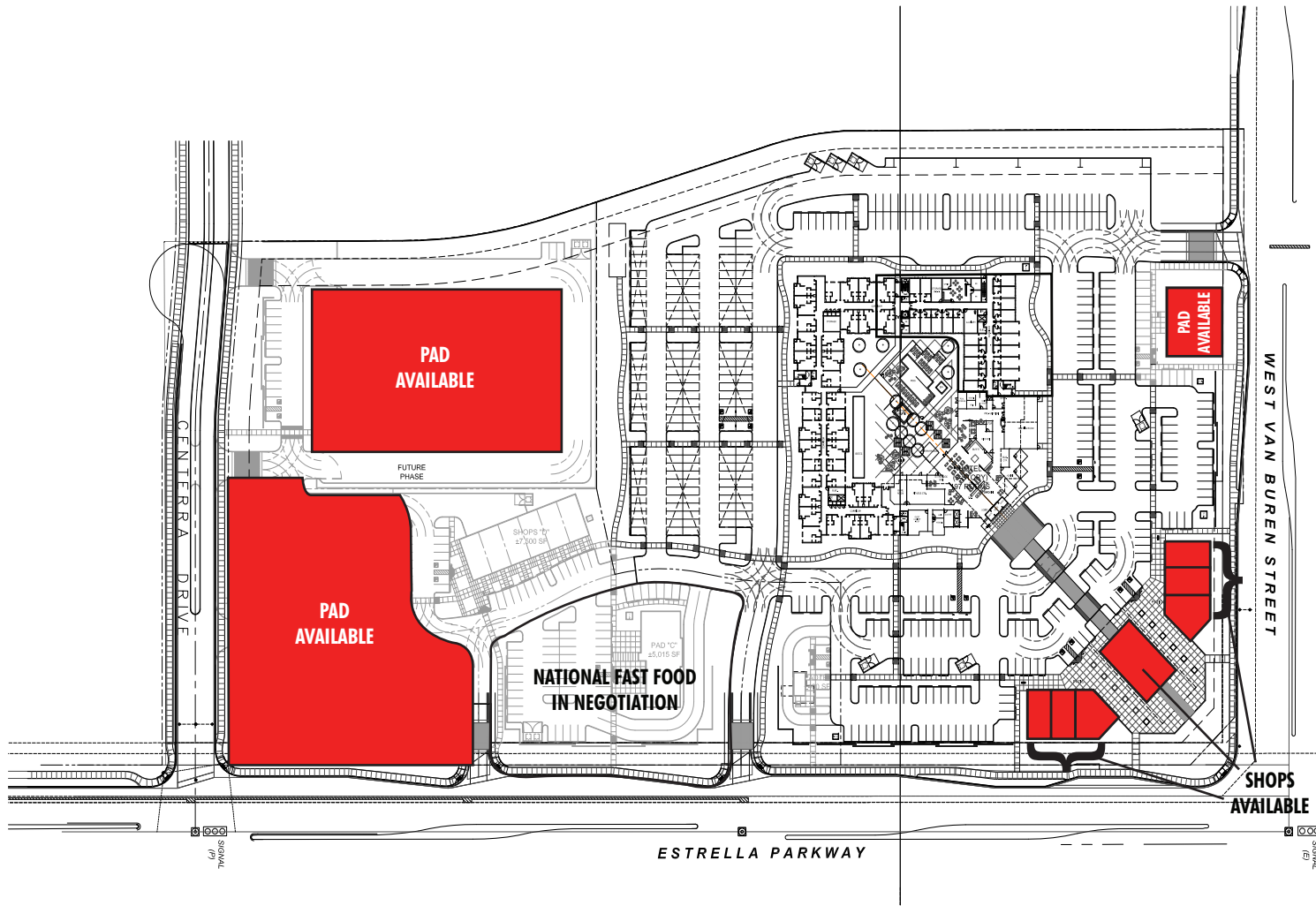


Southwest Corner of Estrella Parkway & Van Buren Street - Goodyear, Arizona



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

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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