

RETAIL SPACE

at Goodyear's Ballpark Village



CITY OF
Goodyear | ECONOMIC
Arizona DEVELOPMENT

FOR LEASE

Incredible leasing opportunity at the Goodyear Ballpark, Spring Training home to the Cincinnati Reds and Cleveland Guardians.

GOODYEAR HIGHLIGHTS

- \$85,147 Median Household Income
- 101,662 Population
- 37.8 Median Age
- 8,200+ New Multi-Family Housing

SPACE HIGHLIGHTS

- 1,200-9,300 sq. ft. (divisible)
- Adjacent to the Team Shop and Ticket Windows
- Year Round Activities
- Abundant Parking
- Electrical and Sprinklers
- Fully Exposed Ceilings



You're in
Good
company.

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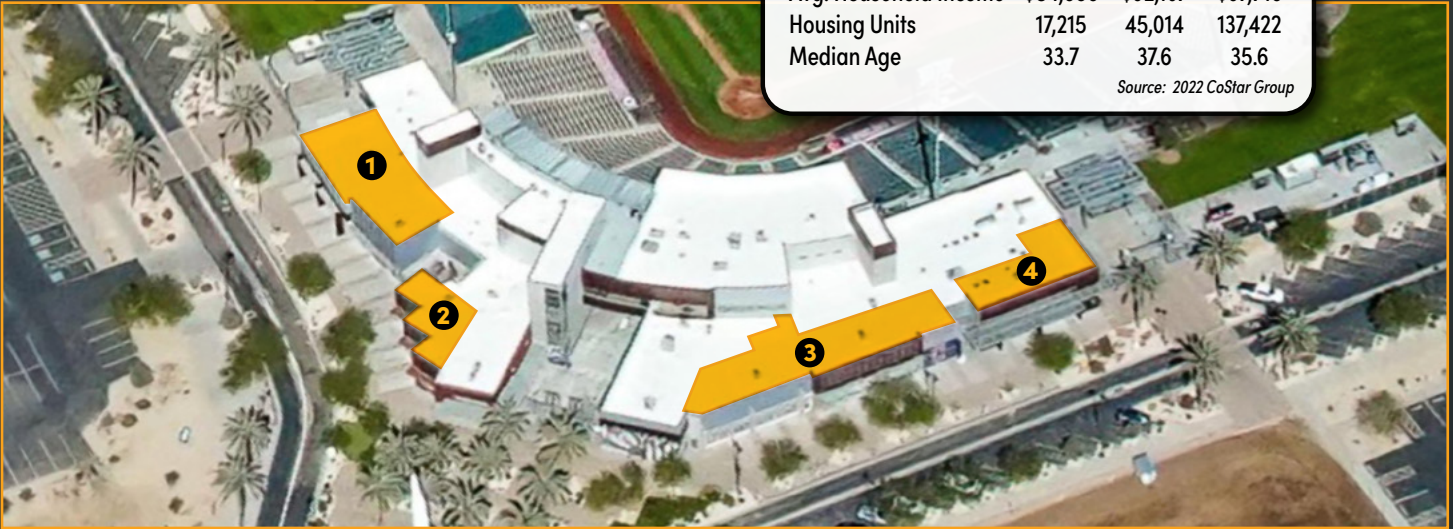


DEMOGRAPHIC PROFILE

Radius from Goodyear Ballpark

	3-mile	5-mile	10-mile
Total Population	51,614	126,517	409,378
Avg. Household Income	\$84,656	\$92,107	\$97,716
Housing Units	17,215	45,014	137,422
Median Age	33.7	37.6	35.6

Source: 2022 CoStar Group



1 RETAIL SPACE #1 (NORTHWEST)

- 3,207 sq. ft. endcap
- Concrete floor
- HVAC & Electric
- Plumbed for water & sewer
- 3rd Base side
- Great for restaurant/brewery



2 RETAIL SPACE #2 (WEST)

- 1,222 sq. ft. space
- Grey shell, gravel floor
- Electric
- Plumbed for water & sewer
- Adjacent to ticket windows
- Perfect for coffee shop



3 RETAIL SPACE #3 (SOUTHWEST)

- 3,441 sq. ft. space
- Concrete floor
- Electric
- Plumbed for water & sewer
- Adjacent to Team Shop
- Picture-perfect views for a wine bar



4 RETAIL SPACE #4 (SOUTHEAST)

- 1,592 sq. ft. endcap
- Concrete floor
- Electric
- Plumbed for water & sewer
- 1st Base side
- Incredible retail location



BALLPARK VILLAGE

- 26,764 daily traffic count on Estrella Pkwy. & Yuma Rd. in 2019
- 3,000+ parking spaces
- Extensive new residential housing and population growth in a 1-mile radius:
 - 1,471 new single-family housing units
 - 810 new multi-family housing units
 - 5,797 est. new residential population
- Year-round events, festivals, arts and craft shows, concerts, weddings, etc.
- 20-minutes from downtown Phoenix
- Easy access from I-10, Loop 303, MC-85
- Near the Goodyear Recreation Campus
 - Phase 1: 40 acres – complete July 2021
 - Phase 2: 46 acres – in development
- Adjacent to Phoenix-Goodyear Airport for general aviation, private, and corporate aircraft
- Cincinnati Reds & Cleveland Guardians year-round state-of-the-art Player Development Complexes and player housing within walking distance

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