

THE MARKET AT ESTRELLA FALLS

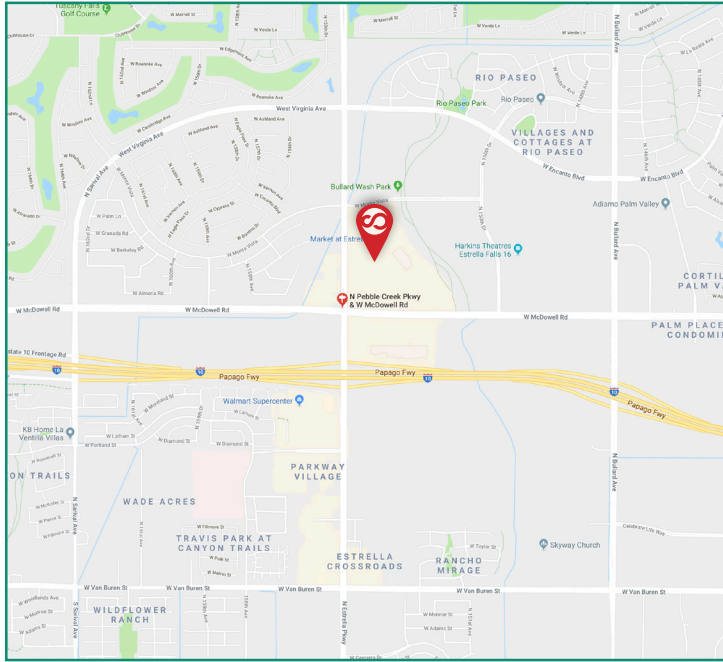
Goodyear, Arizona



EXPERIENCE OUR PROPERTY: THE MARKET AT ESTRELLA FALLS

Situated at the heart of booming Goodyear, Arizona and adjacent to the future site of Goodyear's Civic Square and City Hall, The Market at Estrella Falls is home to a strong roster of national retailers, dining options, and service-oriented shops. TJ Maxx/HomeGoods, Burlington, and Old Navy are just a few of the anchor brands spanning over the 296,000 square feet of property, with an exciting Phase 2 expansion currently underway.





PROPERTY SUMMARY

LEASABLE SPACE: 296,228 SF

LOCATION

ADDRESS: NEC McDowell Rd &

Pebble Creek Pkwy Goodyear, AZ 85395

LATITUDE: 33.464911

LONGITUDE: -112.393181

DEMOGRAPHICS

	1 MI Radius	3 MI Radius	5 MI Radius
2025 Population Projection	6,248	79,580	166,959
Average Household Income	\$109,723	\$106,786	\$97,499
Median Home Value	\$322,769	\$251,485	\$216,013

ONE OF THE FASTEST GROWING CITIES IN THE U.S.

Goodyear and the Phoenix MSA saw 35% and 18% Population Growth, respectively, over the past decade.

PRIME LOCATION at major signalized intersection of W. McDowell Rd & N. Pebble Creek Pkwy with 42,800 VPD

.25 MILES from Interstate 10 exit ramps which see 145,478 VPD



THE MARKET AT ESTRELLA FALLS
 A STARK ENTERPRISES PROPERTY

MULTI-FAMILY UNDER DEVELOPMENT

GOODYEAR CITY HALL, LIBRARY AND CIVIC PARK DELIVERING JUNE 2022



LEGEND

[Yellow Box]	PHASE 2
[Green Box]	PHASE 3



PHASE 1 TENANTS

1	C-A-L RANCH STORES	50,311 SF
2	GRAVITATE SMOKE SHOP	1,602 SF
3	INSTACUTZ BARBERSHOP	1,000 SF
4	GNC	1,160 SF
5	STATE FARM	1,200 SF
6	GUITAR CENTER MUSIC & ARTS	2,380 SF
7	HAIRCUTTERS	1,871 SF
8	TT NAILS	1,301 SF
9	SUNCOAST DENTAL	2,010 SF
10	PETCO	15,441 SF
11	BURLINGTON	55,419 SF
12	SHOE CARNIVAL	10,000 SF
13	T.J. MAXX - HOMEGOODS	50,043 SF
14	OLD NAVY	15,000 SF
15	PARTY CITY	15,018 SF
16	DOLLAR TREE	10,637 SF
17	HUBBARD FAMILY SWIM SCHOOL	8,201 SF
18	STAPLES	20,333 SF
19	OREGANO'S PIZZA	4,376 SF
20	COMERICA BANK	3,700 SF
21	PROSMILES ORTHODONTICS	2,500 SF
22	ARIE LAYNE BOUTIQUE	1,403 SF
23	HAND & STONE MASSAGE & FACIAL SPA	2,400 SF
24	FOOT SOLUTIONS	1,500 SF
25	SALONCENTRIC	2,147 SF
26	OPTUM CARE	6,004 SF
27	CHASE BANK	4,328 SF

