

COMING SOON!



GSO

GOODYEAR CIVIC SQUARE  
MCDOWELL RD AND 150TH DR | GOODYEAR, AZ



MCDOWELL RD

PHASE II  
AVAILABLE PADS

FUTURE HOTEL

GOODYEAR CITY HALL  
AND LIBRARY  
(125,000 SF)

CLASS A OFFICE  
(104,000 SF)

1,330 SF  
AVAILABLE

COPPER & SAGE  
GASTROPUB



2,462 SF  
AVAILABLE

3,604 SF END  
CAP AVAILABLE



FUTURE RESTAURANT



PARKING GARAGE  
UNDER CONSTRUCTION  
525 SPACES

150TH DR



Harkins  
CINEMAS

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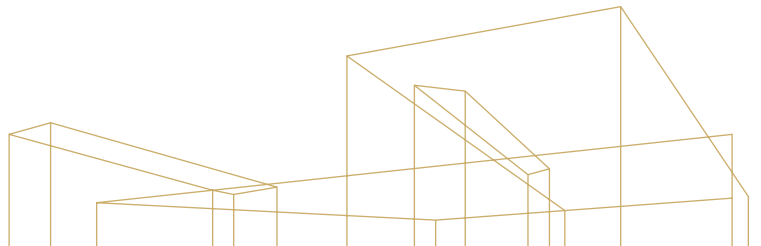
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GLOBE CORPORATION

km Kidder Mathews

# GSQ – GOODYEAR CIVIC SQUARE

MCDOWELL RD AND 150TH DR | GOODYEAR, AZ



The Dining and Entertainment Destination that Defines Goodyear



TAKE VIRTUAL TOUR



101,914

TOTAL POPULATION



9TH

FASTEST GROWING CITY IN NATION  
(POPULATION OVER 50,000)



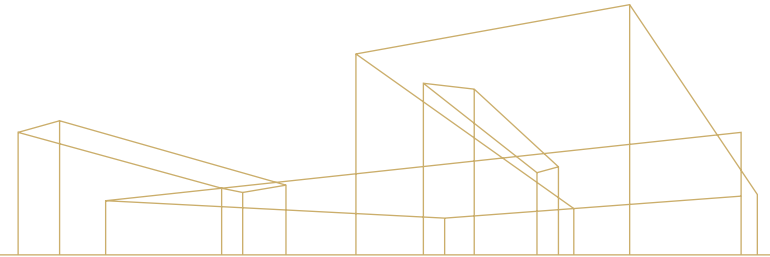
\$101,884

AVERAGE HH INCOME



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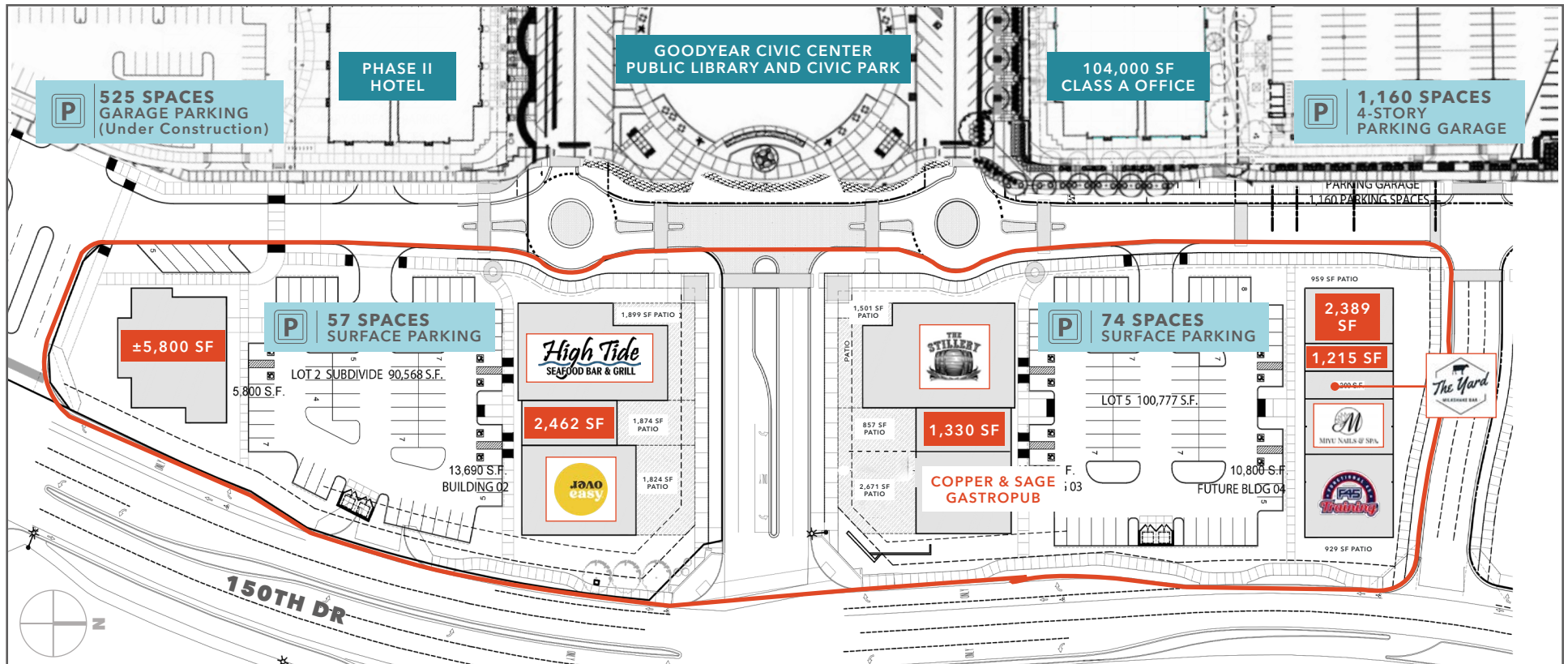
MCDOWELL RD AND 150TH DR | GOODYEAR, AZ



