

Southwest Corner
Estrella Pkwy. & Interstate 10
Goodyear, AZ

ESTRELLA MARKETPLACE NEIGHBORHOOD CENTER



CO-TENANTS



AVAILABILITY

- 3,571 SF Endcap
- 2,000 SF Endcap - Former PostNet
- 1,307 SF Endcap



PROPERTY HIGHLIGHTS

- Anchored by Wal-Mart Supercenter
- Excellent visibility from I-10 Freeway.
- Close proximity to Palm Valley, Canyon Trails and Estrella Mountain Ranch Master Planned Communities.

TRAFFIC COUNTS

Interstate 10: 97,000 CPD (MAG 2007)
Estrella Parkway: 32,762 CPD (City of Goodyear 2008)

DEMOGRAPHIC BRIEF (2010)

	1-Mile	3-Mile	5-Mile
Population:	3,270	57,537	124,118
Average HH Income:	\$79,191	\$82,270	\$80,659
Households:	1,105	20,280	40,742
Median Age:	50.2	38.2	34.6

FOR MORE INFORMATION

Joe Doucett
602.368.3555 x105
480.390.2262 Cell
Joe.Doucett@GDCRE.com

Tim Gunnink
602.368.3555 x104
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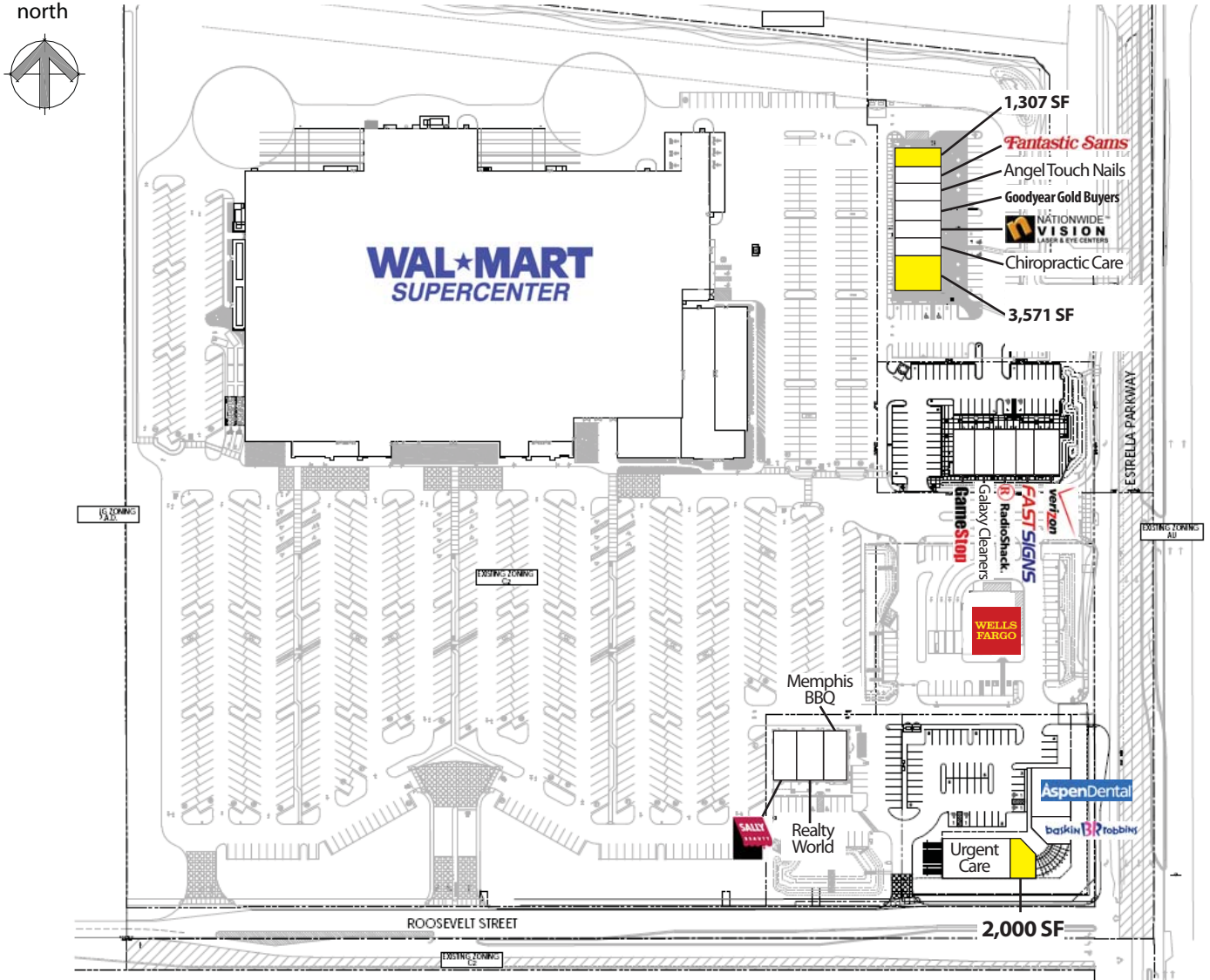


