 to 29 Years	387	7.9%	5,059	7.3%	11,085	7.7%
Age 30 to 34 Years	402	8.2%	5,155	7.4%	11,136	7.7%
Age 35 to 39 Years	362	7.4%	5,062	7.3%	10,800	7.5%
Age 40 to 44 Years	306	6.3%	4,380	6.3%	9,462	6.6%
Age 45 to 49 Years	264	5.4%	3,970	5.7%	8,557	5.9%
Age 50 to 54 Years	240	4.9%	3,581	5.2%	7,613	5.3%
Age 55 to 59 Years	253	5.2%	3,771	5.4%	7,595	5.3%
Age 60 to 64 Years	270	5.5%	4,089	5.9%	7,399	5.1%
Age 65 to 74 Years	495	10.1%	7,526	10.8%	12,422	8.6%
Age 75 to 84 Years	191	3.9%	3,316	4.8%	5,702	4.0%
Age 85 Years or Over	51	1.0%	926	1.3%	1,762	1.2%
Median Age	36.8		37.2		34.7	

Gender Age Distribution (2019)

Female Population	2,538	51.8%	36,756	52.9%	75,311	52.2%
Age 0 to 19 Years	685	27.0%	9,188	25.0%	20,308	27.0%
Age 20 to 64 Years	1,469	57.9%	21,403	58.2%	44,414	59.0%
Age 65 Years or Over	384	15.1%	6,164	16.8%	10,589	14.1%
Female Median Age	37.4		37.5		35.1	
Male Population	2,357	48.2%	32,740	47.1%	68,921	47.8%
Age 0 to 19 Years	694	29.4%	9,169	28.0%	20,644	30.0%
Age 20 to 64 Years	1,311	55.6%	17,967	54.9%	38,981	56.6%
Age 65 Years or Over	352	14.9%	5,604	17.1%	9,297	13.5%
Male Median Age	36.2		36.8		34.1	

Lat/Lon: 33.459/-112.3925

RF5

1120 N Estrella Pkwy**Goodyear, AZ 85338****1 mi radius****3 mi radius****5 mi radius****Household Income Distribution (2019)**

HH Income \$200,000 or More	104	6.1%	1,629	7.0%	2,821	6.1%
HH Income \$150,000 to \$199,999	125	7.4%	1,862	8.0%	3,674	7.9%
HH Income \$100,000 to \$149,999	427	25.1%	5,131	22.0%	9,131	19.6%
HH Income \$75,000 to \$99,999	302	17.7%	3,986	17.1%	8,028	17.3%
HH Income \$50,000 to \$74,999	341	20.0%	4,447	19.0%	9,180	19.7%
HH Income \$35,000 to \$49,999	175	10.3%	2,518	10.8%	5,430	11.7%
HH Income \$25,000 to \$34,999	44	2.6%	1,286	5.5%	3,030	6.5%
HH Income \$15,000 to \$24,999	96	5.7%	1,106	4.7%	2,348	5.1%
HH Income Under \$15,000	90	5.3%	1,387	5.9%	2,849	6.1%
HH Income \$35,000 or More	1,474	86.5%	19,574	83.8%	38,264	82.3%
HH Income \$75,000 or More	958	56.2%	12,609	54.0%	23,654	50.9%

Housing (2019)

Total Housing Units	1,812		24,965		49,173	
Housing Units Occupied	1,705	94.1%	23,352	93.5%	46,491	94.5%
Housing Units Owner-Occupied	1,271	74.6%	17,186	73.6%	32,179	69.2%
Housing Units, Renter-Occupied	434	25.4%	6,165	26.4%	14,312	30.8%
Housing Units, Vacant	107	6.3%	1,613	6.9%	2,682	5.8%

Marital Status (2019)

Never Married	1,069	28.0%	17,003	30.4%	37,316	32.9%
Currently Married	2,254	59.0%	28,179	50.5%	54,043	47.6%
Separated	113	3.0%	3,016	5.4%	6,046	5.3%
Widowed	140	3.7%	2,486	4.5%	4,564	4.0%
Divorced	244	6.4%	5,157	9.2%	11,619	10.2%

Household Type (2019)

Population Family	4,359	89.1%	59,114	85.1%	124,553	86.4%
Population Non-Family	536	10.9%	7,014	10.1%	14,476	10.0%
Population Group Quarters	-	-	3,368	4.8%	5,204	3.6%
Family Households	1,303	76.4%	17,914	76.7%	35,787	77.0%
Non-Family Households	402	23.6%	5,438	23.3%	10,704	23.0%
Married Couple with Children	351	15.6%	5,559	19.7%	12,393	22.9%
Average Family Household Size	3.3		3.3		3.5	

Household Size (2019)