Proposed Site Plan - Phase I - Delivery 1Q '24

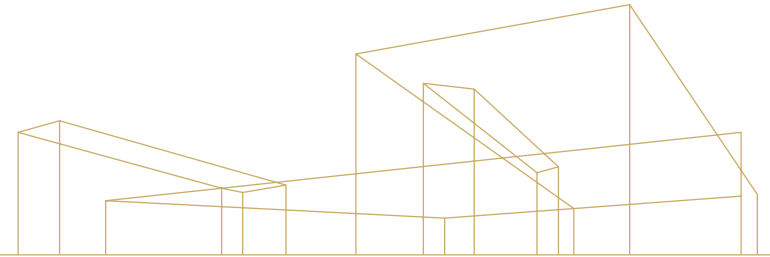
**43,670 SF | 5:1000 PARKING RATIO**

PROPOSED AVAILABLE



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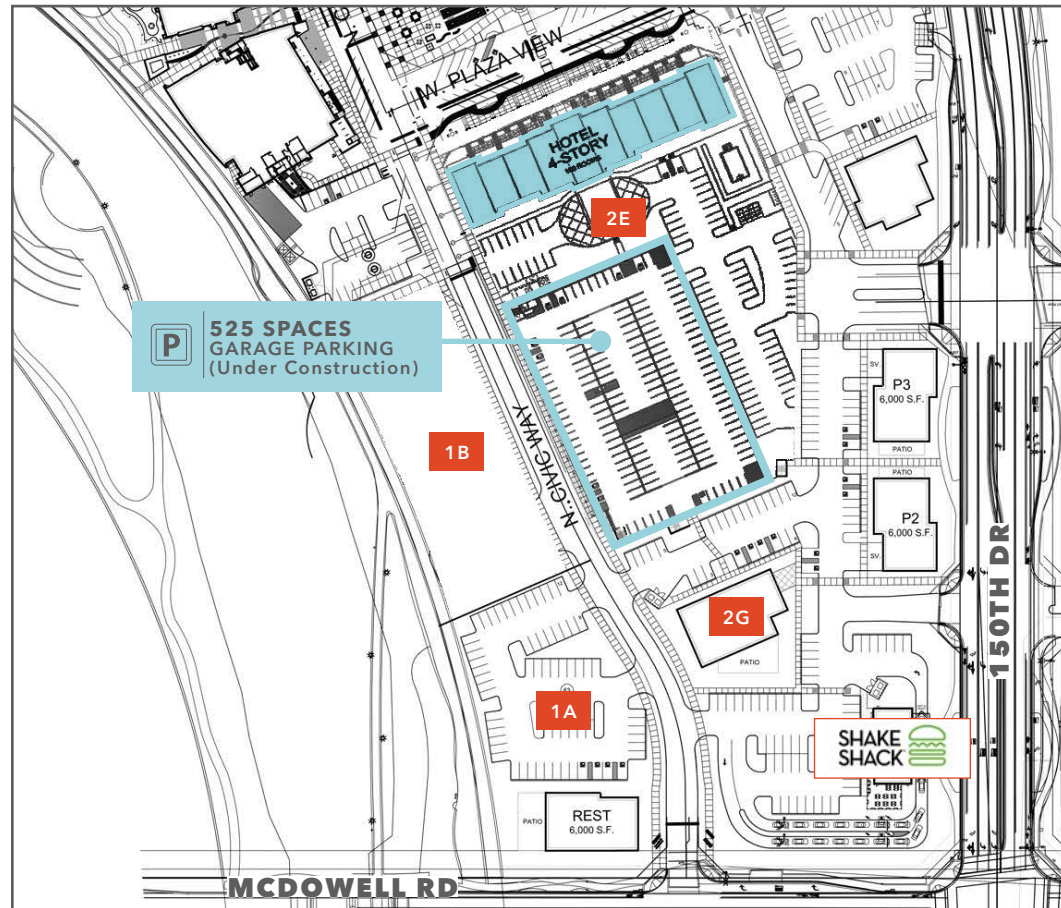
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## Proposed Site Plan - Phase II

