

MOUNTAIN RANCH MARKETPLACE

ELLIOT ROAD & ESTRELLA PARKWAY IN GOODYEAR, ARIZONA

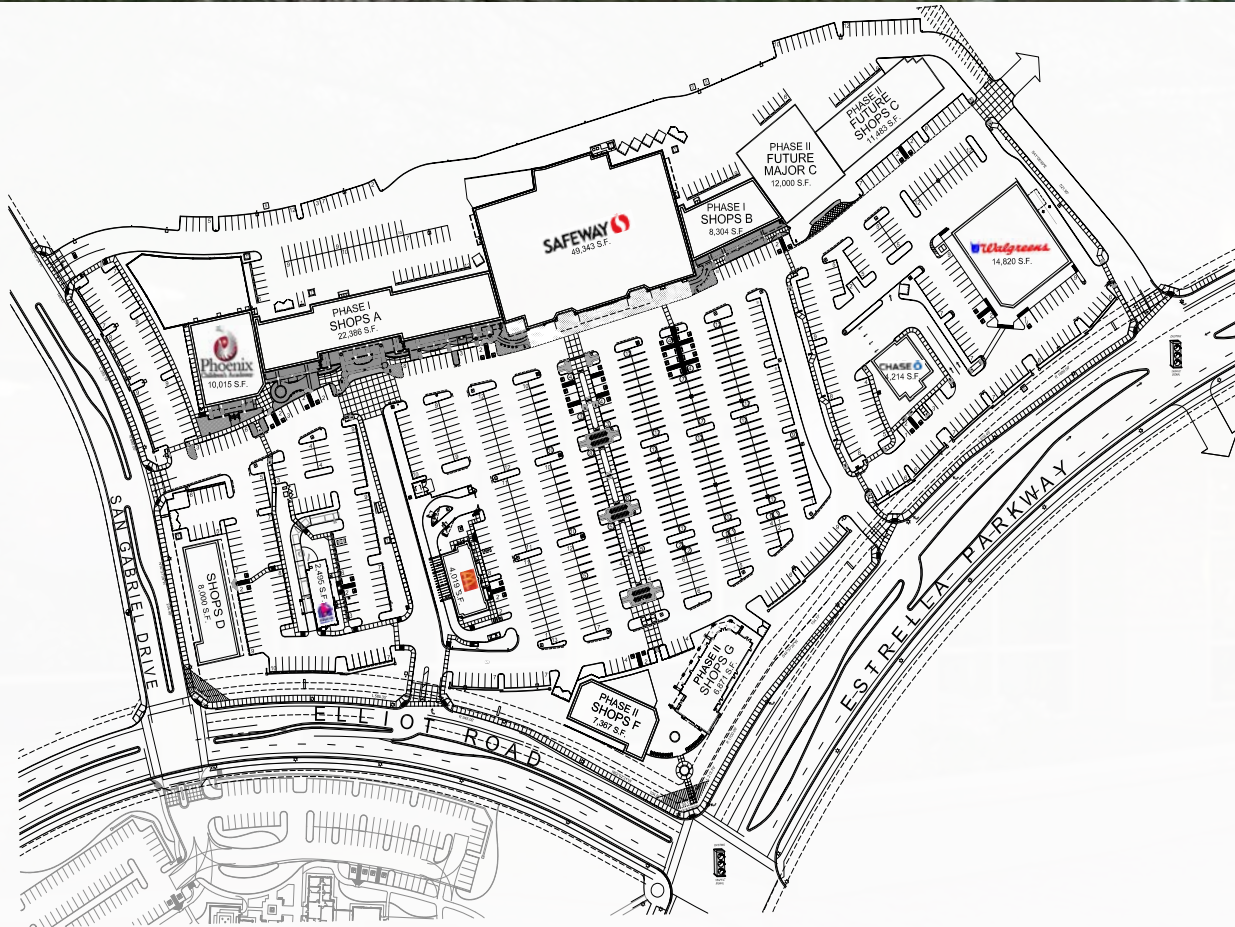


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PROPERTY HIGHLIGHTS

- Situated at the double entrance to the Estrella trade area
- Estrella is an award-winning 50,000 home master-planned community
- Minimal retail competition
- LEED Gold Center Certified 
- 17,000 Residents in Trade Area
- 4,400 Households YTD
- 321 new building permits in the area
 - 239 in 2014
 - 82 in 1Q 2015

Join:

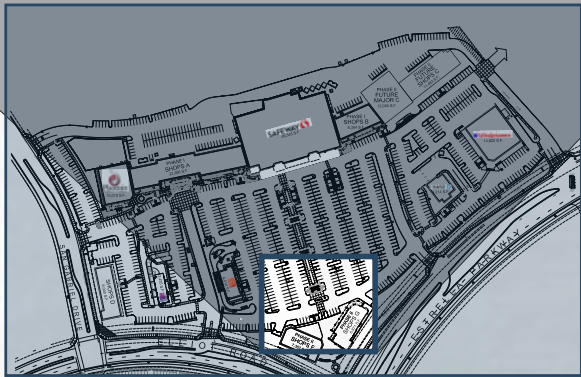
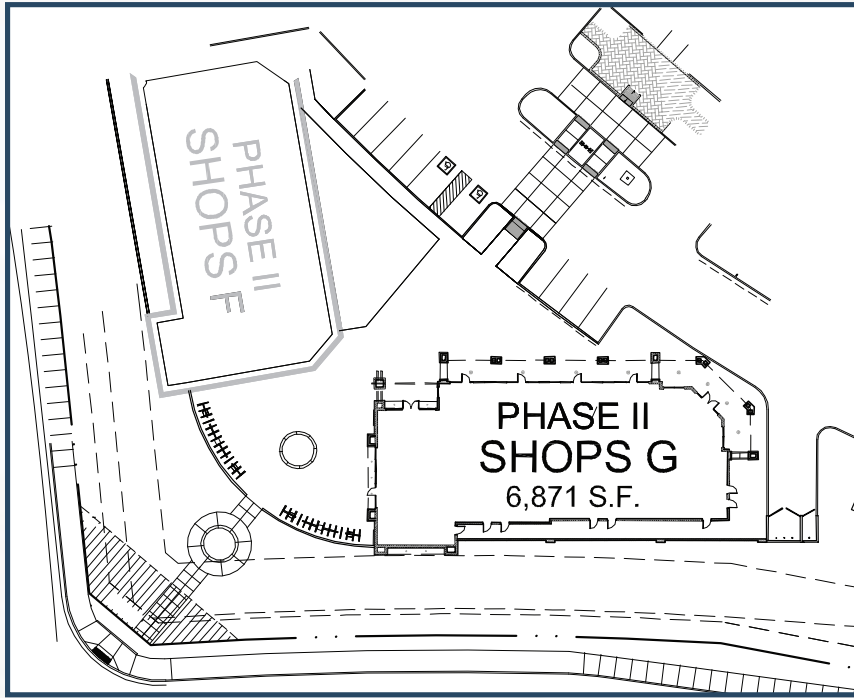


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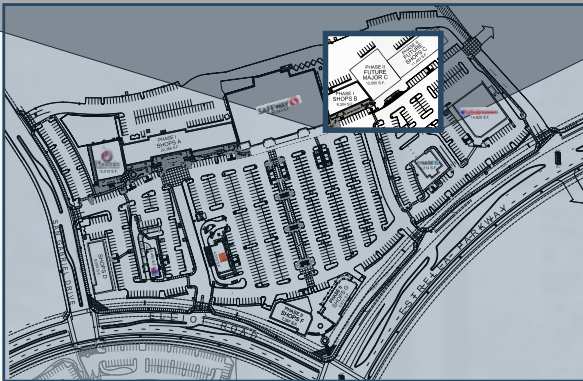
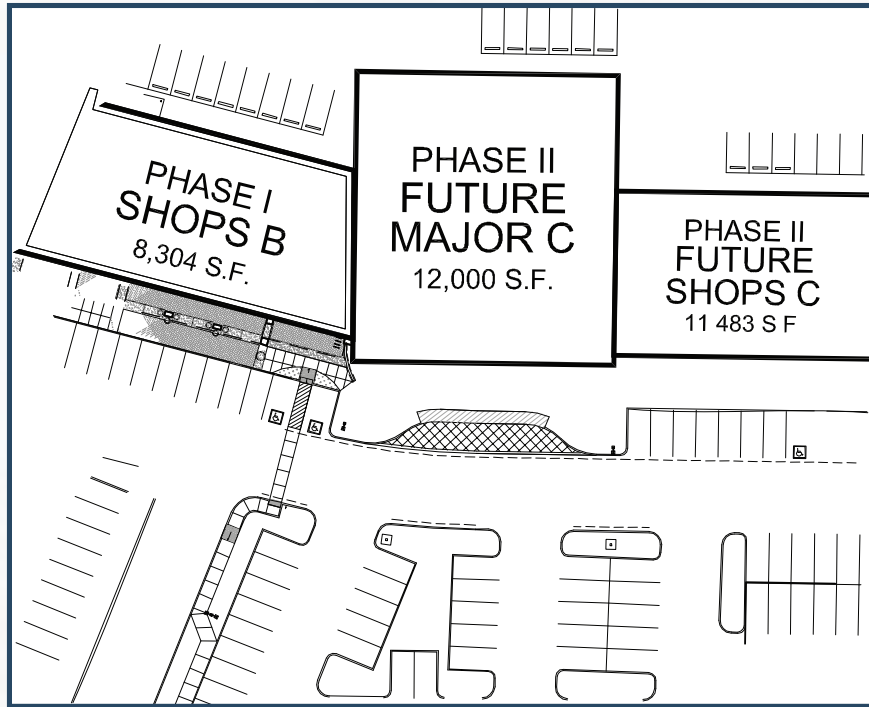


Shops G

- Centerpoint of the Estrella Community
- Hard corner & lighted intersection
- Perfect for a restaurant
- Great visibility and signage
- Can be built-to-suit
- Rapid growth in the market with minimal competition
- Affordable new housing near by

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Major C

- Junior anchor
- New growth market
- Most households are married couples with children
- Affluent, family-oriented market
- Away from the bustle of the city but close enough to commute to professional job centers.
- Residents are well-educated professionals
- This is one of the top markets for the latest in technology

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Aerial, Maps & Demographics



DEMOGRAPHICS

2014	1 Mile	3 Mile	5 Mile
Population	3,716	10,950	22,465
Households	1,273	3,684	7,281
Median Household Income	\$103,105	\$102,162	\$77,014

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Nearby Retail & Amenities

NEARBY

Estrella Foothills HS
Cantamia Adult Community
Good Year Ball Park
Cincinnati Reds
Cleveland Indians
US Post Office
Target
Bank of America
Chase Bank
Fry's Food & Drug
Cost Plus World Market
LA Fitness
Jack in the Box

Carl's Jr.
Walmart
Sherwin Williams
Ace Hardware
McDonalds
Quick Trip
Pizza Hut
Safeway
Walgreens
Papa Johns
Phoenix Children's Academy
Taco Bell

Community events draw traffic throughout the year:

- Ballet Arizona
- Town Hall Meetings
- Holiday events
(Easter Egg hunt, 4th of July Fireworks, etc.)
- Farmer's Market
- Movies at the lake and the pool

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