INFILL PAD OPPORTUNITY

590 N. ESTRELLA PARKWAY, GOODYEAR, AZ

PAD AVAILABLE FOR GROUND LEASE – 39,706 SF

PROJECT HIGHLIGHTS:

- Rare PAD Opportunity Between Extremely Busy McDonald's and Dutch Bros Coffee
- Explosive Residential and Retail Growth in the Trade Area
- Goodyear is in the Top 10 Fastest Growing U.S. Cities
- Excellent Visibility and Access from Estrella Parkway – Strategically Positioned at the Traffic Light
- Drive Thru Use Permit already in place

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Population	7,567	68,479	142,325
Daytime Population	7,106	59,893	112,059
Average HH Income	$75,427	$93,740	$91,258

TRAFFIC COUNTS:

Estrella Pkwy: +/-32,070 VPD | I-10: 148,410 VPD (AZDOT 2018)

FOR INFORMATION CONTACT:

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. GPS Retail LLC

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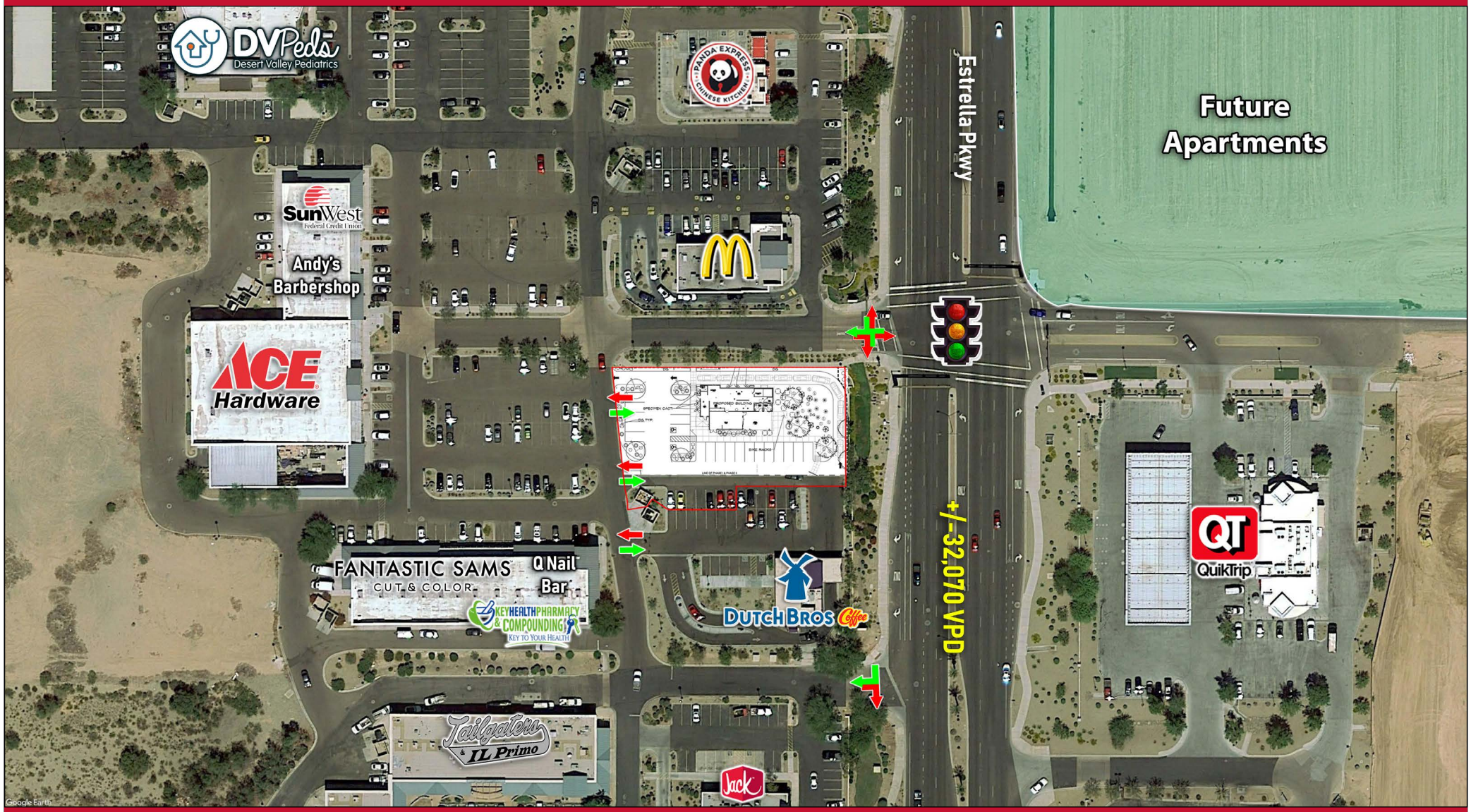

