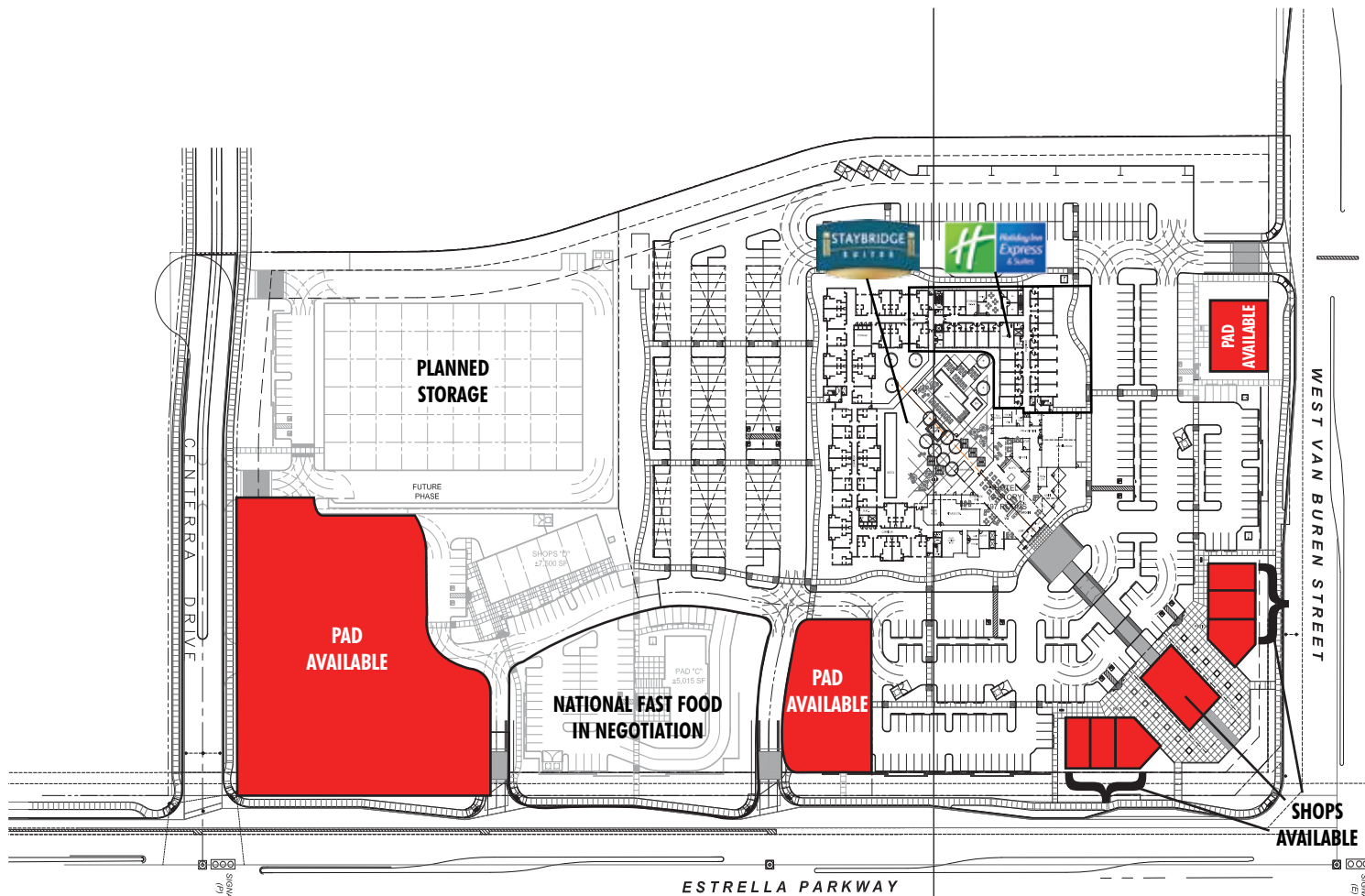


Southwest Corner of Estrella Parkway & Van Buren Street - Goodyear, Arizona



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	7,881	62,642	128,699
Projected Population (2021)	8,624	67,663	139,038
Estimated Avg. Household Income (2016)	\$57,848	\$78,109	\$78,478
Projected Avg. Household Income (2021)	\$64,300	\$90,681	\$91,008
Average Household Size (2016)	2.9	2.8	2.9
Total Daytime Employees (2016)	2,472	18,765	29,855
Median Age (2016)	31.5	36.1	34.0

