

# Pebble Creek Marketplace

N/NWC I-10 Frwy & Pebble Creek Pkwy | Goodyear, AZ



**Pads AVAILABLE**

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## ABOUT THE PROPERTY

- Multi-tenant building fully leased; projected completion July 2023
- Newly created pads fronting McDowell Road available for Ground Lease or Purchase
- Site provides close proximity, great visibility and easy access to I-10 Freeway
- Available freeway pylon facing I-10 and monument signage fronting both McDowell Road & Pebble Creek Parkway
- Zoned PAD, City of Goodyear

## TRAFFIC COUNTS

McDowell Road	17,107 VPD
Pebble Creek Parkway	17,985 VPD
I-10 Freeway	156,996 VPD
Year: 2022   Source: MPSI	

## NEARBY TENANTS

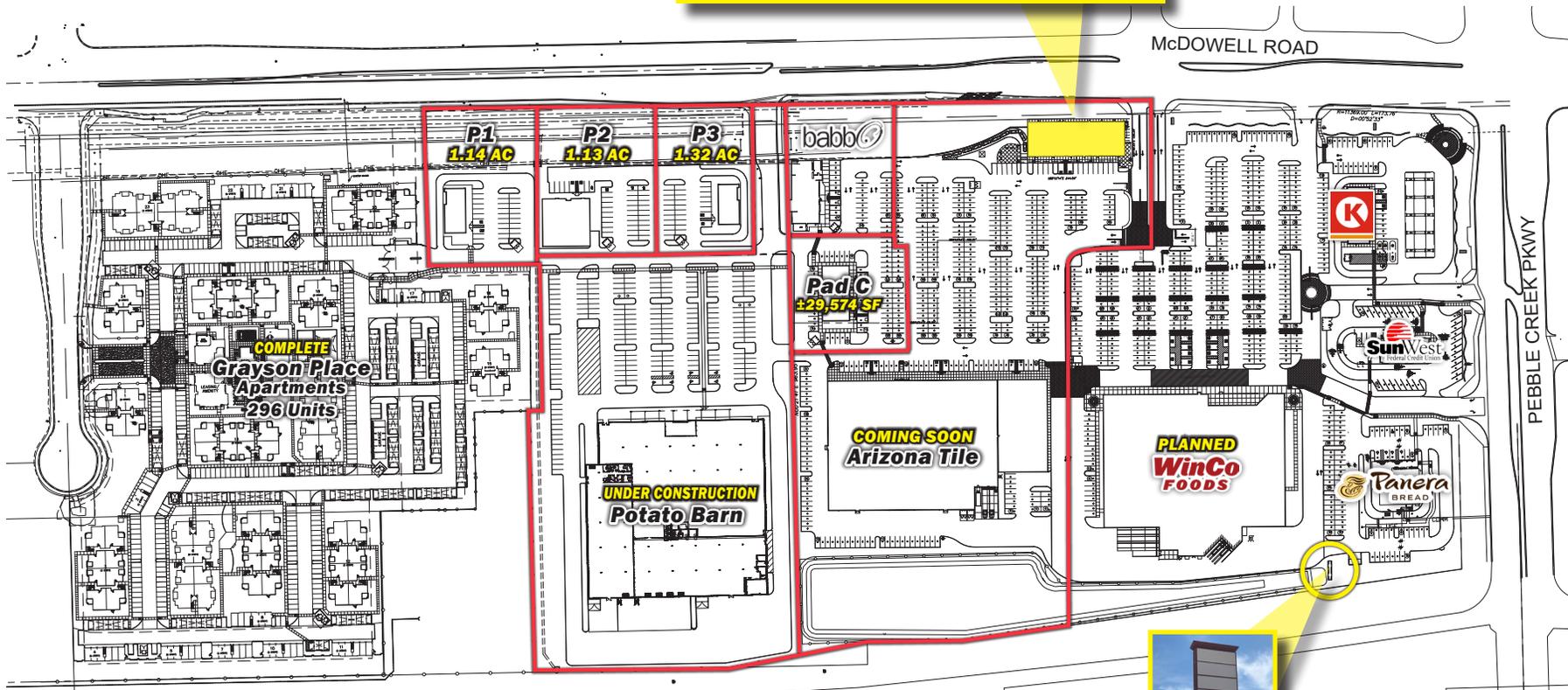
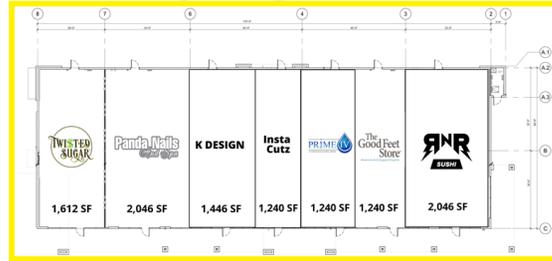


