

COMMERCIAL RETAIL PAD(S) AVAILABLE PALM VALLEY CORNERSTONE POWER CENTER

EXCLUSIVE LISTING | W/SWC DYSART ROAD & MCDOWELL ROAD | GOODYEAR, ARIZONA



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COMMERCIAL RETAIL PADS | EXECUTIVE SUMMARY

PALM VALLEY CORNERSTONE POWER CENTER



LOCATION W/SWC Dysart Road & McDowell Road | Goodyear, Arizona

PRICE Ground Lease or BTS

PARCEL 500-03-488

SIZE ±1.88 acres (Can be configured for a single user or two separate users)

ZONING PAD, City of Goodyear

TRAFFIC COUNTS

Dysart Road: North/South ±36,900 VPD

McDowell Road: East/West ± 28,782 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Est. Population	±10,446	±92,810	±204,103
2018 Avg. HH Income	\$81,370	\$81,433	\$81,073

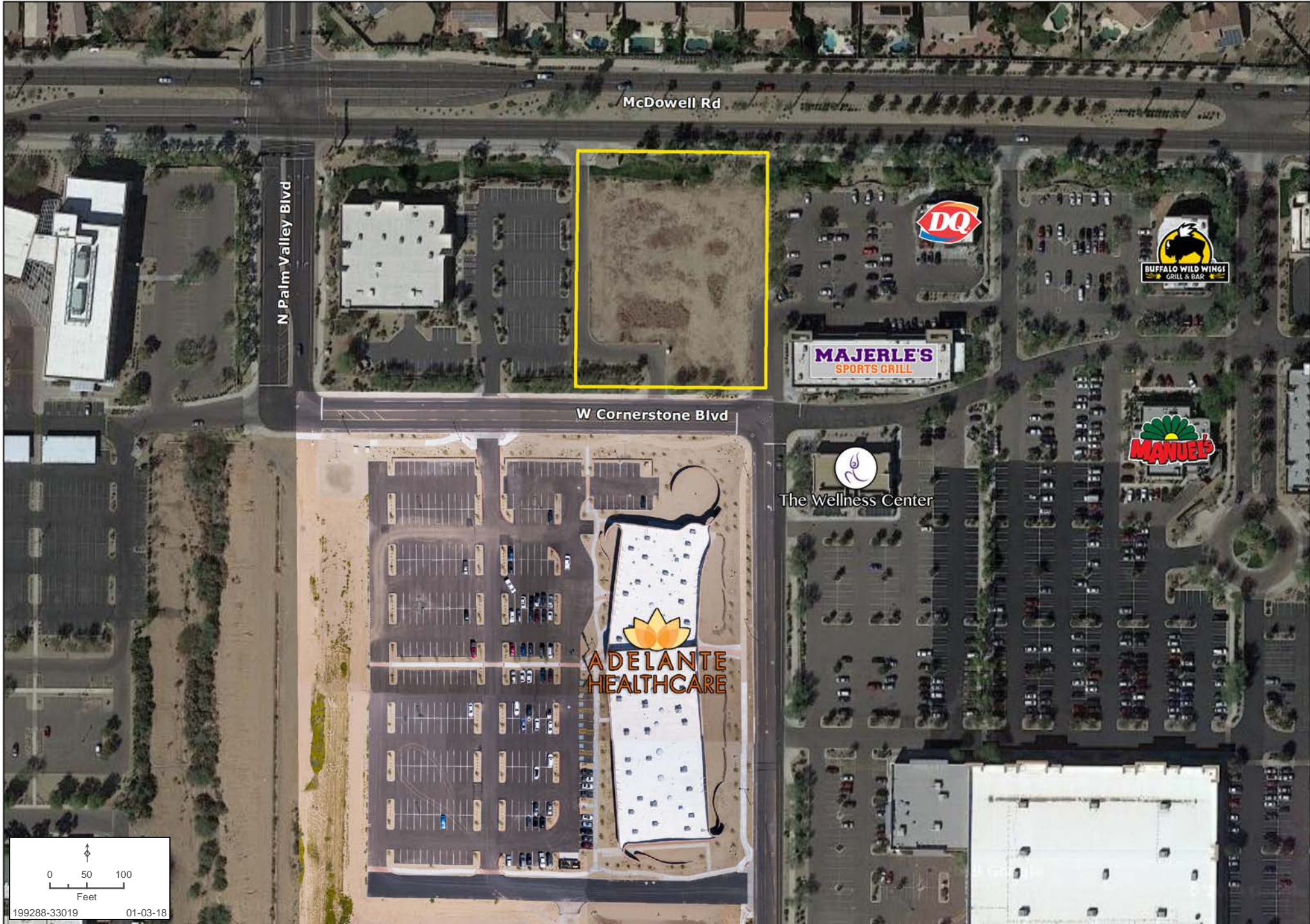
Source: Esri, 2018

COMMENTS

- Last remaining pad with frontage on McDowell Road (±250 feet of frontage) between Dysart and McDowell Roads
- Property is improved. Partial on-sites. All off-sites including: curb, sidewalk, gutter, landscaping, etc.
- Property is well positioned in the heart of the Goodyear retail corridor along McDowell Road surrounded by retailers which include: Lowe's, JC Penny, Fry's, Walmart, PetSmart, OfficeMax, Kohls, Big 5, Jo-Ann, LA Fitness, Sprouts, Target, Michaels, Ross, Famous Footwear, Total Wine and Best Buy
- Property is located within close proximity of Interstate 10, with full interchanges at both Dysart and Litchfield Roads
- Property is located just to the west of Abrazo West Campus (188 beds and ±1,027 employees), which is a Level 1 Trauma Center offering Heart and Vascular Care, Cardiac Technologies, Cardiopulmonary and Rehabilitation Care, Radiology and Medical Imaging, and Surgical and Procedural Care. (www.abrazohealth.com)
- Property is also located just to the north of the new Adelante Health Center (±45,000 SF) offering Family and Internal Medicine, OB/GYN, Family Dental, Behavioral Health, with an on-site Laboratory and Pharmacy. (www.adelantehealthcare.com)
- Property is located just to the north of the planned ±129 acre Wellspring Park (www.wellspringpark.com)
- Property is adjacent to the ±6,635 SF Wellness Center offering Yoga & Fitness, Mama Tribe, Holistic Therapies and Traditional Therapies. (www.thewellnesscenter.org)