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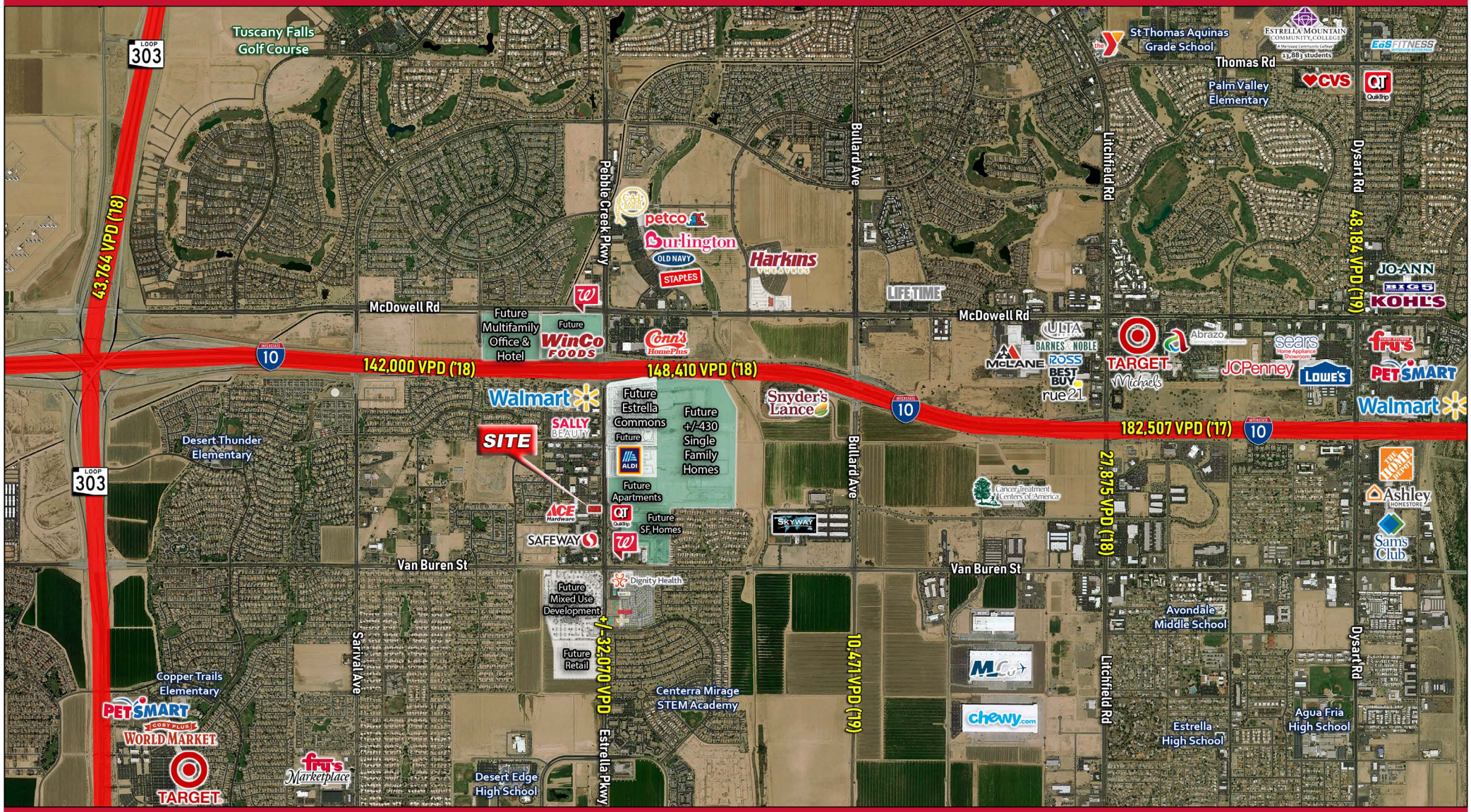

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DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.45288
Longitude: -112.39266

	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	1,641	19,547	43,875
2010 Total Population	6,201	55,205	114,338
2019 Total Population	7,567	68,479	142,325
2024 Total Population	8,426	76,149	157,615
2019-2024 Annual Rate	2.17%	2.15%	2.06%
2019 Total Daytime Population	7,106	59,893	112,059
Workers	3,660	24,254	38,805
Residents	3,446	35,639	73,254
HOUSEHOLD SUMMARY			
2000 Households	515	6,634	13,770
2010 Households	1,980	18,309	36,785
2019 Households	2,403	22,910	45,867
2024 Households	2,672	25,617	50,896
2019 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	55.8%	65.7%	63.6%
Renter Occupied Housing Units	33.5%	23.5%	26.0%
2019 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	$75,427	$93,740	$91,258
Average Home Value	$302,132	$312,400	$303,961
2019 POPULATION BY RACE/ETHNICITY			
Total	7,567	68,478	142,325
White Alone	57.8%	64.6%	61.5%
Black Alone	11.0%	8.1%	8.8%
American Indian Alone	1.8%	1.5%	1.5%
Asian Alone	3.1%	4.4%	4.9%
Pacific Islander Alone	0.1%	0.2%	0.3%
Some Other Race Alone	20.1%	16.6%	18.3%
Two or More Races	6.1%	4.7%	4.8%
Hispanic Origin	41.6%	37.2%	40.3%
Diversity Index	82.2	77.3	79.8
2019 POPULATION BY AGE			
Total	7,566	68,478	142,325
0 - 4	8.7%	7.1%	7.7%
5 - 9	8.4%	7.1%	7.7%
10 - 14	7.7%	6.7%	7.4%
15 - 24	12.9%	12.7%	13.5%
25 - 34	19.4%	15.1%	16.0%
35 - 44	15.7%	13.3%	13.8%
45 - 54	11.8%	11.6%	12.0%
55 - 64	8.4%	10.3%	9.7%
65 - 74	4.8%	10.8%	8.2%
75 - 84	1.7%	4.3%	3.2%
85 +	0.4%	0.9%	0.8%
18 +	70.9%	75.4%	73.3%
2019 Median Age	31.5	35.9	33.6
2019 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	4,715	45,421	90,799
Some College, No Degree	32.9%	28.6%	28.2%
Associate Degree	12.1%	9.6%	9.7%
Bachelor's Degree	12.9%	16.7%	16.7%
Graduate/Professional Degree	9.0%	11.1%	10.3%

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