

West of Northwest Corner
Dysart Rd. & Van Buren St.
Goodyear, AZ.

GOODYEAR COMMERCE CENTER SUITES AVAILABLE



13250 W. Van Buren Street
Goodyear, AZ.

SUITES AVAILABLE

- Suite 100 - 900 SF - Former Office Build Out
- Suite 104 - 750 SF - Former Office Build Out
- Suite 110 - 750 SF - Former Office Build Out
- Suite 114 - 1,191 SF - Former Office Build Out

PROPERTY INFO

- 9,271 SF (GLA)
- Rear covered parking available
- 7.51 Parking stalls per 100 SF GLA
- High-speed internet available



TRAFFIC COUNTS

Van Buren Street: 24,000 CPD
(Source: MAG 2007)

Dysart Road: 40,000 CPD

DEMOGRAPHIC BRIEF (2010)

	1-Mile	3-Mile	5-Mile
Population:	10,228	74,270	172,515
Average HH Income:	\$56,977	\$79,706	\$81,526
Households:	3,188	22,240	55,623
Median Age:	27.7	30.9	33.1

FOR MORE INFORMATION

James Neal
602.368.3555 x102
602.370.0422 Cell
James@GDCRE.com

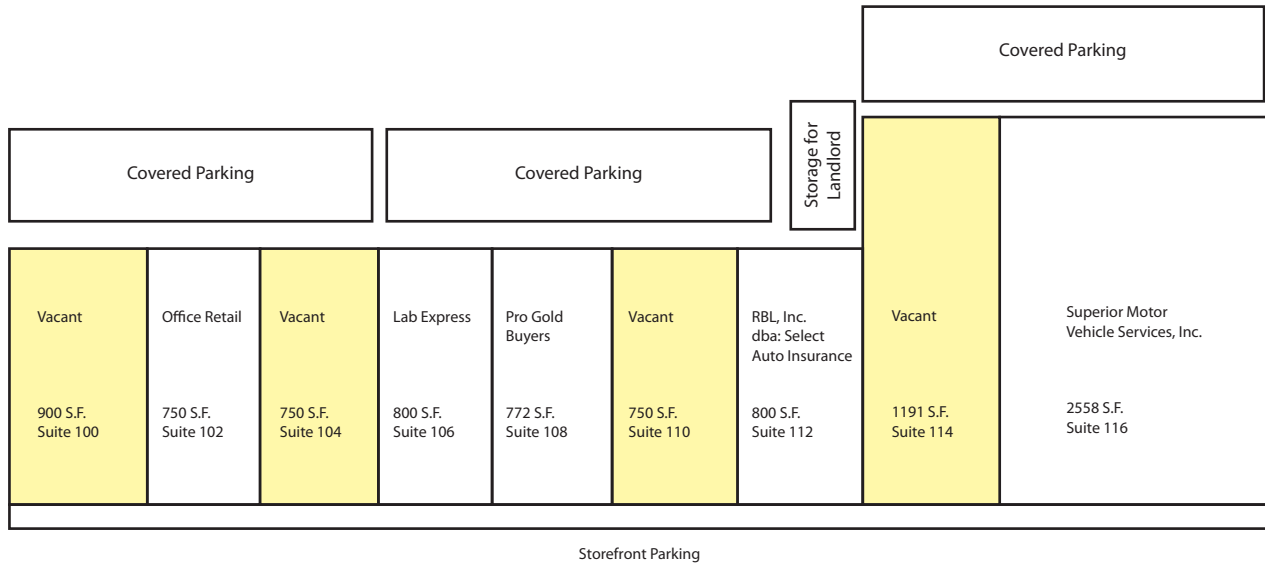


2929 E. Camelback Rd. Suite #113 | Phoenix, AZ 85016 | 602.368.3555 | www.GDCRE.com

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GOODYEAR COMMERCE CENTER SUITES AVAILABLE



**GOODYEAR COMMERCE CENTER
Site Plan - 13250 W. Van Buren
Goodyear, AZ 85338**

Additional Parking Facing Van Buren



Van Buren Street

**FOR MORE
INFORMATION**

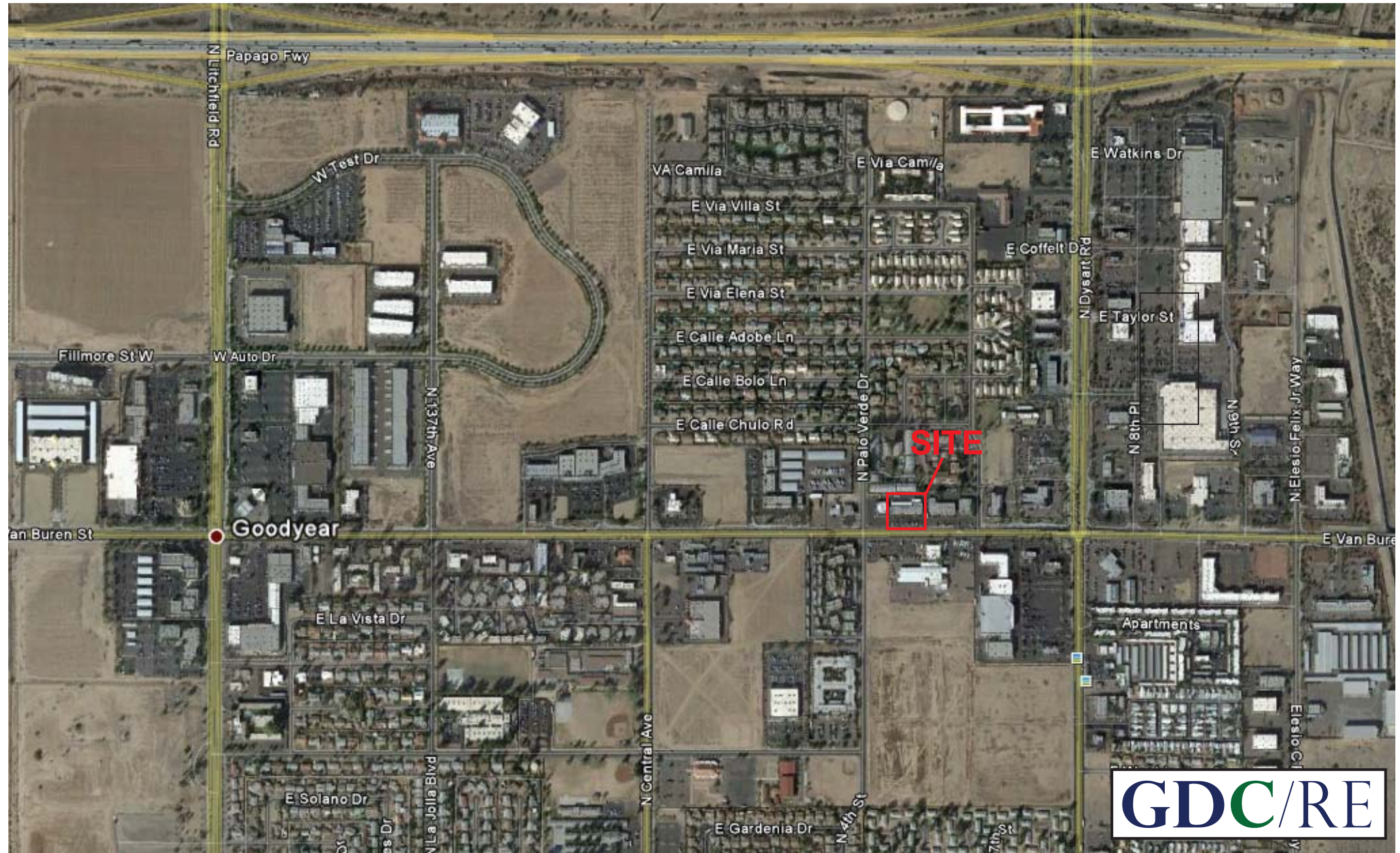
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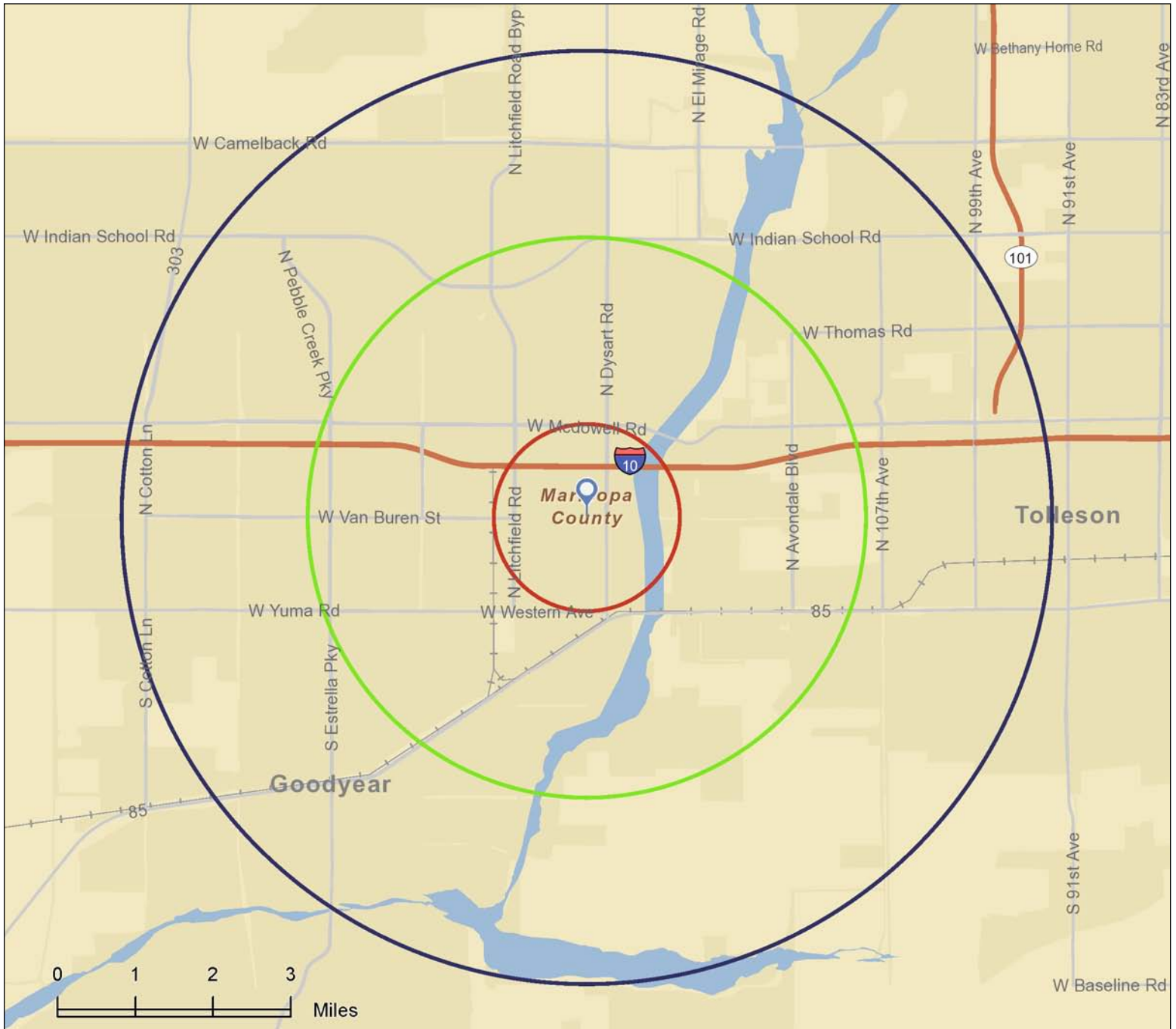
GOODYEAR COMMERCE CENTER