1 Person Households	297	17.4%	4,252	18.2%	7,920	17.0%
2 Person Households	618	36.3%	8,581	36.7%	15,177	32.6%
3 Person Households	264	15.5%	3,610	15.5%	7,635	16.4%
4 Person Households	270	15.8%	3,535	15.1%	7,673	16.5%
5 Person Households	145	8.5%	1,919	8.2%	4,395	9.5%
6 or More Person Households	112	6.6%	1,455	6.2%	3,690	7.9%

Household Vehicles (2019)

Households with 0 Vehicles Available	44	2.6%	751	3.2%	1,627	3.5%
Households with 1 Vehicles Available	494	29.0%	7,166	30.7%	13,385	28.8%
Households with 2 or More Vehicles Available	1,167	68.5%	15,435	66.1%	31,479	67.7%
Total Vehicles Available	3,257		45,581		92,724	
Average Vehicles Per Household	1.9		2.0		2.0	

Lat/Lon: 33.459/-112.3925

RF5

1120 N Estrella Pkwy**Goodyear, AZ 85338**

1 mi radius

3 mi radius

5 mi radius

Labor Force (2019)

Estimated Labor Population Age 16 Years or Over	3,748		54,900		111,557	
Estimated Civilian Employed	2,609	69.6%	31,471	57.3%	67,761	60.7%
Estimated Civilian Unemployed	27	0.7%	936	1.7%	2,439	2.2%
Estimated in Armed Forces	8	0.2%	421	0.8%	649	0.6%
Estimated Not in Labor Force	1,104	29.5%	22,073	40.2%	40,707	36.5%
Unemployment Rate	0.7%		1.7%		2.2%	

Occupation (2019)

Occupation: Population Age 16 Years or Over	2,609		31,471		67,761	
Management, Business, Financial Operations	540	20.7%	5,348	17.0%	10,629	15.7%
Professional, Related	584	22.4%	6,633	21.1%	13,770	20.3%
Service	398	15.3%	5,124	16.3%	11,142	16.4%
Sales, Office	581	22.3%	8,073	25.7%	18,332	27.1%
Farming, Fishing, Forestry	8	0.3%	72	0.2%	172	0.3%
Construct, Extraction, Maintenance	150	5.8%	2,314	7.4%	5,182	7.6%
Production, Transport Material Moving	349	13.4%	3,906	12.4%	8,535	12.6%
White Collar Workers	1,704	65.3%	20,054	63.7%	42,731	63.1%
Blue Collar Workers	905	34.7%	11,416	36.3%	25,031	36.9%

Consumer Expenditure (2019)

Total Household Expenditure	\$115.99 M		\$1.66 B		\$3.18 B	
Total Non-Retail Expenditure	\$60.93 M	52.5%	\$874.09 M	52.6%	\$1.67 B	52.5%
Total Retail Expenditure	\$55.07 M	47.5%	\$788.95 M	47.4%	\$1.51 B	47.5%
Apparel	\$4.09 M	3.5%	\$58.83 M	3.5%	\$112.69 M	3.5%
Contributions	\$3.78 M	3.3%	\$54.31 M	3.3%	\$102.41 M	3.2%
Education	\$3.44 M	3.0%	\$49.57 M	3.0%	\$94.08 M	3.0%
Entertainment	\$6.62 M	5.7%	\$94.95 M	5.7%	\$180.74 M	5.7%
Food and Beverages	\$17.1 M	14.7%	\$245.17 M	14.7%	\$469.51 M	14.8%
Furnishings and Equipment	\$4.13 M	3.6%	\$59.07 M	3.6%	\$112.35 M	3.5%
Gifts	\$2.88 M	2.5%	\$40.74 M	2.4%	\$76.75 M	2.4%
Health Care	\$9.83 M	8.5%	\$140.65 M	8.5%	\$267.69 M	8.4%
Household Operations	\$4.55 M	3.9%	\$65.35 M	3.9%	\$124.27 M	3.9%
Miscellaneous Expenses	\$2.19 M	1.9%	\$31.43 M	1.9%	\$59.79 M	1.9%
Personal Care	\$1.56 M	1.3%	\$22.38 M	1.3%	\$42.67 M	1.3%
Personal Insurance	\$831.79 K	0.7%	\$11.93 M	0.7%	\$22.54 M	0.7%
Reading	\$252.63 K	0.2%	\$3.62 M	0.2%	\$6.87 M	0.2%
Shelter	\$24.2 M	20.9%	\$347.36 M	20.9%	\$665.29 M	20.9%
Tobacco	\$675.09 K	0.6%	\$9.7 M	0.6%	\$18.83 M	0.6%
Transportation	\$21.39 M	18.4%	\$306.31 M	18.4%	\$585.72 M	18.4%
Utilities	\$8.49 M	7.3%	\$121.67 M	7.3%	\$233.51 M	7.4%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	3,220		46,836		93,533	
Elementary (Grade Level 0 to 8)	89	2.8%	1,629	3.5%	3,938	4.2%
Some High School (Grade Level 9 to 11)	191	5.9%	2,635	5.6%	6,307	6.7%
High School Graduate	605	18.8%	10,670	22.8%	21,514	23.0%
Some College	1,048	32.5%	13,224	28.2%	26,462	28.3%
Associate Degree Only	304	9.4%	4,458	9.5%	9,132	9.8%
Bachelor Degree Only	611	19.0%	8,556	18.3%	16,039	17.1%
Graduate Degree	372	11.5%	5,664	12.1%	10,141	10.8%