### AVAILABLE PADS

PROPOSED



#### PAD LEGEND

	SQFT	ACRES
1A	51,036	1.172
1B	55,111	1.265
2E	56,092	1.288
2G	36,017	0.827

# GSQ – GOODYEAR CIVIC SQUARE

CONCEPTUAL RENDERINGS



THE STILLERY - EAST VIEW



NORTHWEST VIEW



SOUTH BUILDING - EAST VIEW



NORTHEAST VIEW



NORTH BUILDING - WEST VIEW

For more  
information  
contact

[KIDDER.COM](http://KIDDER.COM)

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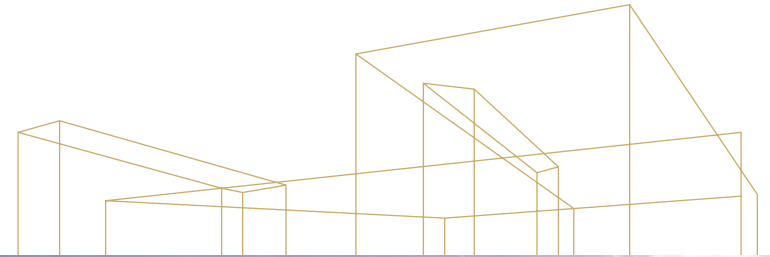
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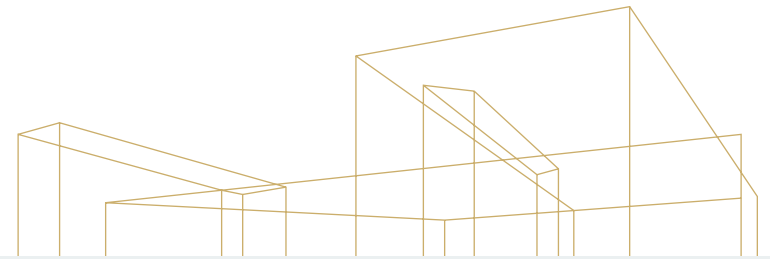
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# GSQ – GOODYEAR CIVIC SQUARE

MCDOWELL RD AND 150TH DR | GOODYEAR, AZ



## Goodyear, AZ Facts & Demographics

**101,614**

POPULATION

**3.03**

AVG HH SIZE

**\$101,884**

AVG HH INCOME

**37.8**

MEDIAN AGE

### HOME OWNERSHIP



**31.1%**  
RENTERS

**68.9%**  
OWNERS

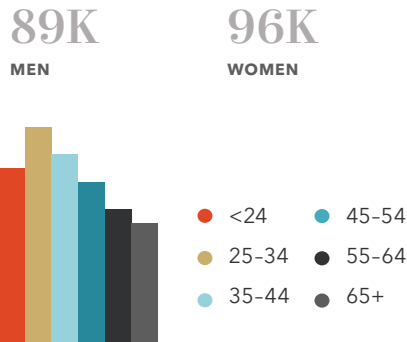
### RACE & ETHNICITY

White	65.2%
Asian	4.2%
Pacific Islander	0.2%
African-American	8.0%
Hispanic	37.5%
Native American	1.4%

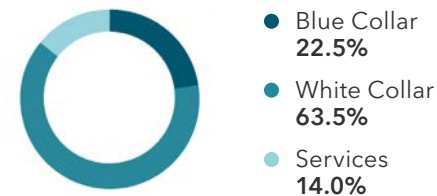
### EDUCATION

19.5% HS GRAD	28.1% SOME COLLEGE
10.3% ASSOCIATES	16.9% BACHELORS

### GENDER & AGE

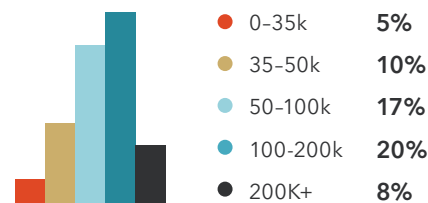


### EMPLOYMENT



**95.0%** EMPLOYED      **5.0%** UNEMPLOYED

### INCOME BY HOUSEHOLD



### 2021 CONSUMER SPENDING

<b>\$1.25B</b> HOUSING	<b>\$218M</b> FOOD
<b>\$145M</b> TRAVEL	<b>\$180M</b> ENTERTAINMENT
<b>\$51.5M</b> PERSONAL CARE	<b>\$120M</b> APPAREL
<b>\$32M</b> FURNITURE	<b>\$65M</b> VEHICLE

DATA SOURCE: ESRI