W/NWC Dysart Rd. & Van Buren St.
Goodyear, AZ

Goodyear Commerce Center
820 E Van Buren St, Goodyear, AZ, 85338
Ring: 1, 3, 5 Miles

Latitude: 33.44997
Longitude: -112.34474



This site is located in:

- City:** Goodyear city
- County:** Maricopa County
- State:** Arizona
- Census Tract:** 04013061003
- ZIP Code:** 85338
- Census Block Group:** 040130610034
- CBSA:** Phoenix-Mesa-Glendale, AZ Metropolitan Statistical Area (38060)



Demographic and Income Comparison Profile

Goodyear Commerce Center
820 E Van Buren St, Goodyear, AZ, 85338
Rings: 1, 3, 5 miles radii

Latitude: 33.44997
Longitude: -112.34474

	1 mile	3 miles	5 miles
2000 Summary			
Population	8,661	33,781	62,787
Households	2,725	10,391	20,204
Families	2,002	8,200	16,328
Average Household Size	3.13	3.23	3.09
Owner Occupied Housing Units	1,326	7,417	16,059
Renter Occupied Housing Units	1,399	2,973	4,145
Median Age	27.3	29.1	31.1
2010 Summary			
Population	10,228	74,270	172,515
Households	3,188	22,240	55,623
Families	2,254	16,991	42,954
Average Household Size	3.16	3.33	3.09
Owner Occupied Housing Units	1,472	16,030	43,488
Renter Occupied Housing Units	1,717	6,210	12,135
Median Age	27.7	30.9	33.1
2015 Summary			
Population	10,932	88,937	207,842
Households	3,400	26,511	66,993
Families	2,366	19,974	51,001
Average Household Size	3.17	3.35	3.10
Owner Occupied Housing Units	1,573	19,251	52,350
Renter Occupied Housing Units	1,827	7,260	14,644
Median Age	27.9	31.2	33.5
Trends: 2010-2015 Annual Rate			
Population	1.34%	3.67%	3.80%
Households	1.29%	3.58%	3.79%
Families	0.97%	3.29%	3.49%
Owner Households	1.34%	3.73%	3.78%
Median Household Income	3.19%	2.95%	2.74%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011