PHASE 2 TENANTS

A	CHIPOTLE - SIGNED LEASE	2,325 SF
B	SIGNED LEASE	3,593 SF
C	SIGNED LEASE	3,559 SF
D	SIGNED LEASE	3,037 SF
E	SIGNED LEASE	1,816 SF
F	SIGNED LEASE	4,000 SF
G	SIGNED LEASE	4,000 SF
H	NOODLES & CO. - SIGNED LEASE	2,300 SF

PHASE 2 NEW DEVELOPMENT
 INLINE, FREE STANDING & DRIVE-THRU OPPORTUNITIES
 OPTIONS FROM 1,000 SF UP TO 50,000 SF

*Size Noted is Approximate

LEGEND

Yellow	PHASE 1
Green	PHASE 2
Light Green	AVAILABLE
Blue	SIGNED LEASE

Future site of
 Goodyear
 City Hall &
 Civic Square

STARK ENTERPRISES

it's all about the experience[®]

STARK ENTERPRISES, headquartered in Cleveland, Ohio, is a full-service real estate development company with the highest level of expertise in acquisition, development, leasing, property management, construction, architectural design, landscape architecture and marketing. Balancing new urbanist principles and sustainability practices with economic viability, Stark Enterprises delivers remarkably progressive, next generation mixed-use properties.

For over 40 years, Stark Enterprises has been developing and managing generational assets that leave visitors with lasting impressions. Stark's \$2 billion portfolio consists of retail, entertainment, office, residential, hotel and student housing environments, totaling approximately 9 million square feet. With over \$1 billion under development, Stark properties are always managed with the company's long-term investment strategy in mind and are continually recognized by customers and industry leaders as among the most beautiful, well operated and maintained properties in the nation.

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YEARS
OF EXPERIENCE

DEVELOPED IN
7
STATES

OVER
\$1
BILLION
UNDER DEVELOPMENT

\$2
BILLION
PORTFOLIO

OVER
9
MILLION
SQUARE FEET
DEVELOPED

PORTFOLIO

ARIZONA

The Market at Estrella Falls
GOODYEAR, AZ

CONNECTICUT

The Gold Building
HARTFORD, CT

FLORIDA

Campus View Place
GAINESVILLE, FL

Lyons Corner
GAINESVILLE, FL

West Shire Village
OCALA, FL

NEW YORK

30 Flatbush Avenue
BROOKLYN, NY

PENNSYLVANIA

Covington Valley Estates
ERIE, PA

Smith & Fifth
PITTSBURGH, PA

TEXAS

Liv+
ARLINGTON, TX

OHIO

32 East
CINCINNATI, OH

515 Euclid Parking Garage
DOWNTOWN CLEVELAND, OH

The Beacon
DOWNTOWN CLEVELAND, OH

Belden Park Crossings
NORTH CANTON, OH

Brecksville Center
BRECKSVILLE, OH

- Brecksville Associates
- Miller 21 Associates
- Snowville I Associates
- Snowville II Associates

Crocker Park
WESTLAKE, OH

Crocker Park Living
WESTLAKE, OH

- The Residences
- Excelsior
- Ovation

Eton Chagrin Boulevard
WOODMERE, OH

Golf Galaxy Shopping Center
FAIRLAWN, OH

Lakes at West Chester Village
WEST CHESTER, OH

Portage Crossing
CUYAHOGA FALLS, OH

The Promenade
WESTLAKE, OH

Rosemont Commons
FAIRLAWN, OH

Shops of Fairlawn
FAIRLAWN, OH

The Shoppes at Stonecreek
PICKERINGTON, OH

SOM Center Plaza
MAYFIELD HEIGHTS, OH

The Strip
NORTH CANTON, OH

Tanglewood Professional Center, LLC
CHAGRIN FALLS, OH

The Terraces on the Green
AKRON, OH

The Terraces at Northridge
CLEVELAND, OH

West End
WOODMERE, OH

West Market Plaza
FAIRLAWN, OH

West 9th Parking Lot
DOWNTOWN CLEVELAND, OH

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