

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**

20,851 VPD ESTRELLA PARKWAY

11,996 VPD

YUMA ROAD

N

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Nationwide Real Estate Services

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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)

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

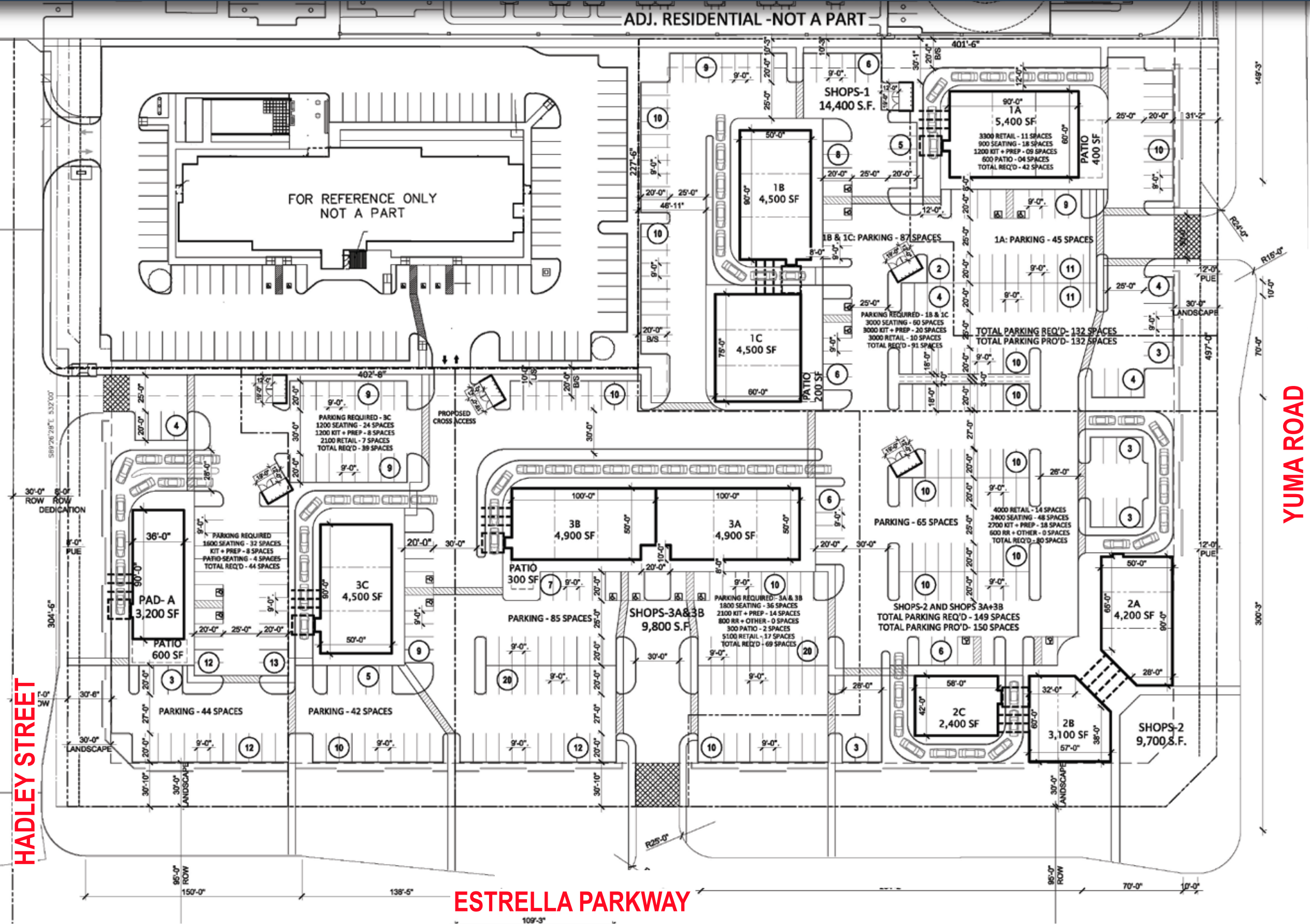


OVERALL SITE PLAN
27.43-ACRE MIXED-USE DEVELOPMENT



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7.7-Acre Retail Development Conceptual Site Plan



YUMA ROAD

HADLEY STREET

ESTRELLA PARKWAY

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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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DEMOGRAPHICS 2022

Source: Sites USA

ESTIMATED POPULATION

10,102	62,364	141,796
1 MI	3 MI	5 MI

ESTIMATED POPULATION (2027)

10,880	68,620	154,920
1 MI	3 MI	5 MI

AVERAGE HH INCOME

\$96,704	\$77,534	\$83,073
1 MI	3 MI	5 MI

AVERAGE HH INCOME (2027)

\$101,344	\$79,929	\$86,119
1 MI	3 MI	5 MI

DAYTIME POPULATION

2,915	35,739	77,708
1 MI	3 MI	5 MI

TRAFFIC COUNTS 2022

Source: Sites USA

ESTRELLA PKWY	20,851 VPD
YUMA RD	11,996 VPD
I-10	127,833 VPD
LOOP 303	45,059 VPD



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