Demographic and Income Comparison Profile

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Rings: 1, 3, 5 miles radii

Latitude: 33.44997
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2000 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	418	15.5%	1,276	12.3%	1,877	9.3%
\$15,000 - \$24,999	433	16.0%	1,139	11.0%	1,893	9.4%
\$25,000 - \$34,999	486	18.0%	1,325	12.8%	2,281	11.3%
\$35,000 - \$49,999	636	23.6%	1,879	18.1%	3,686	18.3%
\$50,000 - \$74,999	516	19.1%	2,532	24.4%	5,137	25.5%
\$75,000 - \$99,999	141	5.2%	1,223	11.8%	2,657	13.2%
\$100,000 - \$149,999	33	1.2%	714	6.9%	1,820	9.0%
\$150,000 - \$199,000	21	0.8%	122	1.2%	421	2.1%
\$200,000+	17	0.6%	152	1.5%	406	2.0%
Median Household Income	\$35,233		\$46,129		\$51,227	
Average Household Income	\$40,231		\$54,164		\$61,261	
Per Capita Income	\$12,981		\$16,886		\$19,840	

2010 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	278	8.7%	1,318	5.9%	3,126	5.6%
\$15,000 - \$24,999	349	10.9%	1,349	6.1%	3,130	5.6%
\$25,000 - \$34,999	348	10.9%	1,405	6.3%	3,999	7.2%
\$35,000 - \$49,999	703	22.0%	3,048	13.7%	7,533	13.5%
\$50,000 - \$74,999	810	25.4%	5,415	24.4%	13,812	24.8%
\$75,000 - \$99,999	425	13.3%	3,889	17.5%	9,796	17.6%
\$100,000 - \$149,999	198	6.2%	4,468	20.1%	10,267	18.5%
\$150,000 - \$199,000	17	0.5%	637	2.9%	1,832	3.3%
\$200,000+	60	1.9%	711	3.2%	2,126	3.8%
Median Household Income	\$47,693		\$67,505		\$67,320	
Average Household Income	\$56,977		\$79,706		\$81,526	
Per Capita Income	\$17,782		\$24,162		\$26,123	

2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	209	6.1%	1,051	4.0%	2,664	4.0%
\$15,000 - \$24,999	286	8.4%	1,145	4.3%	2,743	4.1%
\$25,000 - \$34,999	297	8.7%	1,218	4.6%	3,606	5.4%
\$35,000 - \$49,999	562	16.5%	2,355	8.9%	6,226	9.3%
\$50,000 - \$74,999	1,044	30.7%	6,707	25.3%	16,891	25.2%
\$75,000 - \$99,999	540	15.9%	4,704	17.7%	12,077	18.0%
\$100,000 - \$149,999	326	9.6%	7,046	26.6%	16,195	24.2%
\$150,000 - \$199,000	48	1.4%	1,169	4.4%	3,264	4.9%
\$200,000+	86	2.5%	1,116	4.2%	3,325	5.0%
Median Household Income	\$55,810		\$78,082		\$77,054	
Average Household Income	\$66,009		\$91,087		\$92,689	
Per Capita Income	\$20,527		\$27,518		\$29,676	

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011



Demographic and Income Comparison Profile

Goodyear Commerce Center
 820 E Van Buren St, Goodyear, AZ, 85338
 Rings: 1, 3, 5 miles radii

Latitude: 33.44997
 Longitude: -112.34474

	1 mile		3 miles		5 miles	
2000 Population by Age						
Age 0 - 4	833	9.6%	3,296	9.8%	5,558	8.9%
Age 5 - 9	867	10.0%	3,321	9.8%	5,608	8.9%
Age 10 - 14	798	9.2%	3,060	9.1%	5,483	8.7%
Age 15 - 19	749	8.6%	2,594	7.7%	4,743	7.6%
Age 20 - 24	758	8.7%	2,410	7.1%	4,107	6.5%
Age 25 - 34	1,403	16.2%	5,721	16.9%	9,814	15.6%
Age 35 - 44	1,232	14.2%	5,383	15.9%	9,814	15.6%
Age 45 - 54	846	9.8%	3,709	11.0%	7,537	12.0%
Age 55 - 64	547	6.3%	2,163	6.4%	5,203	8.3%
Age 65 - 74	312	3.6%	1,244	3.7%	3,178	5.1%
Age 75 - 84	242	2.8%	716	2.1%	1,433	2.3%
Age 85+	75	0.9%	163	0.5%	310	0.5%

