

# NEW 7.7 ACRE RETAIL DEVELOPMENT COMING 2023

## NEC Estrella Parkway & Yuma Road, Goodyear, AZ

### PROPERTY HIGHLIGHTS

- \$150M+ Development comprised of multi-family, a hotel, retail, restaurants and more!
- 27.43-Acre project comprised of 7.7 acres of retail, 2 acres of hospitality, inclusive of a four-story franchise branded extended stay hotel, and approximately 17.6 acres of two-gated multi-family development communities totaling 550 housing units on site.
- Just north of the Goodyear Ballpark - home of Spring Training for the Cincinnati Reds and Cleveland Guardians.
- Fulton Homes underway on a residential development at the SEC of the intersection slated for 796 single family homes.
- One mile west of the 2.7 million square foot Airpark Logistics Center.
- Well located less than 2 miles from the interchange I-10 & Loop 303 freeways



**CONCEPTUAL  
OVERALL  
SITE PLAN  
RENDERING**

**27.43-ACRE  
MIXED-USE  
DEVELOPMENT**

**7.7 ACRE RETAIL  
DEVELOPMENT**

**22,182 VPD**  
ESTRELLA PARKWAY

**11,580 VPD**

**YUMA ROAD**

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 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 & 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.

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Nationwide Real Estate Services

# NEW 7.7-ACRE RETAIL DEVELOPMENT COMING 2023 — NEC Estrella Parkway & Yuma Road, Goodyear, AZ

7.7-Acre Retail Development

GOODYEAR BLVD

## 27.43-ACRE MIXED-USE DEVELOPMENT at Estrella Falls

APN 500-04-011M  
OWNER: UNITED STATES POSTAL SERVICE  
DOC. 1999-1045300, M.C.R.  
NOT A PART

HADLEY STREET  
(PUBLIC ROADWAY)

MULTI-FAMILY  
9.53 ACRES

ESTRELLA PARKWAY

GOODYEAR BLVD

YUMA ROAD

- RETAIL SITE  
7.70 ACRES (335,604 SF)  
BUILDING AREA:  
SHOPS 1: 14,400 SF  
SHOPS 2: 9,000 SF  
SHOPS 3: 13,500 SF  
PAD A: 3,200 SF  
TOTAL BUILDING AREA: 40,100 SF  
APPROX. PATIO AREA:  
SHOPS 1: 800 SF  
SHOPS 2: 1,600 SF  
SHOPS 3: 1,000 SF  
PAD A: 600 SF  
TOTAL APPROX. PATIO AREA: 4,000 SF

- HOTEL SITE  
2.07 Acres (89,932 sf)  
101 Rooms  
101 Parking Spaces

- MULTI-FAMILY SITE - A  
3 Story Apartments  
8.21 Acres (357,542 sf)  
258 Units  
9 Buildings  
7 Apartment Buildings  
Clubhouse  
Leasing Office  
439 Parking Spaces (1.7 spaces per unit)

- MULTI-FAMILY SITE - B  
4 Story Luxury Apartments  
9.36 Acres (407,632 sf)  
300+ Units  
3 Buildings  
Apartments  
Clubhouse  
Fitness Center  
496 Parking Spaces  
199 Surface | 184 Carports | 62 Garages | 51 Tandem



PAD 1A - WEST ELEVATION  
SCALE: 1/8"=1'-0"



PAD 1A - EAST ELEVATION  
SCALE: 1/8"=1'-0"



PAD 1A - SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



PAD 1A - NORTH ELEVATION  
SCALE: 1/8"=1'-0"