2929 E. Camelback Rd. Suite #113 | Phoenix, AZ 85016 | 602.368.3555 | www.GDCRE.com

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**FOR MORE
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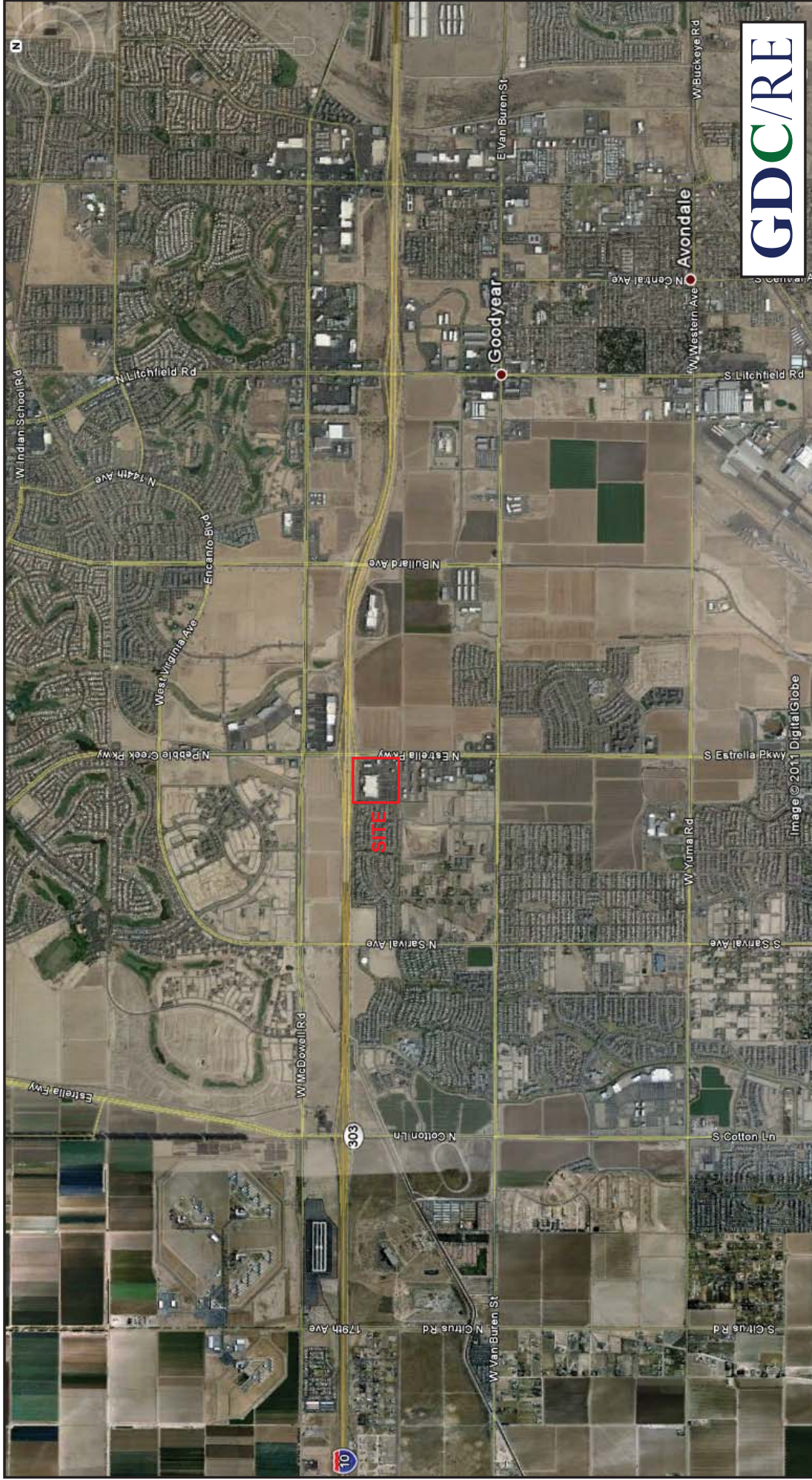
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GDC/RE