2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,019	10.0%	7,185	9.7%	15,371	8.9%
Age 5 - 9	934	9.1%	6,659	9.0%	14,191	8.2%
Age 10 - 14	851	8.3%	6,109	8.2%	13,134	7.6%
Age 15 - 19	890	8.7%	5,689	7.7%	12,206	7.1%
Age 20 - 24	922	9.0%	4,918	6.6%	10,891	6.3%
Age 25 - 34	1,688	16.5%	11,227	15.1%	25,234	14.6%
Age 35 - 44	1,241	12.1%	10,969	14.8%	24,498	14.2%
Age 45 - 54	1,138	11.1%	9,540	12.8%	22,296	12.9%
Age 55 - 64	752	7.4%	6,456	8.7%	17,333	10.0%
Age 65 - 74	420	4.1%	3,348	4.5%	10,682	6.2%
Age 75 - 84	272	2.7%	1,628	2.2%	5,145	3.0%
Age 85+	101	1.0%	541	0.7%	1,534	0.9%

2015 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,117	10.2%	8,528	9.6%	18,377	8.8%
Age 5 - 9	1,013	9.3%	8,093	9.1%	17,362	8.4%
Age 10 - 14	934	8.5%	7,514	8.4%	16,277	7.8%
Age 15 - 19	836	7.7%	6,395	7.2%	13,778	6.6%
Age 20 - 24	999	9.1%	5,859	6.6%	12,901	6.2%
Age 25 - 34	1,811	16.6%	13,315	15.0%	30,070	14.5%
Age 35 - 44	1,308	12.0%	12,714	14.3%	28,809	13.9%
Age 45 - 54	1,107	10.1%	10,876	12.2%	24,986	12.0%
Age 55 - 64	884	8.1%	8,112	9.1%	21,433	10.3%
Age 65 - 74	523	4.8%	4,945	5.6%	15,340	7.4%
Age 75 - 84	298	2.7%	1,956	2.2%	6,600	3.2%
Age 85+	102	0.9%	629	0.7%	1,908	0.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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Demographic and Income Comparison Profile

Goodyear Commerce Center
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 Rings: 1, 3, 5 miles radii

Latitude: 33.44997
 Longitude: -112.34474

2000 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,091	58.8%	22,047	65.3%	43,318	69.0%
Black Alone	365	4.2%	1,487	4.4%	2,729	4.3%
American Indian Alone	152	1.8%	449	1.3%	652	1.0%
Asian Alone	72	0.8%	631	1.9%	1,194	1.9%
Pacific Islander Alone	18	0.2%	55	0.2%	91	0.1%
Some Other Race Alone	2,612	30.2%	7,879	23.3%	12,609	20.1%
Two or More Races	351	4.1%	1,234	3.7%	2,193	3.5%
Hispanic Origin (Any Race)	4,694	54.2%	15,226	45.1%	23,995	38.2%

2010 Race and Ethnicity						
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,144	50.3%	44,665	60.1%	108,510	62.9%
Black Alone	526	5.1%	4,584	6.2%	9,322	5.4%
American Indian Alone	186	1.8%	1,009	1.4%	2,030	1.2%
Asian Alone	102	1.0%	1,907	2.6%	6,836	4.0%
Pacific Islander Alone	23	0.2%	128	0.2%	319	0.2%
Some Other Race Alone	3,790	37.1%	18,899	25.4%	38,739	22.5%
Two or More Races	459	4.5%	3,077	4.1%	6,759	3.9%
Hispanic Origin (Any Race)	6,659	65.1%	36,836	49.6%	75,100	43.5%

2015 Race and Ethnicity						
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,230	47.8%	51,158	57.5%	125,322	60.3%
Black Alone	600	5.5%	6,197	7.0%	12,618	6.1%
American Indian Alone	194	1.8%	1,208	1.4%	2,480	1.2%
Asian Alone	117	1.1%	2,571	2.9%	8,532	4.1%
Pacific Islander Alone	23	0.2%	148	0.2%	366	0.2%
Some Other Race Alone	4,268	39.0%	23,778	26.7%	49,874	24.0%
Two or More Races	500	4.6%	3,876	4.4%	8,651	4.2%
Hispanic Origin (Any Race)	7,529	68.9%	46,955	52.8%	98,025	47.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