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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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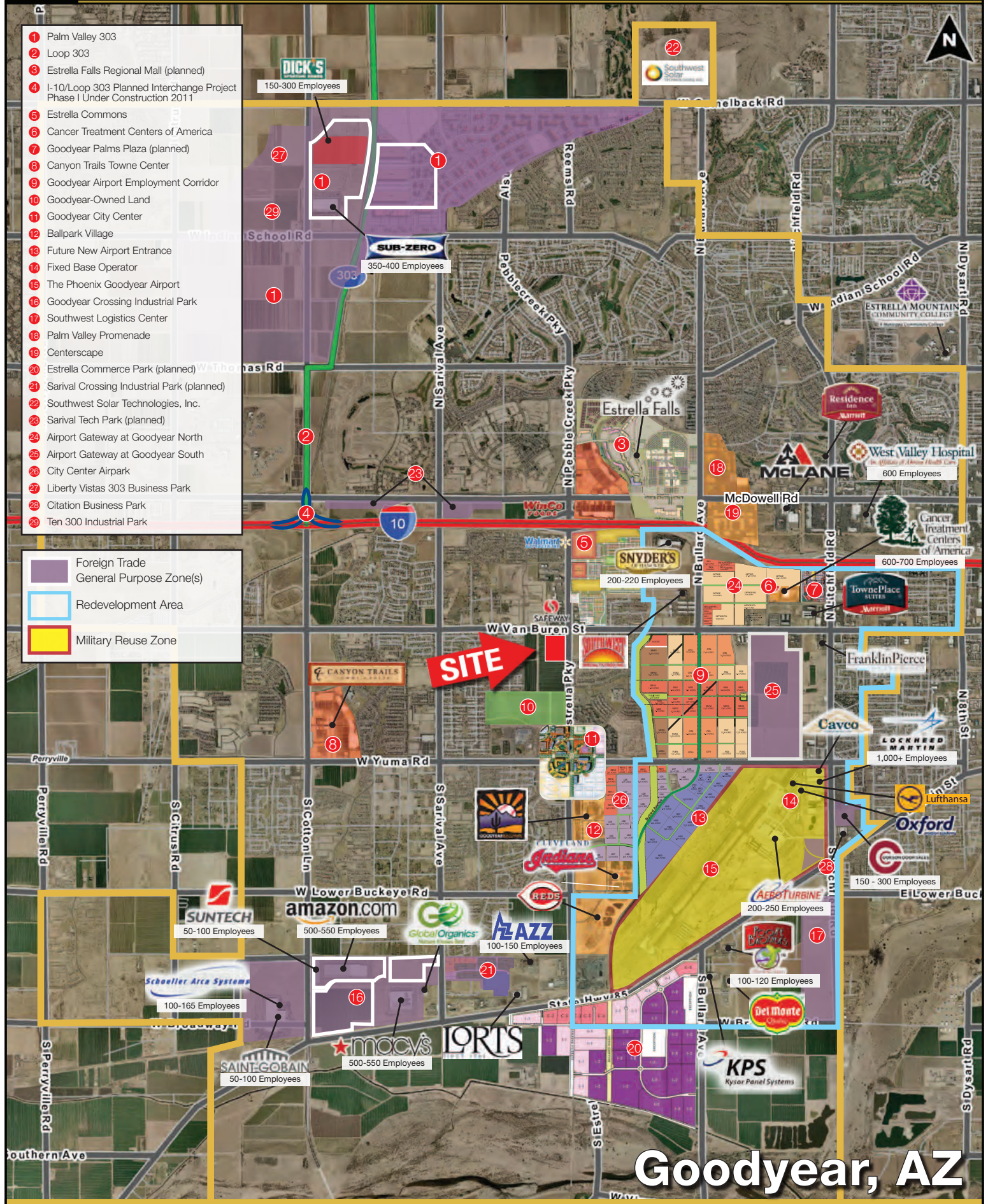
**RETAIL PAD
CONCEPTUAL RENDERINGS**



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