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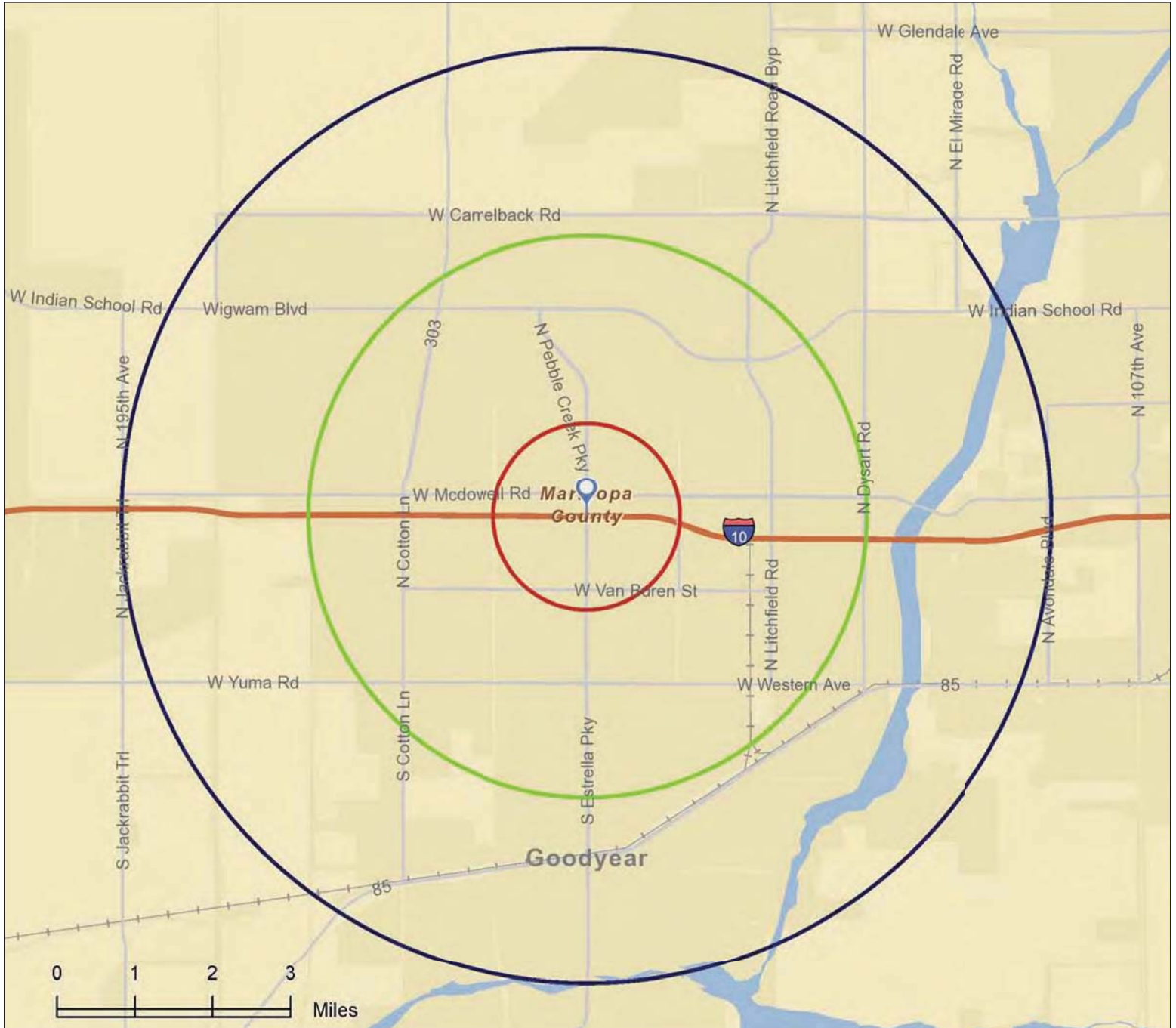
ESTRELLA MARKETPLACE



SWC Estrella Parkway & Interstate 10
Goodyear, AZ

Estrella Marketplace
N Estrella Pkwy & I-10, Goodyear, AZ 85338
Ring: 1, 3, 5 Miles

Latitude: 33.46141
Longitude: -112.39244



This site is located in:

- City:** Goodyear city
- County:** Maricopa County
- State:** Arizona
- Census Tract:** 04013061009
- ZIP Code:** 85338
- Census Block Group:** 040130610091
- CBSA:** Phoenix-Mesa-Glendale, AZ Metropolitan Statistical Area (38060)



Demographic and Income Comparison Profile

Estrella Marketplace
N Estrella Pkwy & I-10, Goodyear, AZ 85338
Rings: 1, 3, 5 miles radii

Latitude: 33.46141
Longitude: -112.39244

	1 mile	3 miles	5 miles
2000 Summary			
Population	87	17,859	45,118
Households	28	6,463	14,196
Families	22	5,083	11,312
Average Household Size	3.11	2.72	3.00
Owner Occupied Housing Units	25	4,897	10,965
Renter Occupied Housing Units	3	1,566	3,231
Median Age	39.6	35.2	32.3
2010 Summary			
Population	3,270	57,537	124,118
Households	1,105	20,280	40,742
Families	815	15,609	31,070
Average Household Size	2.96	2.79	2.98
Owner Occupied Housing Units	1,029	16,601	32,477
Renter Occupied Housing Units	76	3,679	8,265
Median Age	50.2	38.2	34.6
2015 Summary			
Population	3,965	70,431	150,594
Households	1,330	24,894	49,602
Families	965	18,921	37,290
Average Household Size	2.98	2.79	2.98
Owner Occupied Housing Units	1,234	20,462	39,679
Renter Occupied Housing Units	96	4,432	9,923
Median Age	52.1	38.7	35.1
Trends: 2010-2015 Annual Rate			
Population	3.93%	4.13%	3.94%
Households	3.78%	4.19%	4.01%
Families	3.44%	3.92%	3.72%
Owner Households	3.70%	4.27%	4.09%
Median Household Income	1.37%	2.80%	2.92%

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

Estrella Marketplace
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Latitude: 33.46141
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2000 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	0	0.0%	486	7.7%	1,463	10.3%
\$15,000 - \$24,999	0	0.0%	541	8.6%	1,465	10.4%
\$25,000 - \$34,999	5	21.4%	725	11.5%	1,732	12.2%
\$35,000 - \$49,999	2	10.3%	1,287	20.3%	2,500	17.7%
\$50,000 - \$74,999	4	17.1%	1,573	24.9%	3,405	24.1%
\$75,000 - \$99,999	0	0.0%	845	13.4%	1,759	12.4%
\$100,000 - \$149,999	0	0.0%	585	9.2%	1,218	8.6%
\$150,000 - \$199,000	12	51.2%	155	2.5%	273	1.9%
\$200,000+	0	0.0%	130	2.0%	333	2.4%
Median Household Income	\$152,083		\$51,487		\$49,354	
Average Household Income	\$102,537		\$62,950		\$60,866	
Per Capita Income	\$29,339		\$22,401		\$19,263	

