

GOODYEAR CENTERPOINTE

SEC Pebble Creek Parkway & McDowell Road / 15277 - 15433 West McDowell Road | Goodyear, AZ

ANCHORED BY



PROPERTY HIGHLIGHTS

- Co-tenant with Hobby Lobby, Conn's, EOS Fitness, Goodwill, BevMo!, Texas Roadhouse, Olive Garden and more
- Over 10,000 VPD on McDowell Road & 32,000 VPD on Pebble Creek Parkway
- Over 49,000 households within 5 miles
- Over \$100K household income within 3 miles
- PAD Available – Buildable to ±5,500 SF

TRAFFIC COUNTS

MCDOWELL ROAD: 11,561 VPD

PEBBLE CREEK PARKWAY: 34,089 VPD

I-10 FREEWAY: 156,996 VPD

Source: Kalibrate Technologies 2022

DEMOGRAPHIC BRIEF 2021

	1-MILE	3-MILE	5-MILE
POPULATION:	6,324	73,671	157,825
HOUSEHOLDS:	2,171	25,161	50,879
MEDIAN AGE:	39.4	37.1	33.9
AVERAGE HH INCOME:	\$117,715	\$104,256	\$97,778

Source: Esri Business Analyst

ADDITIONAL INFORMATION

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Director

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NEWMARK

H HAAGEN COMPANY

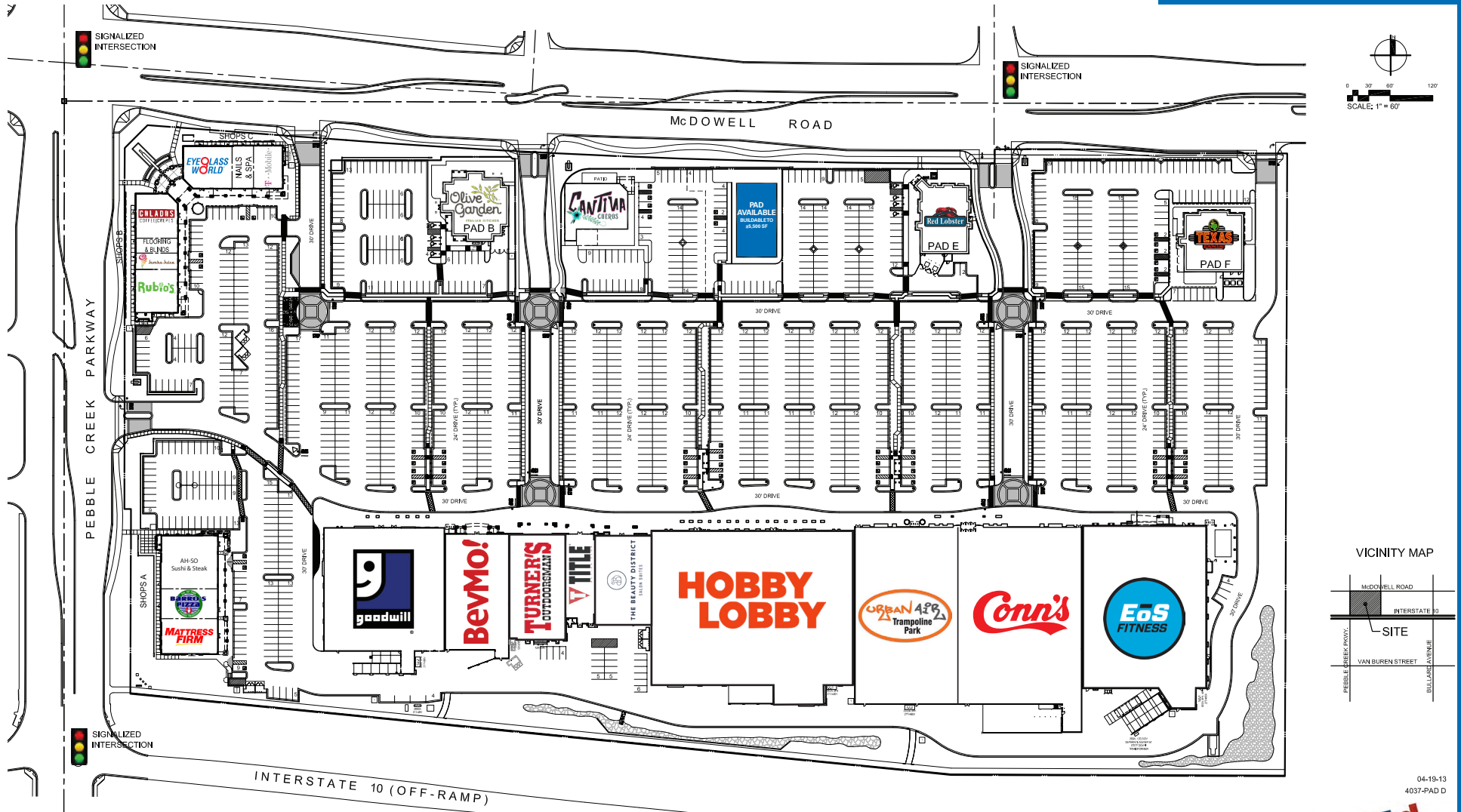
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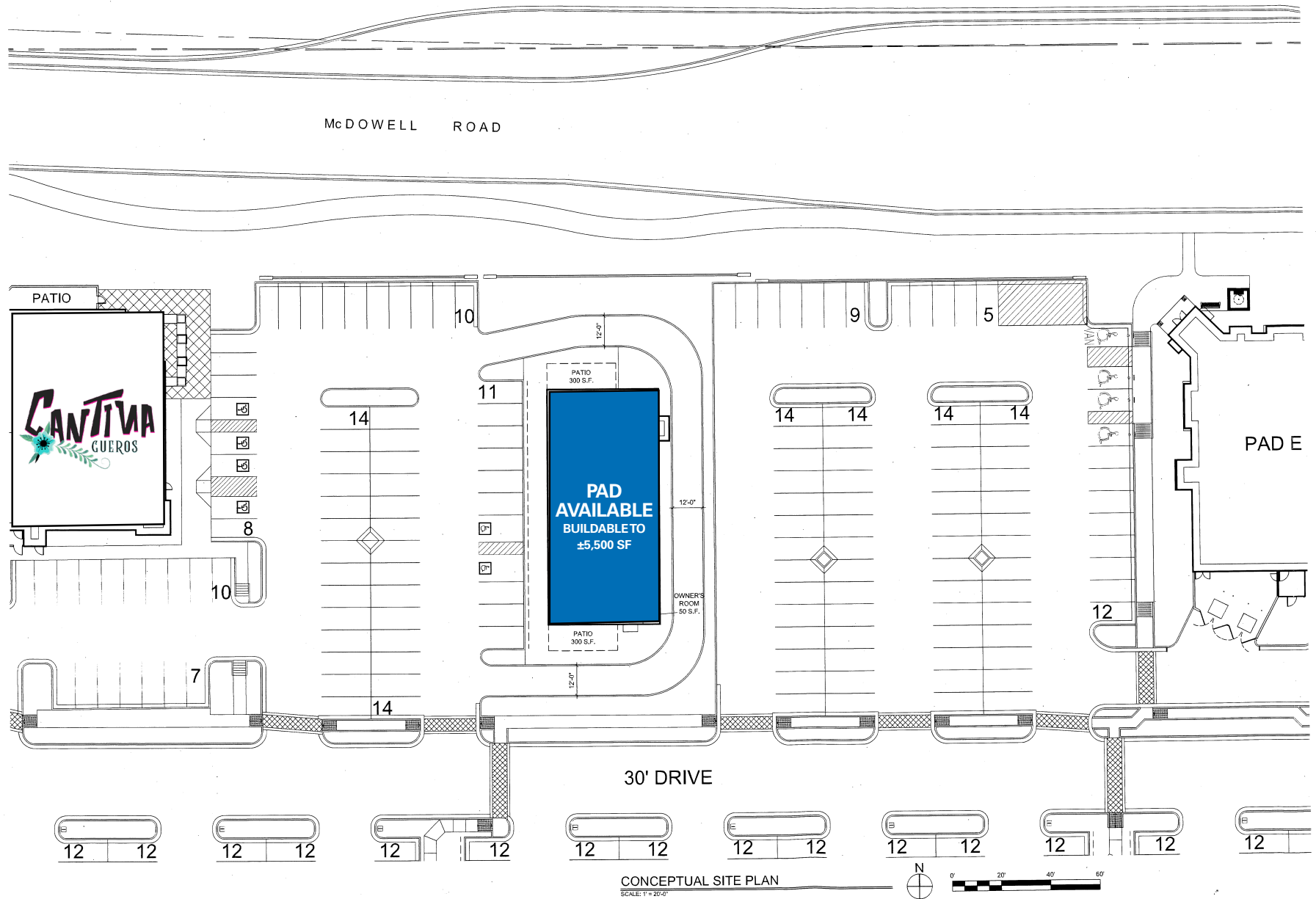
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MONTE VISTA RD.