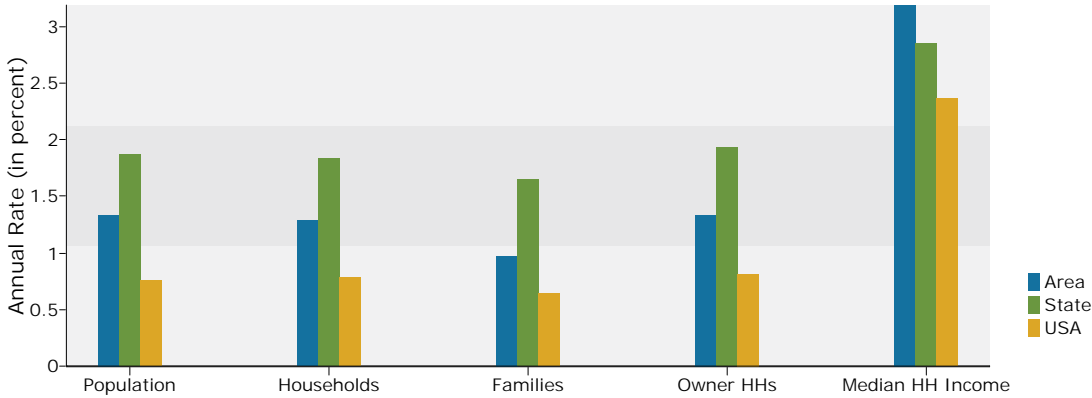
December 21, 2011

Goodyear Commerce Center
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 Rings: 1, 3, 5 miles radii

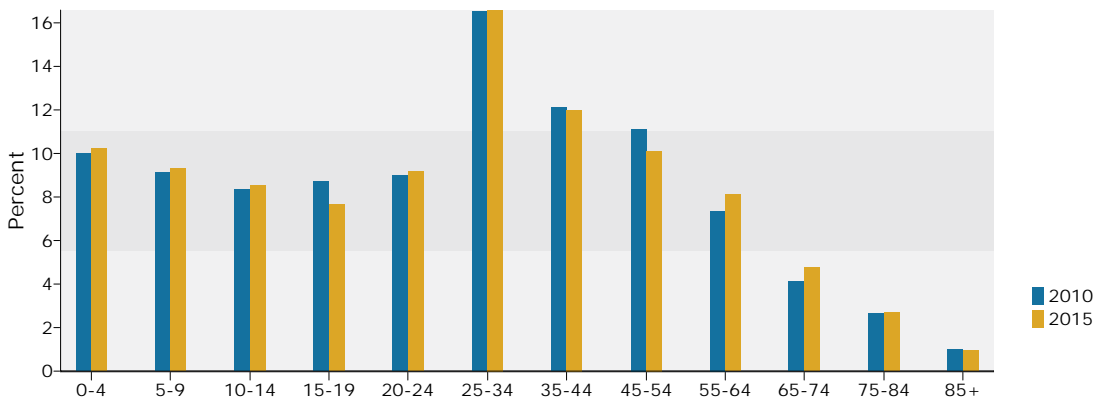
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1 mile