**TRAFFIC COUNTS** (2015 Source: City of Goodyear)

Estrella Parkway	32,070
Van Buren Street	13,160
<b>Total Cars Per Day</b>	<b>45,230</b>



2015 Top Firm Award



**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.

**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)
- Adjacent to future mixed-use project anchored by 2 hotels (100+ room Staybridge Suites and 90+ room Holiday Inn Express)
- Across the street from a **SAFEWAY** anchored center - The daily needs center serving the trade area
- Average household income of more than \$78,000 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**



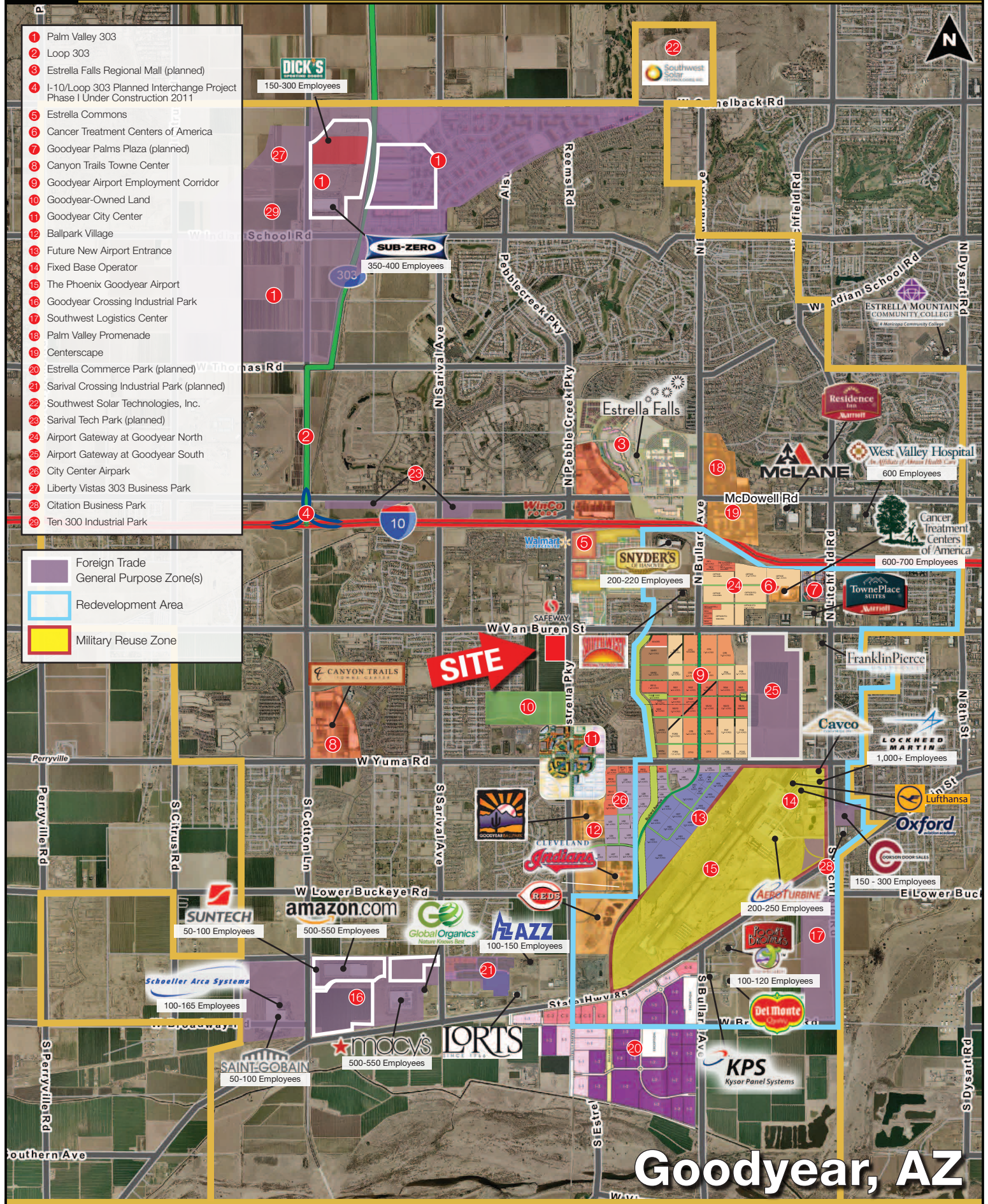
**HOTEL  
CONCEPTUAL  
RENDERINGS**



# 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 Airpark
- 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**