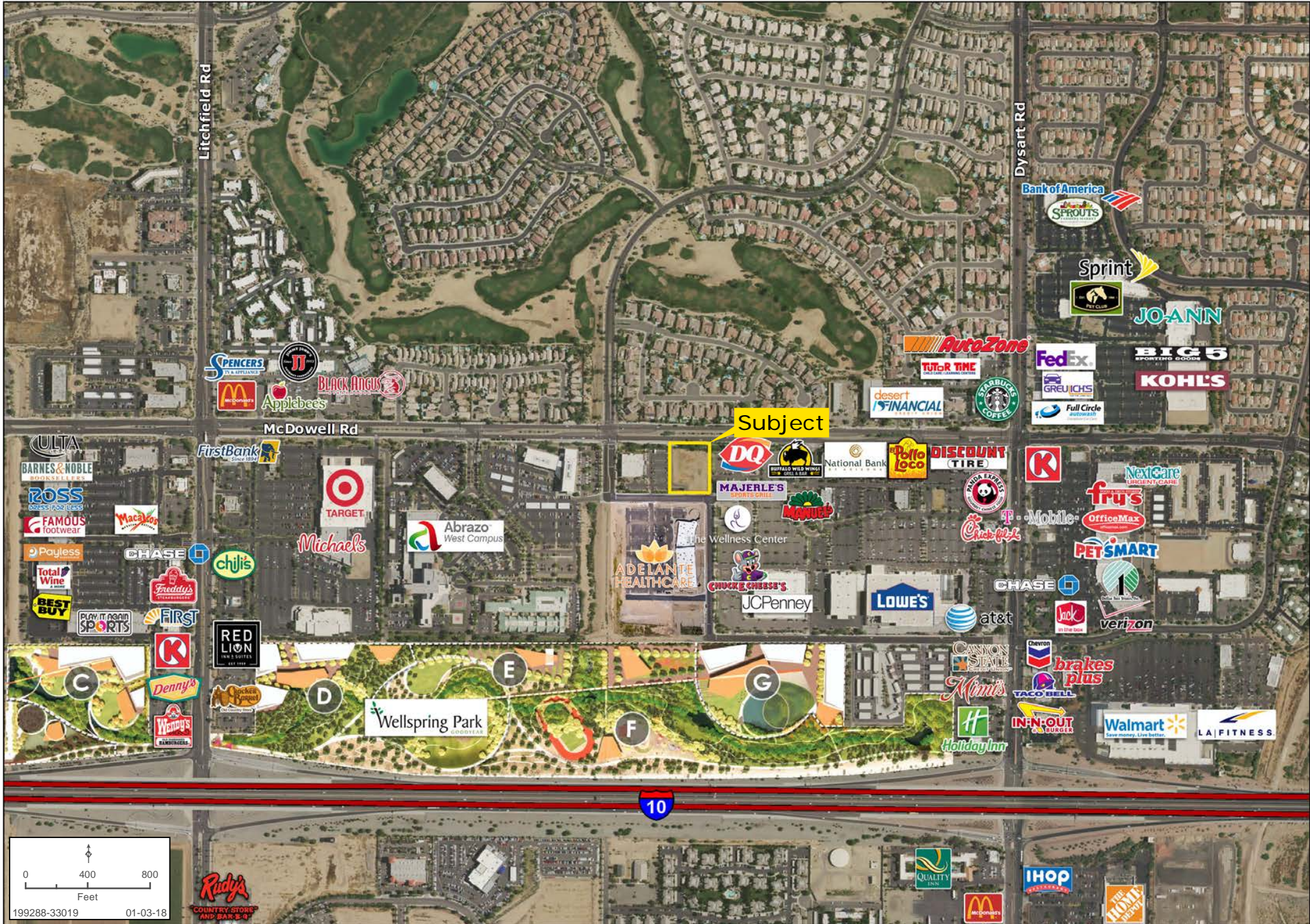
PROPERTY DETAIL MAP

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RETAIL USER MAP

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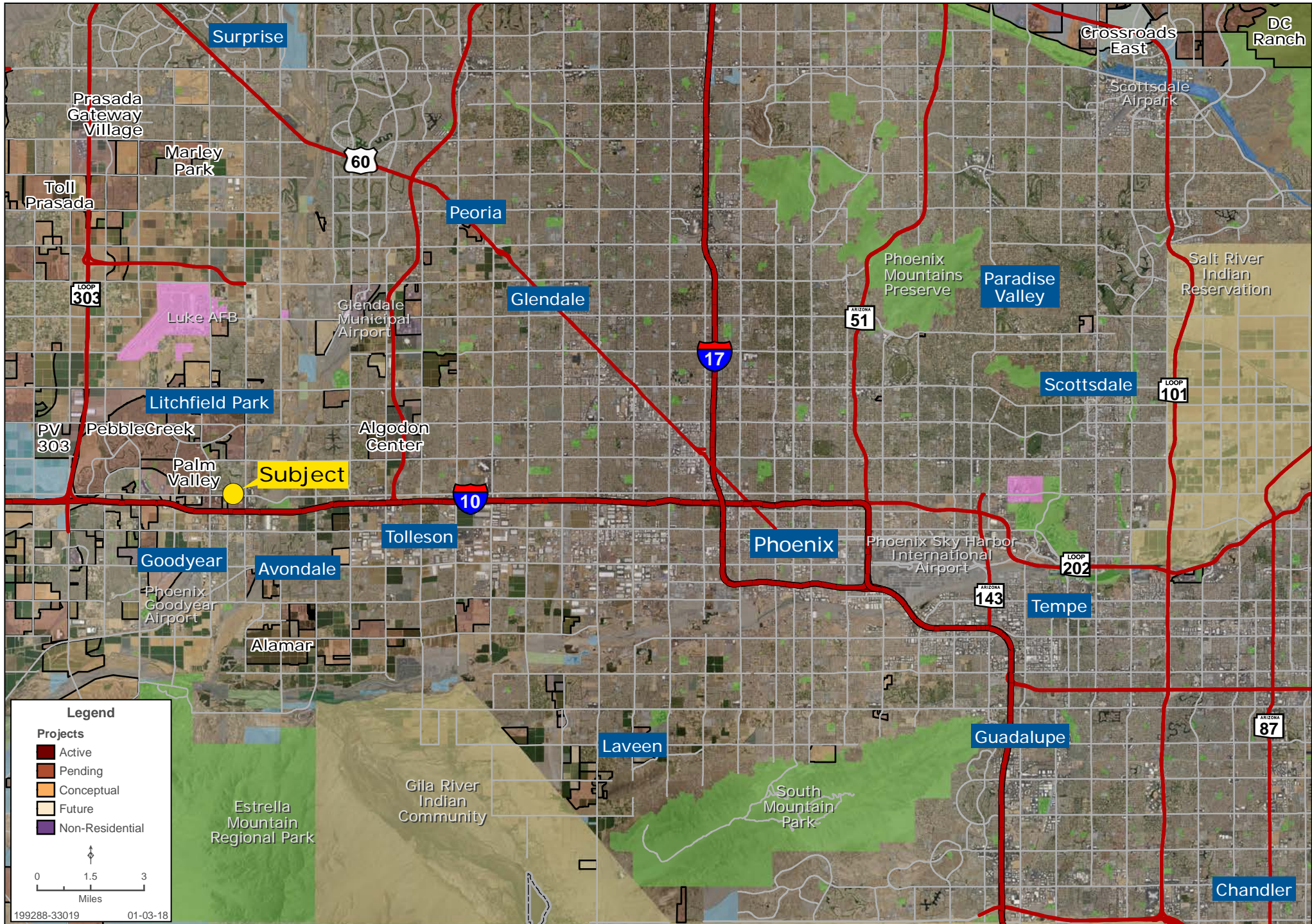
SURROUNDING DEVELOPMENT MAP

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REGIONAL MAP

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COMMERCIAL RETAIL PADS | DYSART & MCDOWELL 2 PALM VALLEY CORNERSTONE POWER CENTER