Lat/Lon: 33.459/-112.3925

RF5

1120 N Estrella Pkwy**Goodyear, AZ 85338****Units In Structure (2019)**

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	1,556	132.9%	19,740	103.4%	37,914	99.8%
1 Attached Unit	7	0.6%	385	2.0%	772	2.0%
2 to 4 Units	8	0.7%	680	3.6%	1,241	3.3%
5 to 9 Units	18	1.6%	436	2.3%	1,274	3.4%
10 to 19 Units	24	2.0%	214	1.1%	979	2.6%
20 to 49 Units	7	0.6%	178	0.9%	440	1.2%
50 or More Units	77	6.5%	1,446	7.6%	2,616	6.9%
Mobile Home or Trailer	6	0.5%	262	1.4%	1,216	3.2%
Other Structure	2	0.2%	10	-	39	0.1%

Homes Built By Year (2019)

Homes Built 2010 or later	341	29.1%	2,718	14.2%	4,464	11.8%
Homes Built 2000 to 2009	995	85.0%	12,641	66.2%	24,358	64.1%
Homes Built 1990 to 1999	195	16.7%	3,664	19.2%	7,896	20.8%
Homes Built 1980 to 1989	99	8.5%	1,256	6.6%	2,897	7.6%
Homes Built 1970 to 1979	30	2.5%	1,450	7.6%	3,318	8.7%
Homes Built 1960 to 1969	26	2.2%	726	3.8%	1,694	4.5%
Homes Built 1950 to 1959	12	1.0%	548	2.9%	1,172	3.1%
Homes Built Before 1949	6	0.6%	350	1.8%	692	1.8%

Home Values (2019)

Home Values \$1,000,000 or More	3	0.3%	42	0.3%	97	0.4%
Home Values \$500,000 to \$999,999	107	12.9%	1,137	8.3%	1,880	7.2%
Home Values \$400,000 to \$499,999	172	20.7%	1,744	12.8%	2,858	10.9%
Home Values \$300,000 to \$399,999	181	21.8%	4,054	29.6%	6,054	23.1%
Home Values \$200,000 to \$299,999	386	46.5%	5,663	41.4%	11,061	42.2%
Home Values \$150,000 to \$199,999	267	32.1%	2,828	20.7%	6,023	23.0%
Home Values \$100,000 to \$149,999	115	13.8%	966	7.1%	2,308	8.8%
Home Values \$70,000 to \$99,999	9	1.1%	246	1.8%	543	2.1%
Home Values \$50,000 to \$69,999	15	1.8%	97	0.7%	243	0.9%
Home Values \$25,000 to \$49,999	4	0.5%	82	0.6%	306	1.2%
Home Values Under \$25,000	7	0.8%	255	1.9%	676	2.6%
Owner-Occupied Median Home Value	\$235,554		\$263,672		\$249,474	
Renter-Occupied Median Rent	\$1,042		\$984		\$969	

Transportation To Work (2019)

Drive to Work Alone	1,827	76.9%	26,083	77.3%	54,135	77.3%
Drive to Work in Carpool	338	14.2%	3,718	11.0%	8,140	11.6%
Travel to Work by Public Transportation	69	2.9%	356	1.1%	854	1.2%
Drive to Work on Motorcycle	6	0.3%	93	0.3%	221	0.3%
Walk or Bicycle to Work	29	1.2%	545	1.6%	1,220	1.7%
Other Means	38	1.6%	404	1.2%	657	0.9%
Work at Home	70	3.0%	2,563	7.6%	4,807	6.9%

Travel Time (2019)

Travel to Work in 14 Minutes or Less	730	30.7%	6,135	18.2%	12,464	17.8%
Travel to Work in 15 to 29 Minutes	779	32.8%	10,260	30.4%	22,353	31.9%
Travel to Work in 30 to 59 Minutes	750	31.6%	10,008	29.6%	22,313	31.9%
Travel to Work in 60 Minutes or More	278	11.7%	2,950	8.7%	6,175	8.8%
Average Minutes Travel to Work	24.1		24.7		25.3	