2010 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	40	3.6%	1,218	6.0%	2,462	6.0%
\$15,000 - \$24,999	42	3.8%	1,143	5.6%	2,529	6.2%
\$25,000 - \$34,999	42	3.8%	1,349	6.7%	3,208	7.9%
\$35,000 - \$49,999	86	7.8%	3,105	15.3%	5,820	14.3%
\$50,000 - \$74,999	505	45.7%	5,037	24.8%	9,664	23.7%
\$75,000 - \$99,999	223	20.2%	3,503	17.3%	6,867	16.9%
\$100,000 - \$149,999	108	9.8%	3,353	16.5%	7,343	18.0%
\$150,000 - \$199,000	22	2.0%	672	3.3%	1,254	3.1%
\$200,000+	36	3.3%	899	4.4%	1,594	3.9%
Median Household Income	\$67,751		\$65,952		\$65,652	
Average Household Income	\$79,191		\$82,270		\$80,659	
Per Capita Income	\$25,467		\$29,154		\$26,618	

2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	32	2.4%	1,131	4.5%	2,173	4.4%
\$15,000 - \$24,999	36	2.7%	1,042	4.2%	2,291	4.6%
\$25,000 - \$34,999	38	2.9%	1,240	5.0%	2,967	6.0%
\$35,000 - \$49,999	69	5.2%	2,521	10.1%	4,881	9.8%
\$50,000 - \$74,999	542	40.7%	6,329	25.4%	12,094	24.4%
\$75,000 - \$99,999	296	22.3%	4,505	18.1%	8,585	17.3%
\$100,000 - \$149,999	204	15.3%	5,402	21.7%	11,770	23.7%
\$150,000 - \$199,000	41	3.1%	1,243	5.0%	2,294	4.6%
\$200,000+	71	5.3%	1,481	6.0%	2,548	5.1%
Median Household Income	\$72,528		\$75,723		\$75,824	
Average Household Income	\$90,744		\$94,380		\$92,186	
Per Capita Income	\$29,204		\$33,470		\$30,450	

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.



Demographic and Income Comparison Profile

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 Rings: 1, 3, 5 miles radii

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	1 mile		3 miles		5 miles	
2000 Population by Age						
Age 0 - 4	2	2.5%	1,380	7.7%	3,716	8.2%
Age 5 - 9	6	7.2%	1,405	7.9%	3,839	8.5%
Age 10 - 14	13	14.6%	1,310	7.3%	3,597	8.0%
Age 15 - 19	7	7.9%	1,140	6.4%	3,065	6.8%
Age 20 - 24	1	1.1%	1,121	6.3%	3,127	6.9%
Age 25 - 34	8	9.5%	2,525	14.1%	7,258	16.1%
Age 35 - 44	18	20.5%	2,583	14.5%	7,226	16.0%
Age 45 - 54	6	7.2%	2,231	12.5%	5,289	11.7%
Age 55 - 64	15	17.1%	2,114	11.8%	4,002	8.9%
Age 65 - 74	10	11.2%	1,392	7.8%	2,610	5.8%
Age 75 - 84	0	0.0%	546	3.1%	1,153	2.6%
Age 85+	1	1.1%	111	0.6%	236	0.5%

	Number		Percent		Number		Percent	
2010 Population by Age								
Age 0 - 4	136	4.2%	4,255	7.4%	10,377	8.4%		
Age 5 - 9	157	4.8%	4,071	7.1%	9,671	7.8%		
Age 10 - 14	180	5.5%	3,815	6.6%	8,942	7.2%		
Age 15 - 19	181	5.5%	3,499	6.1%	8,361	6.7%		
Age 20 - 24	103	3.1%	2,841	4.9%	7,568	6.1%		
Age 25 - 34	214	6.5%	7,659	13.3%	17,827	14.4%		
Age 35 - 44	376	11.5%	7,880	13.7%	17,788	14.3%		
Age 45 - 54	589	18.0%	7,654	13.3%	16,272	13.1%		
Age 55 - 64	630	19.3%	7,056	12.3%	13,151	10.6%		
Age 65 - 74	415	12.7%	5,430	9.4%	8,699	7.0%		
Age 75 - 84	222	6.8%	2,675	4.7%	4,236	3.4%		
Age 85+	69	2.1%	702	1.2%	1,226	1.0%		

2015 Population by Age								
Age 0 - 4	155	3.9%	5,163	7.3%	12,479	8.3%		
Age 5 - 9	186	4.7%	5,042	7.2%	11,909	7.9%		
Age 10 - 14	222	5.6%	4,817	6.8%	11,149	7.4%		
Age 15 - 19	204	5.1%	4,037	5.7%	9,483	6.3%		
Age 20 - 24	129	3.2%	3,497	5.0%	8,994	6.0%		
Age 25 - 34	250	6.3%	8,731	12.4%	21,085	14.0%		
Age 35 - 44	413	10.4%	9,792	13.9%	21,021	14.0%		
Age 45 - 54	626	15.8%	8,606	12.2%	18,496	12.3%		
Age 55 - 64	803	20.3%	8,647	12.3%	16,441	10.9%		
Age 65 - 74	626	15.8%	7,568	10.7%	12,460	8.3%		
Age 75 - 84	269	6.8%	3,612	5.1%	5,524	3.7%		
Age 85+	83	2.1%	920	1.3%	1,554	1.0%		