PEBBLE CREEK PKWY.

MCDOWELL RD.



Harkins
THEATRES

THE MARKET AT ESTRELLA FALLS

STAPLES PETCO HomeGoods
 OLD NAVY LA 2 BOY
 Burlington TJ-maxx
 Comerica Bank
 GNC CHASE SHOE CARNIVAL
 DOLLAR TREE
 PIZZA MISTRO BURGER KING ARRIBA MEXICAN GRILL

COBBLESTONE CREEK

Walgreens WESTERN UNION WU
 Firestone COMPLETE AUTO CARE
 TACO BELL POPEYES

PEBBLE CREEK MARKETPLACE
 PLANNED ANCHORS, PADS & SHOPS INCLUDING

WinCo FOODS
 K
 Raising Cane's CHICKEN FINGERS

PLANNED MULTI-FAMILY RESIDENTIAL

PLANNED OFFICE PARK

PLANNED HOTEL



GOODYEAR CENTERPOINTE

Conn's URBAN 48° Translance Park
 EoS FITNESS T-Mobile CANTINA LOBBY
 BevMo! COLADOS COFFEE/CREPES Rubio's
 TITLE Jamba Juice Panera
 HOBBY LOBBY MATTRESS FIRM Olive Garden
 TURNER'S OUTDOORSMAN EYEGLASS WORLD
 FLOORING gallery and more! TEXAS Red Lobster

