

Northwest Corner of Dysart Road & Van Buren Street - Goodyear, Arizona



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	10,784	81,813	184,831
Projected Population (2021)	11,707	88,856	200,119
Estimated Avg. Household Income (2016)	\$44,455	\$67,353	\$75,722
Projected Avg. Household Income (2021)	\$49,324	\$77,144	\$87,556
Average Household Size (2016)	3.1	3.1	3.0
Total Daytime Employees (2016)	10,376	24,304	46,412
Median Age (2016)	29.7	30.9	32.6

**TRAFFIC COUNTS** (2012 Source: Arizona Department of Transportation)

Dysart Road	39,204
Van Buren Street	24,489
<b>Total Cars Per Day</b>	<b>63,693</b>



**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.

**BALDRIDGE COMMONS**

Northwest Corner of Dysart Road & Van Buren Street - Goodyear, Arizona

1,167 SF & 1,296 SF AVAILABLE

FOR LEASE



For further information contact:

**JUSTIN RIHS**  
 (602) 553-2944  
 justin.rihs@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**

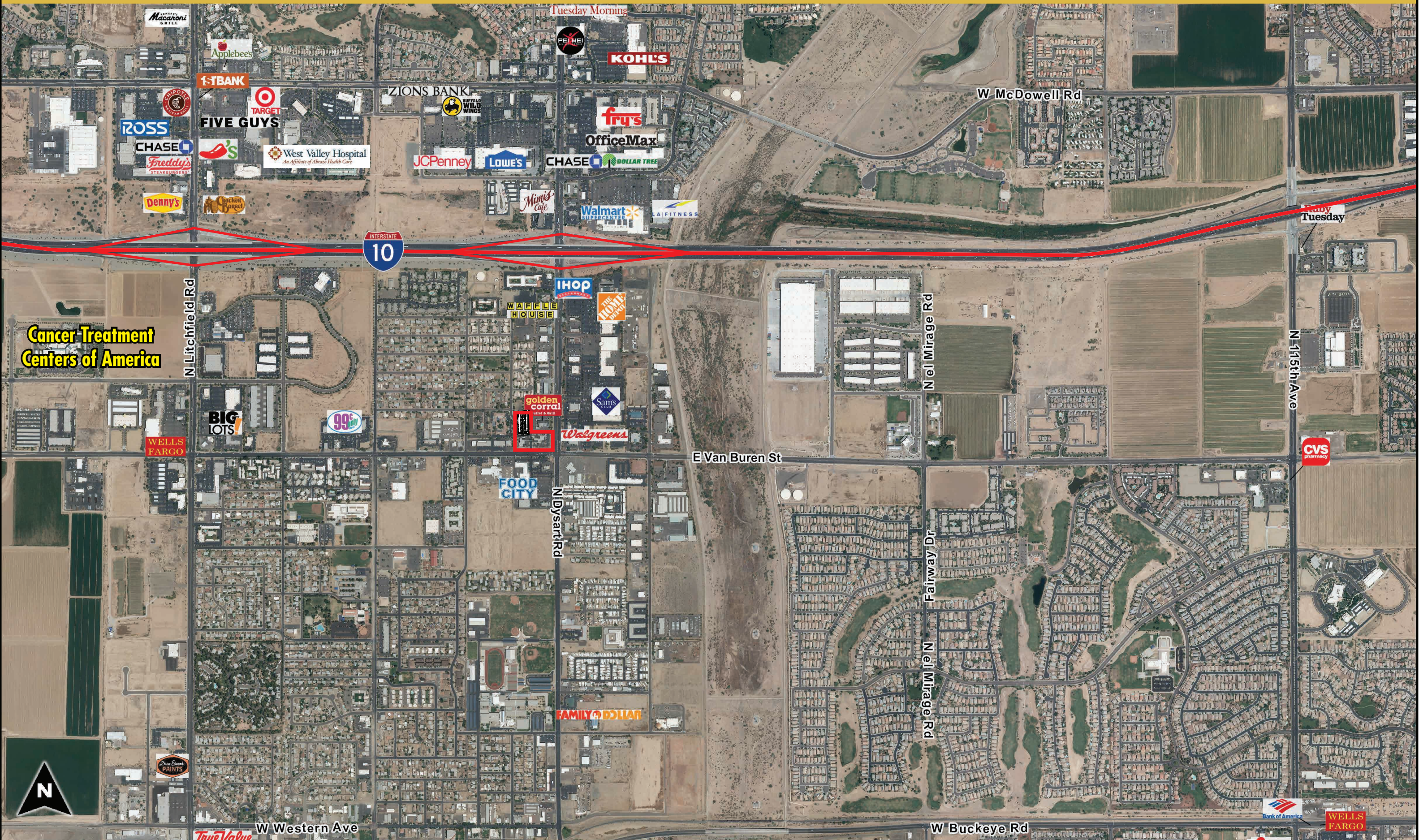
- Only 1/2 mile south from I-10 Freeway
- More than 63,000 VPD at the intersection
- Monument signage available
- Location is a heavily traveled intersection between Avondale and Goodyear
- Approximately 21,153 SF of newly constructed industrial suites open now adjacent center to the north

Tenants across the street:



**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.



Cancer Treatment Centers of America

DE RITO PARTNERS, INC

Macaroni Grill  
Applebees  
t5BANK  
ROSS  
CHASE  
Freddy's  
Denny's  
FIVE GUYS  
Target  
West Valley Hospital  
Jockey Brand  
Buffalo Wild Wings  
ZIONS BANK  
JCPenney  
LOWE'S  
Mimi's Cafe

Tuesday Morning  
PELWEI  
KOHLS  
Fry's  
OfficeMax  
CHASE  
DOLLAR TREE  
Walmart  
LA FITNESS

N Litchfield Rd  
Wells Fargo  
BIG LOTS  
99c ONLY

IHOP  
Waffle House  
The Home Depot  
golden corral  
Sams Club  
Walgreens

W Western Ave  
True Value  
Paints

FOOD CITY  
N Dysart Rd  
FAMILY DOLLAR

W McDowell Rd

E Van Buren St

N el Mirage Rd

Fairway Dr

N el Mirage Rd

W Buckeye Rd

N 115th Ave

CVS Pharmacy

CVS Pharmacy

WELLS FARGO