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



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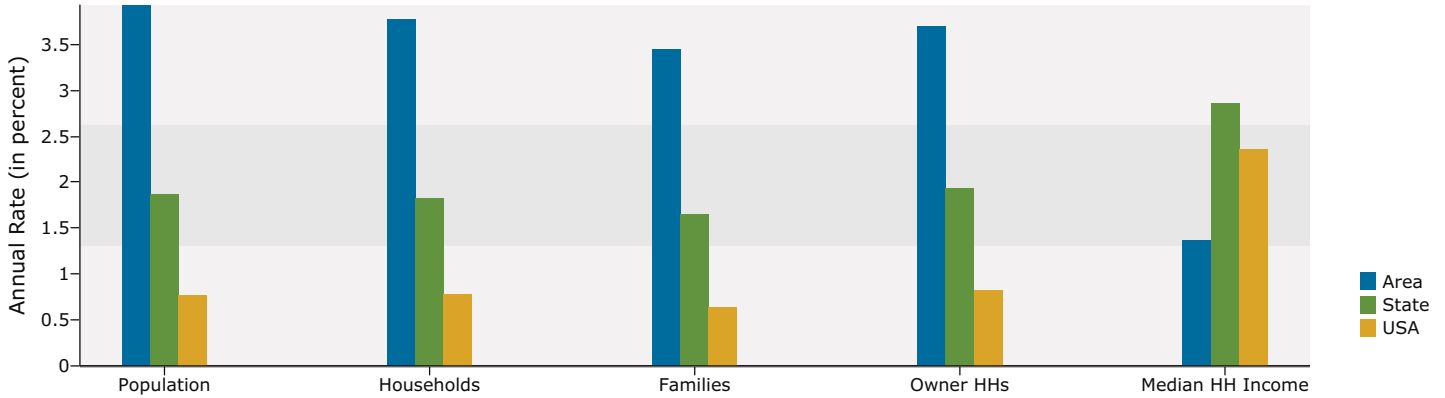
2000 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	76	87.2%	13,616	76.2%	32,189	71.3%
Black Alone	0	0.0%	701	3.9%	2,120	4.7%
American Indian Alone	0	0.0%	158	0.9%	573	1.3%
Asian Alone	4	4.5%	349	2.0%	700	1.6%
Pacific Islander Alone	0	0.0%	25	0.1%	69	0.2%
Some Other Race Alone	6	7.1%	2,471	13.8%	7,981	17.7%
Two or More Races	1	1.1%	538	3.0%	1,486	3.3%
Hispanic Origin (Any Race)	17	19.5%	5,007	28.0%	15,906	35.3%
2010 Race and Ethnicity						
White Alone	1,897	58.0%	40,290	70.0%	83,264	67.1%
Black Alone	112	3.4%	3,131	5.4%	7,356	5.9%
American Indian Alone	39	1.2%	573	1.0%	1,514	1.2%
Asian Alone	119	3.7%	1,389	2.4%	2,713	2.2%
Pacific Islander Alone	8	0.2%	84	0.1%	223	0.2%
Some Other Race Alone	1,004	30.7%	9,992	17.4%	24,325	19.6%
Two or More Races	91	2.8%	2,077	3.6%	4,721	3.8%
Hispanic Origin (Any Race)	1,562	47.8%	19,963	34.7%	49,568	39.9%
2015 Race and Ethnicity						
White Alone	2,199	55.5%	47,451	67.4%	97,034	64.4%
Black Alone	152	3.8%	4,403	6.3%	10,169	6.8%
American Indian Alone	50	1.3%	711	1.0%	1,857	1.2%
Asian Alone	168	4.2%	1,923	2.7%	3,702	2.5%
Pacific Islander Alone	9	0.2%	100	0.1%	264	0.2%
Some Other Race Alone	1,268	32.0%	13,096	18.6%	31,432	20.9%
Two or More Races	120	3.0%	2,748	3.9%	6,136	4.1%
Hispanic Origin (Any Race)	2,049	51.7%	26,683	37.9%	65,123	43.2%