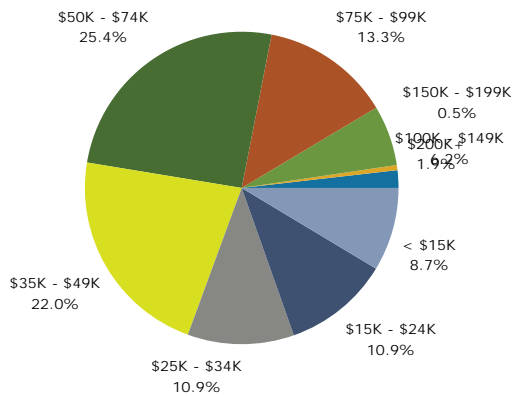
Trends 2010-2015



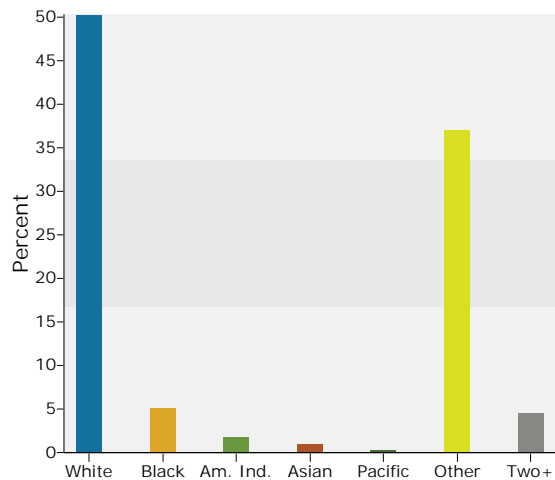
Population by Age



2010 Household Income



2010 Population by Race



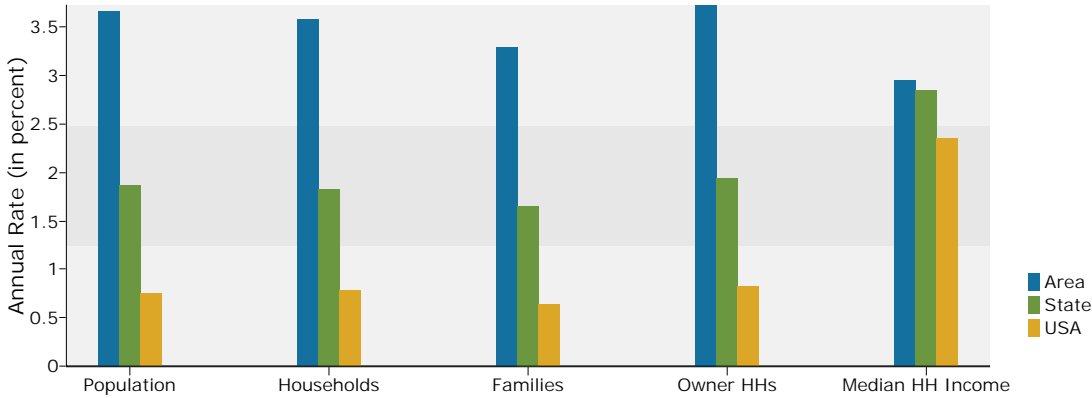
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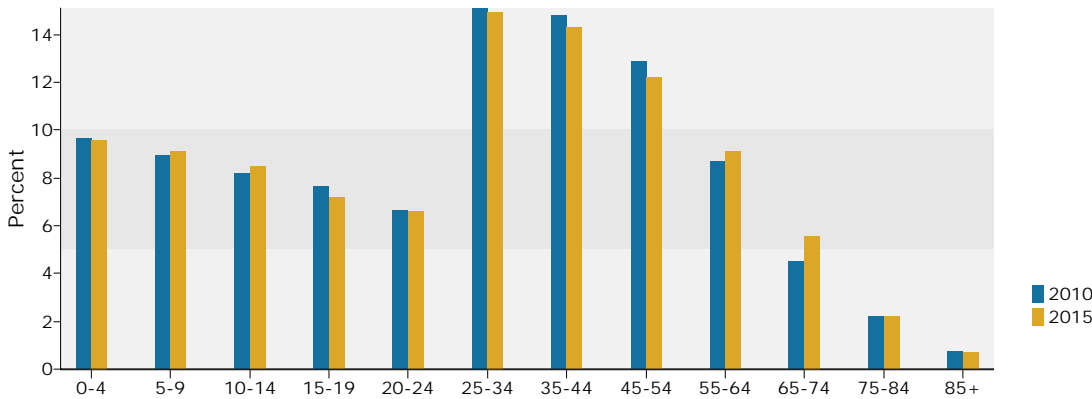
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3 miles