OVERALL SITE PLAN  
27.43-ACRE MIXED-USE DEVELOPMENT

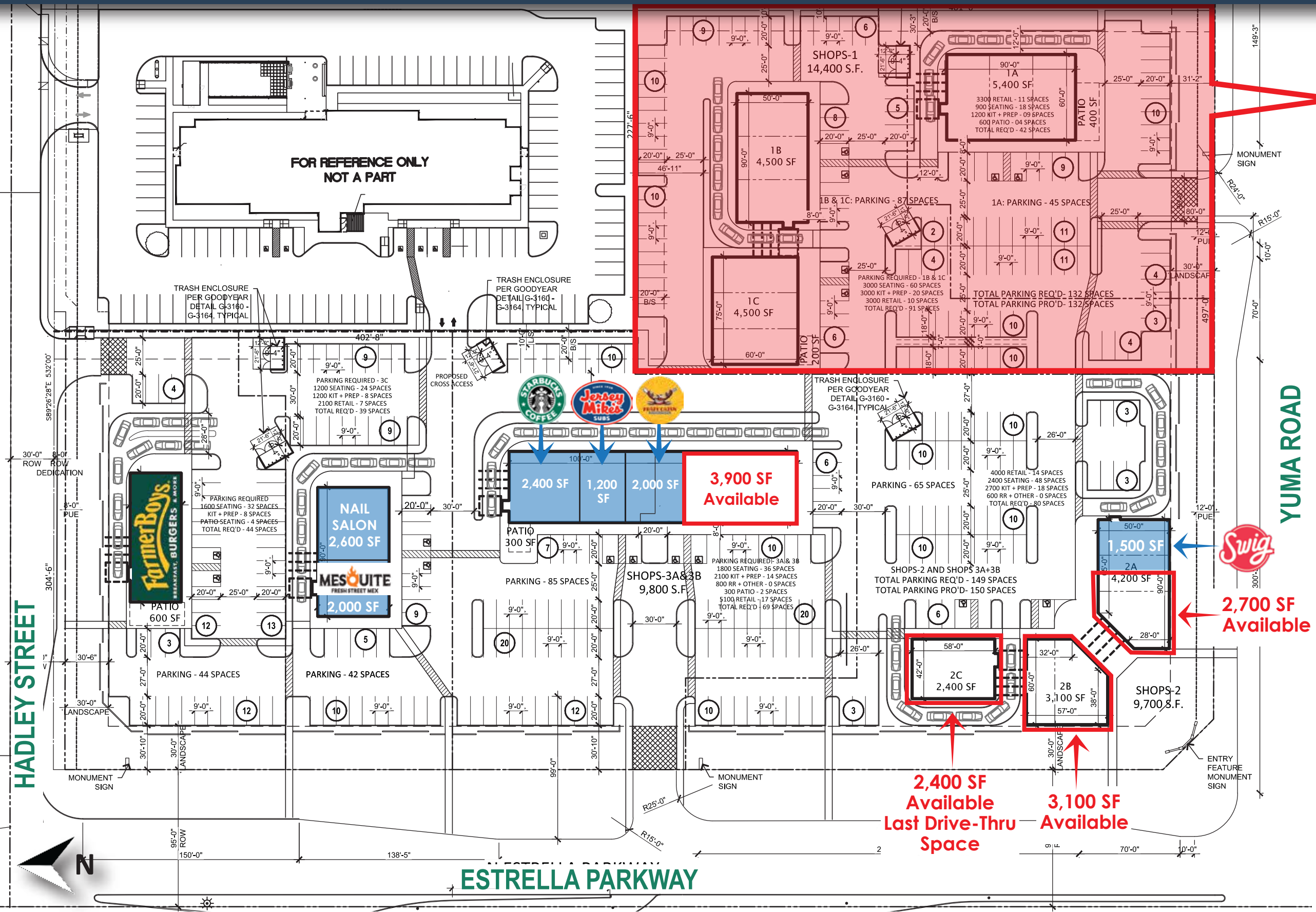


# NEW 7.7-ACRE RETAIL DEVELOPMENT COMING 2023

## NEC Estrella Parkway & Yuma Road, Goodyear, AZ

**3 ACRES  
AVAILABLE  
FOR SALE**

### 7.7-Acre Retail Development Conceptual Site Plan



**YUMA ROAD**

**HADLEY STREET**

**ESTRELLA PARKWAY**

**2,400 SF Available  
Last Drive-Thru  
Space**

**3,100 SF Available**

**2,700 SF Available**

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# NEW 7.7-ACRE RETAIL DEVELOPMENT COMING 2023 ————

## NEC Estrella Parkway & Yuma Road, Goodyear, AZ



### CONCEPTUAL 3 & 4 STORY APARTMENT DEVELOPMENT RENDERINGS

3 STORY APARTMENT DEVELOPMENT RENDERING



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4 STORY LUXURY APARTMENT DEVELOPMENT RENDERING

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The logo for Diversified Partners, featuring a large green letter 'D' followed by the text 'DIVERSIFIED PARTNERS' in a bold, green, sans-serif font.