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

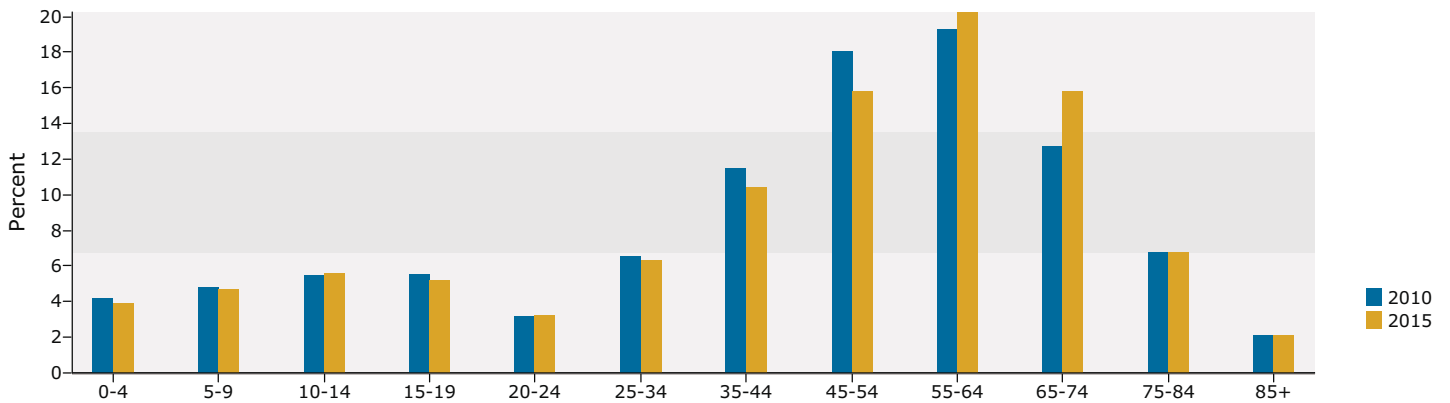
December 21, 2011

1 mile

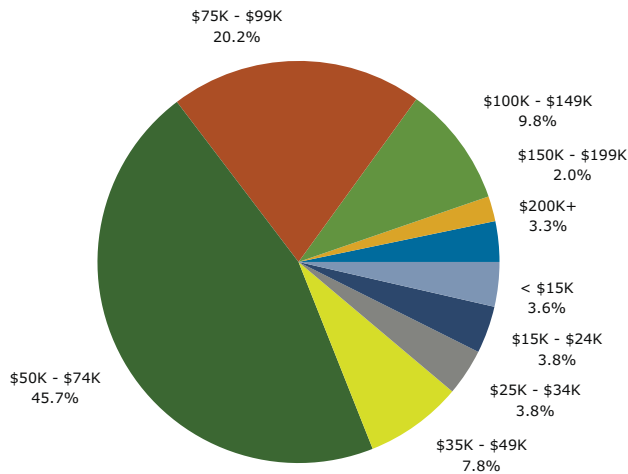
Trends 2010-2015



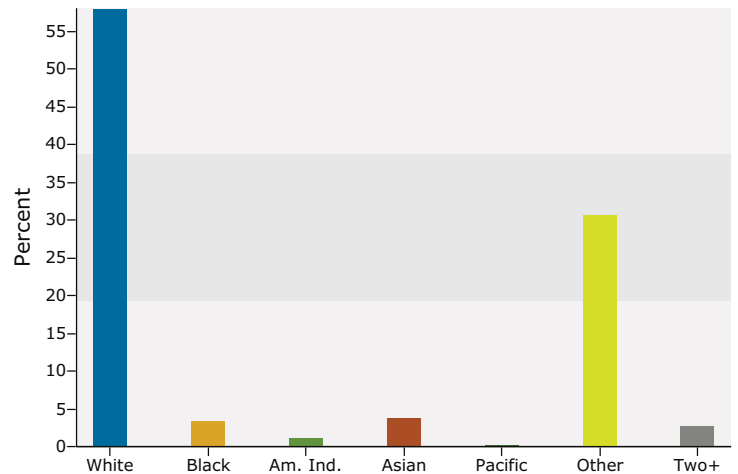
Population by Age



2010 Household Income



2010 Population by Race



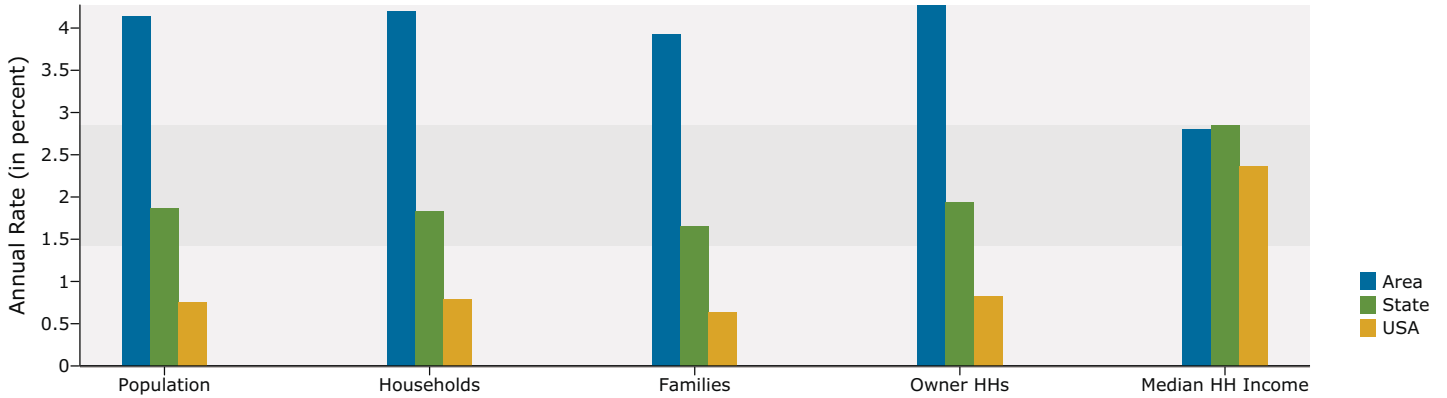
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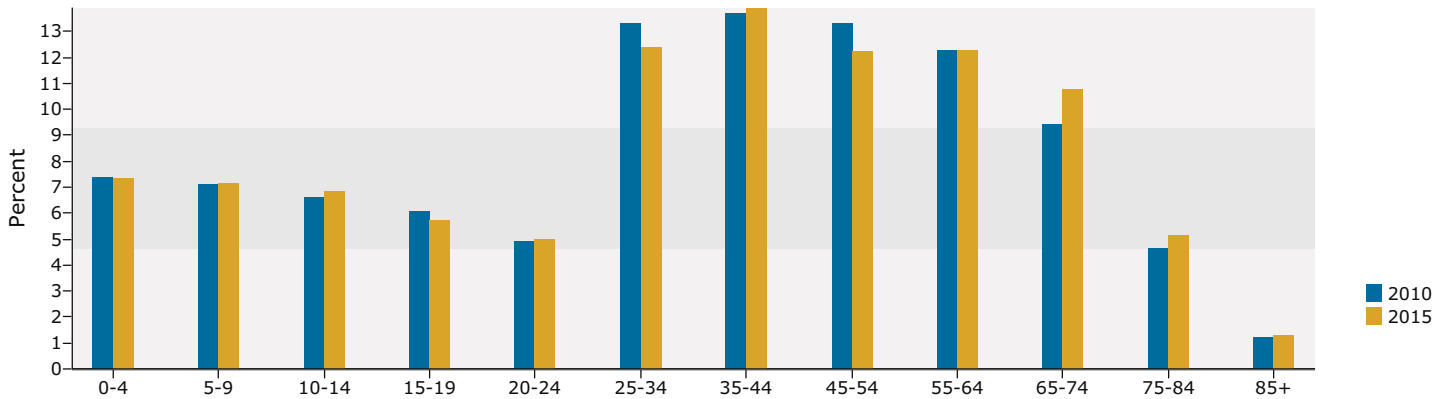
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3 miles