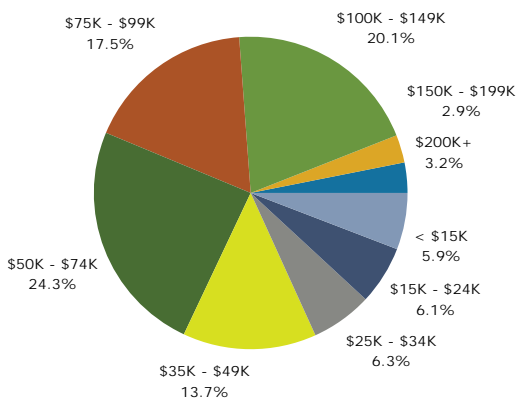
Trends 2010-2015



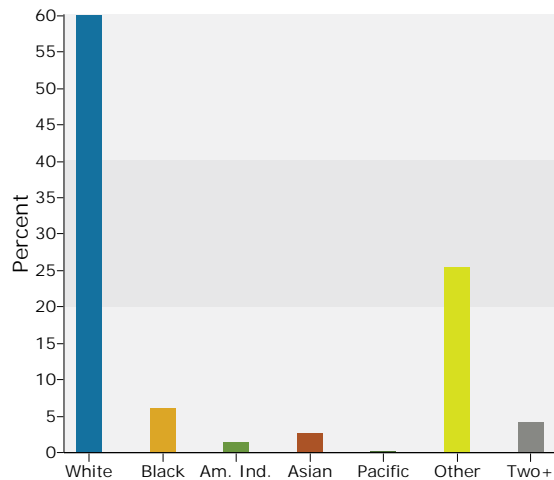
Population by Age



2010 Household Income



2010 Population by Race



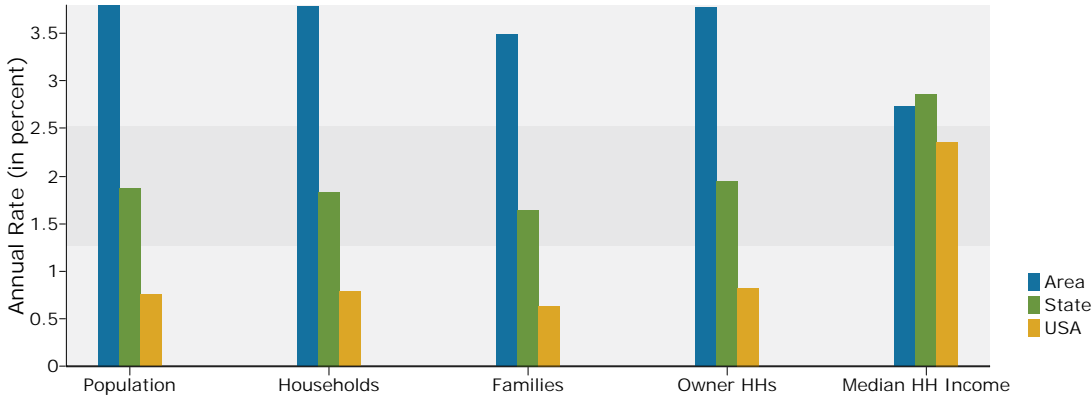
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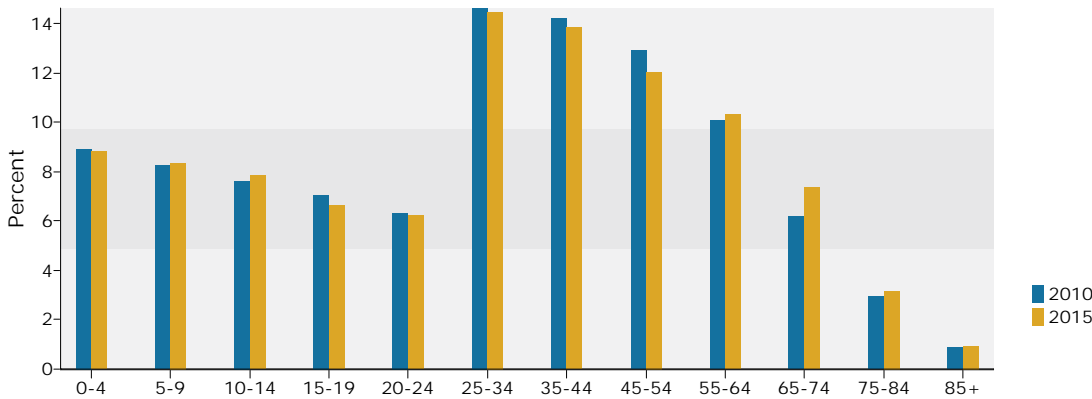
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5 miles

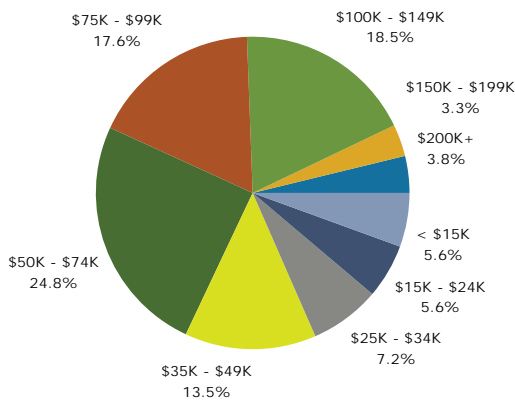
Trends 2010-2015



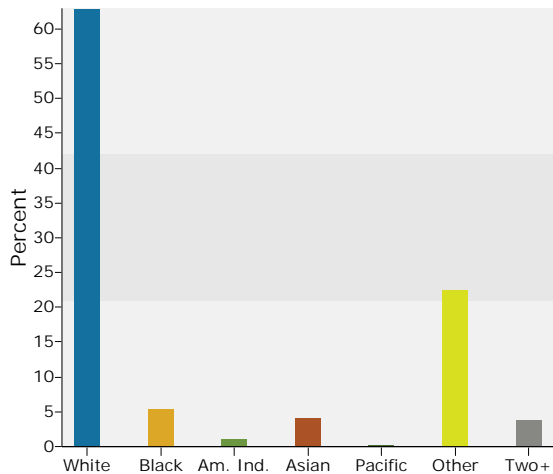
Population by Age



2010 Household Income



2010 Population by Race



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.