*Nationwide Real Estate Services*

FEBRUARY 2023

## GOODYEAR BY THE NUMBERS

Total Acres

**122,369**

Total Square Miles

**191.2**

Total Population  
age 15 and over  
within 30 minute drive time

**1.3 M**

Professional Workers  
management, business,  
sales, office

**63.6%**

Education Attainment  
population 25 years and older

**38%**

Some College or  
Associate Degree

**33.2%**

Bachelor Degree  
or Higher

Days of Sunshine

**300+**



## DEMOGRAPHICS



Population  
**106,090**

Median Age  
**38.7**

Male  
**46.6%**

Female  
**53.4%**



Total Housing Units  
**40,916**

Median Home Value  
**\$410,300**

Single-Family  
Home Permits  
**7,309**

5 year | FY2018-2022  
(fiscal year - June thru July)

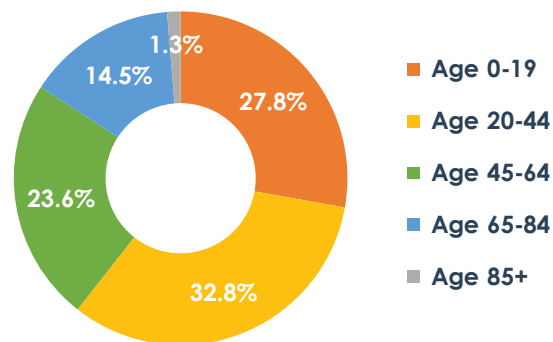


Median Household Income  
**\$90,577**

Mean Household Income  
**\$103,387**

Median Gross Rent  
**\$1,543**

### POPULATION BY AGE



### TOP EMPLOYERS BY # OF JOBS

Amazon (multiple facilities)	4,165
UPS Regional Operations Center	1,852
Macy's - Bloomingdale's	1,550
Chewy.com	1,547
Abrazo West Campus	1,003
Cancer Treatment Centers of America	768
Sub-Zero	693
Cavco Industries	385
McLane Sunwest	375
AerSale	358
REI	340
Huhtamaki	330

### WORKFORCE OCCUPATIONS

Management, Business, Science, Arts	42.1%
Service (healthcare, fire/police, personal care, food)	14.6%
Sales, Office	21.5%
Natural Resources, Construction, Maintenance	9.1%
Production, Transport, Material Moving	12.8%

### EDUCATION GREATSCHOOLS.ORG

Elementary:	4 elementary & middle school districts 30 public, private & charter schools
High School:	3 high school districts 10 public, private & charter schools
Higher Ed:	Franklin Pierce University - Goodyear, Estrella Mountain Community College, ASU, ASU West, Arizona Christian University, Grand Canyon University, Midwestern University, Ottawa University, Thunderbird School of Global Management, University of Phoenix

### WORKER COMMUTE FLOWS



## RESIDENTIAL growth

### SINGLE-FAMILY | PERMITS

Single-family permits have averaged over 1,400 new homes per year to keep up with significant growth in Goodyear.

GOODYEAR TOTAL	# PERMITS	Y/Y CHANGE
2018	1,271	14.5%
2019	1,435	12.9%
2020	1,697	18.3%
2021	1,799	6.0%
2022	902	-49.9%
5 yr total & avg change	7,104	0.4%

### MULTI-FAMILY | NEW UNITS

Multi-family units include certificate of occupancy and final inspections for townhouse units, manufactured homes, apartment building units, and detached luxury rental units.

GOODYEAR TOTAL	# UNITS	Y/Y CHANGE
2018	456	551.4%
2019	190	-58.3%
2020	1,016	434.7%
2021	817	-19.6%
2022	799	-2.2%
5 yr total & avg change	3,348	181.2%

**2022** GOODYEAR, AZ  
DEVELOPMENTS  
JANUARY - DECEMBER

jobs created | capital investment  
**1,980** | **\$481.1** million

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## DEMOGRAPHICS 2023

Source: Sites USA

ESTIMATED POPULATION		
10,119	62,603	142,565
1 MI	3 MI	5 MI
ESTIMATED POPULATION (2028)		
10,794	68,533	156,566
1 MI	3 MI	5 MI
AVERAGE HH INCOME		
\$131,667	\$112,751	\$116,234
1 MI	3 MI	5 MI
AVERAGE HH INCOME (2028)		
\$124,458	\$102,691	\$105,417
1 MI	3 MI	5 MI
MEDIAN AGE		
31.6	33.0	34.6
1 MI	3 MI	5 MI

## TRAFFIC COUNTS 2023

Source: Sites USA

ESTRELLA PKWY	22,182 VPD
YUMA RD	11,580 VPD
I-10	150,140 VPD