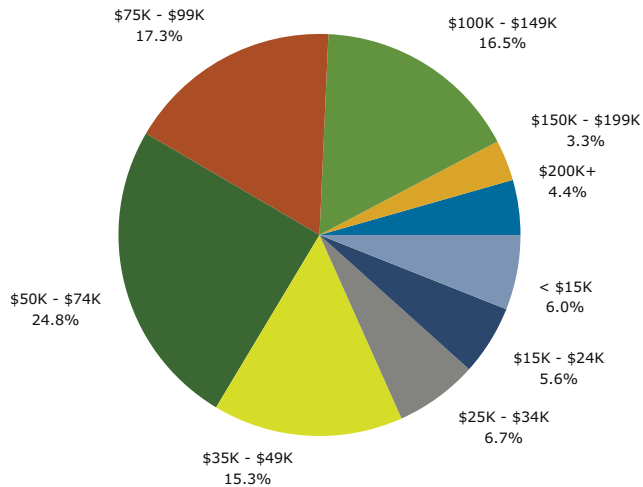
Trends 2010-2015



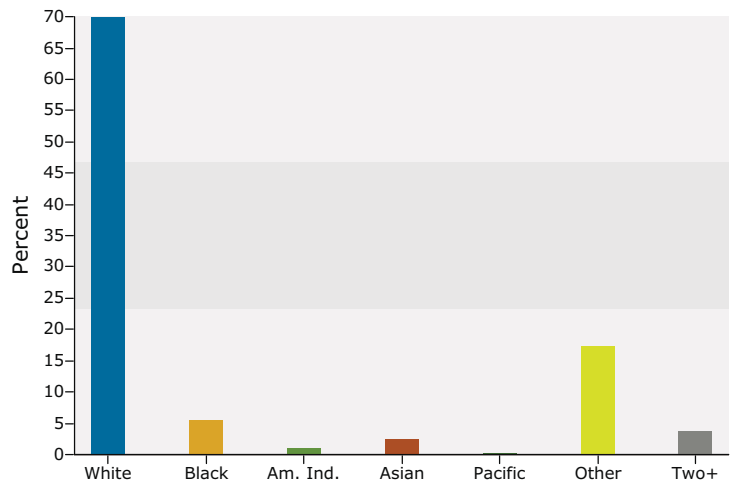
Population by Age



2010 Household Income



2010 Population by Race



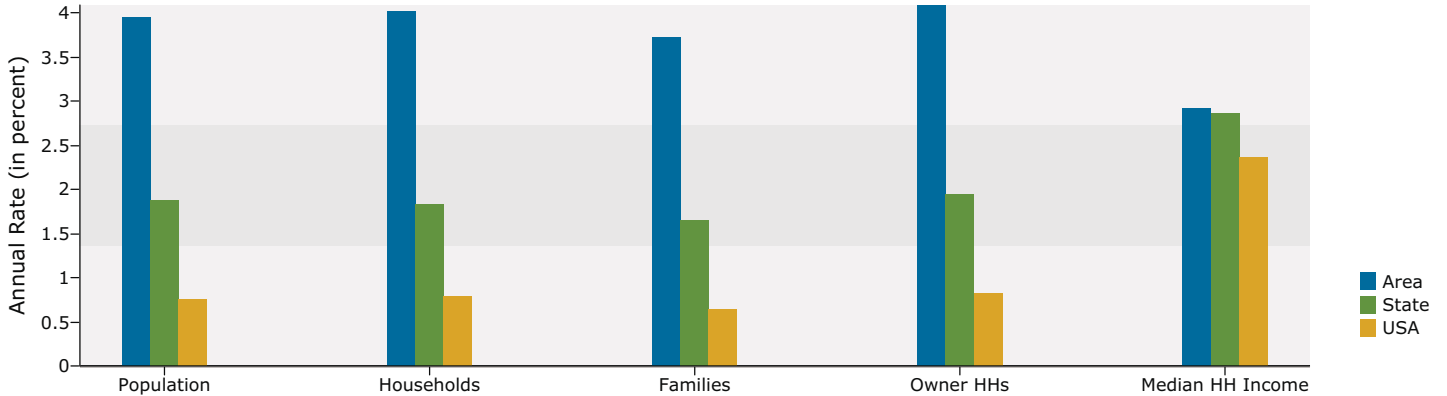
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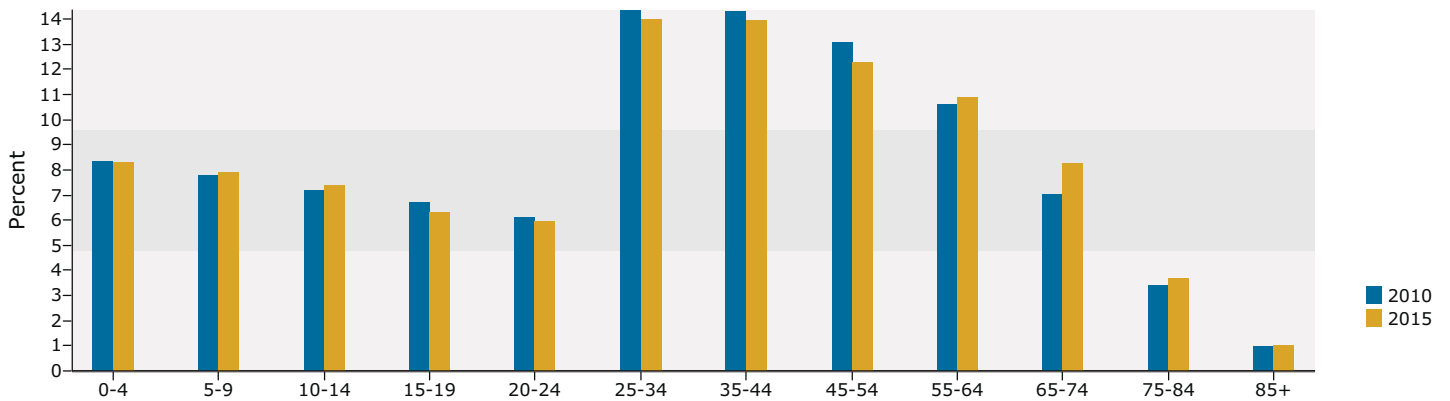