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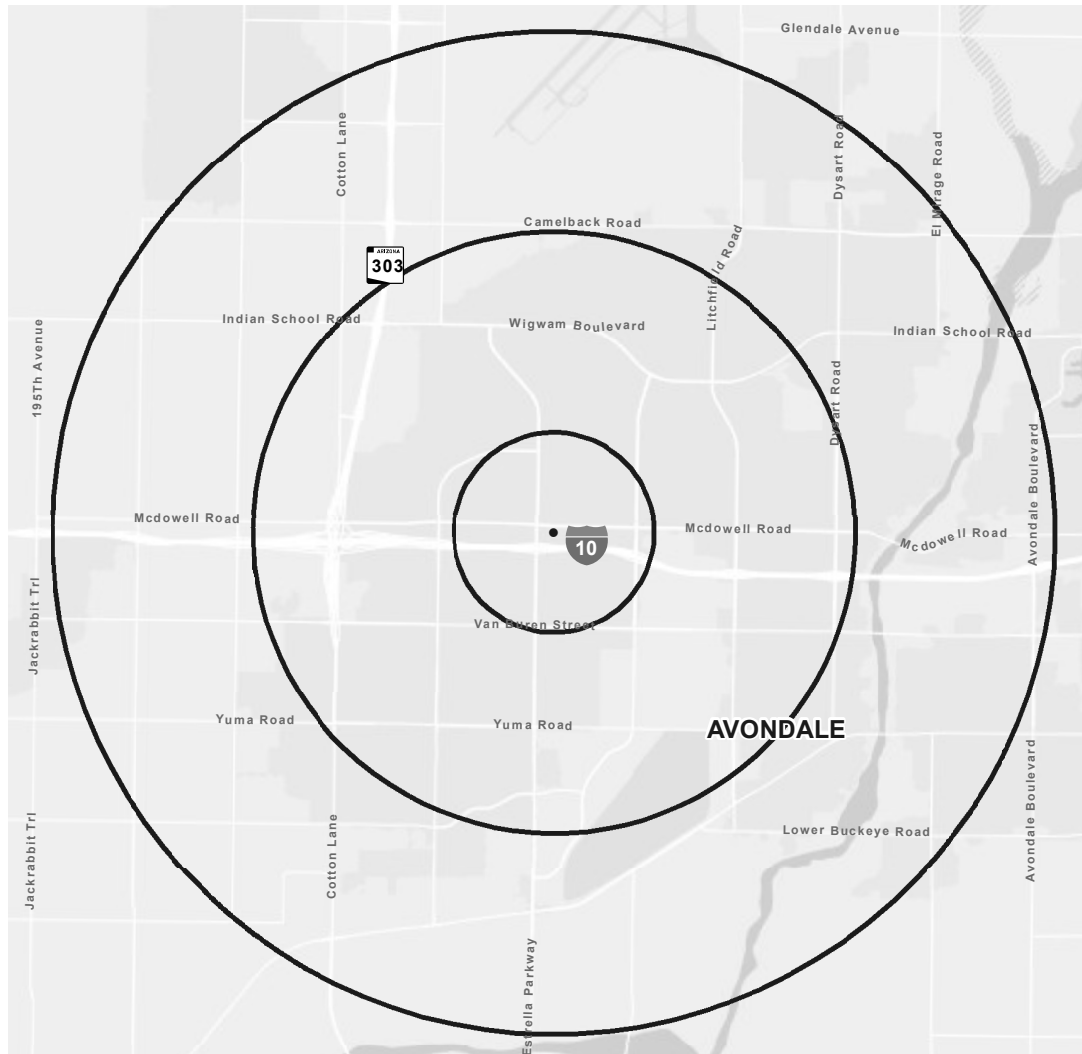
- E6S FITNESS
- urbanAir
- Goodwill
- Cnn's TURNER'S OUTDOORSMAN

Phoenix Goodyear Airport

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Demographic Profile



GOODYEAR CENTERPOINTE

SEC Pebble Creek Parkway & McDowell Road
15305 West McDowell Road
Goodyear, AZ 85395

LATITUDE: **33.46342** | LONGITUDE: **-112.38914**

Population	1-Mile	3-Mile	5-Mile
2021 Estimated Population	6,324	73,671	157,825
2026 Projected Population	7,598	82,720	174,002
2021 Est. Daytime Population	7,164	66,766	132,072
Households			
2021 Estimated Households	2,171	25,161	50,879
2026 Projected Households	2,606	28,381	56,216
Income			
2021 Est. Average HH Income	\$117,715	\$104,256	\$97,778
2021 Est. Median HH Income	\$95,514	\$84,150	\$79,421
2021 Est. Per Capita Income	\$45,073	\$35,842	\$31,580
Business			
2021 Est. Employees	3,590	23,273	34,774
2021 Est. Businesses	317	1,812	2,833

Source: Esri Business Analyst

NEWMARK

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INFORMATION

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