



PAD & SHOPS AVAILABLE | Ground Lease or Build-To-Suit

NEC

BULLARD AVE & I-10

GOODYEAR, AZ 85395

SIHI



property summary

AVAILABLE

PAD 1 - 6,000 SF
PAD 2 - 6,000 SF
SHOPS - 10,100 SF

ZONING PAD (C-2)

LOCATION HIGHLIGHTS

- » 1-10 Freeway Frontage
- » High-end corporate center, manufacturing facility, retail shops, multifamily, and hotel
- » ± 1.56M workforce population within a 30-minute drive
- » ± 200,000 vehicles pass daily on I-10



NEC

CENTERSCAPE

BULLARD AVE & I-10

PCA
PHOENIX COMMERCIAL ADVISORS

site plan



PAD 1	6,000 SF
PAD 2	6,000 SF
SHOPS	10,100 SF



CENTERSCAPE

BULLARD AVE & I-10



why Goodyear

Located less than 20 minutes from downtown Phoenix, Goodyear has over 300+ days of sunshine and a diverse blend of amenities with abundant cultural, educational and entertainment resources. Today Goodyear is a Valley leader in providing great opportunities for families and businesses to achieve their full potential.

The highly educated and skilled workforce, affordable housing, low costs of doing business and a lot of southwest charm, create the right economic conditions for businesses to thrive; all within close proximity to Interstate 10, the Loop 101 and 303 freeways and excellent transportation access to airports and rail services. The City also offers premier incentives to businesses looking to locate in Goodyear, including

reduced property taxes and other tax benefits from the city's Foreign Trade Zones, Military Reuse Zone and designated redevelopment areas. Goodyear is one of the fastest growing cities in the nation with best-in-class companies such as Sub-Zero, Cancer Treatment Centers of America, REI, AerSale, Dick's Sporting Goods, UPS and more.

Goodyear is surrounded by desert vistas, golf courses, lakes, parks, palm-lined streets and scenic mountain views of Sierra Estrella and White Tank Mountains. Goodyear is also the Spring Training and player development home of Major League Baseball's Cleveland Indians and Cincinnati Reds.



20 MIN
from
downtown
Phoenix



nearly
±96,000
city population
and growing



**Best-In-Class
Companies**



**Third-Fastest-
Growing City in
Arizona**

United States
Census
BUREAU



Goodyear Ballpark

When Goodyear park opened in 2009, the Cleveland Indians called it home. One year later, they were joined by the Cincinnati Reds making it the only spring training ballpark that has two teams from the same state. Being close to each other usually means there is a great rivalry but the team have figured out how to co-exist in the Arizona spring weather. The one thing you will notice about the ballpark is the massive amount of open space surrounding the park. When the park was first pitched to city officials, that open space was to be developed into retail, restaurants, and other developments but those plans have not come about.

The training facilities for the Indians and Reds are south of the ballpark and are some of the nicest facilities in all of spring baseball.

Goodyear Ballpark was named the best place to see a spring training game as voted by Phoenix New Times readers Best of Phoenix – twice – and by USA Today's 10 BEST reader's choice as the best place to watch a spring training game in Arizona.



±10k
Seats



30
Days of Games



demographics



POPULATION

	1-Mile	3-Miles	5-Miles
2021 Total Population	3,003	86,385	176,534
2026 Total Population	3,597	95,668	194,423



DAYTIME POPULATION

	1-Mile	3-Miles	5-Miles
2021 Total Daytime Pop	5,721	79,995	146,380
Workers	4,263	34,336	58,951
Residents	1,458	45,659	87,429



2021 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$111,298	\$97,797	\$95,818
Median HH Income	\$94,351	\$77,743	\$78,193
Per Capita Income	\$38,234	\$34,067	\$30,612



HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2021 Housing Units	1,432	33,843	62,788
Owner Occupied	48.3%	63.0%	63.8%
Renter Occupied	38.9%	25.8%	25.9%
Vacant	12.8%	11.3%	10.3%



HOUSEHOLDS

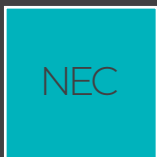
	1-Mile	3-Miles	5-Miles
2021 Households	1,248	30,033	56,323
2026 Households	1,491	33,320	62,139



BUSINESSES

	1-Mile	3-Miles	5-Miles
2021 Businesses	319	2,159	3,005

2021 ESRI ESTIMATES



CENTERSCAPE

BULLARD AVE & I-10





exclusively listed by

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