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5 miles

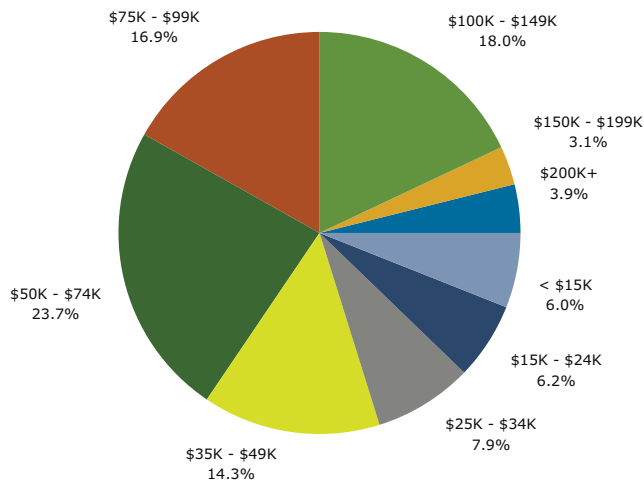
Trends 2010-2015



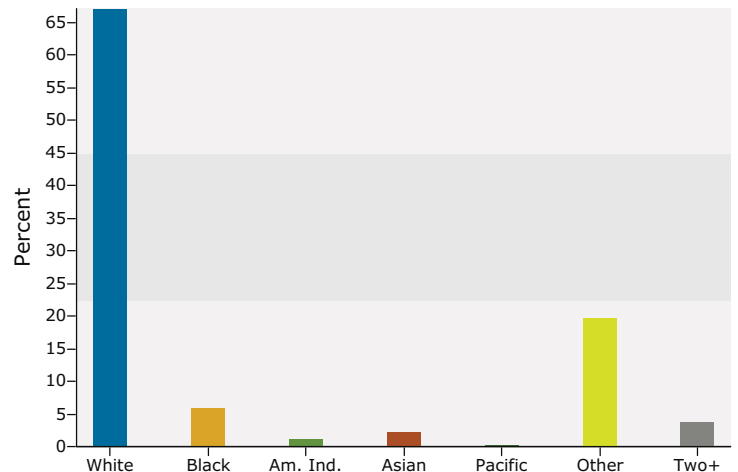
Population by Age



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.