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**UNDER CONSTRUCTION & FULLY LEASED**  
**Shops Building with Drive-Thru**

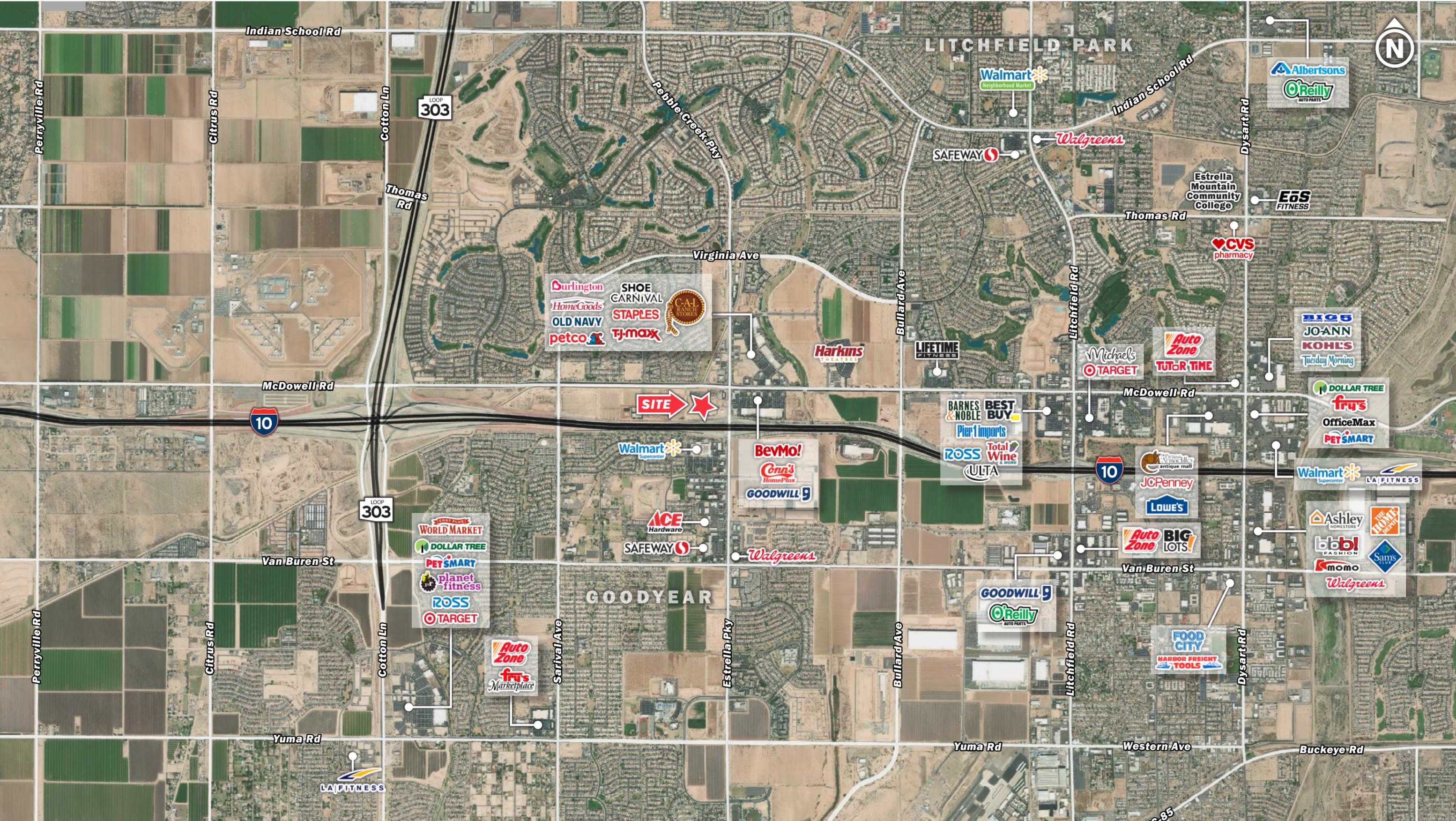


SCALE: 1" = 90'-0"



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	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,998	55,616	120,414
2020 Population	6,315	72,394	154,797
2022 Population	10,689	79,358	166,457
2027 Population	11,577	84,525	176,332
2010-2020 Annual Rate	7.73%	2.67%	2.54%
2020-2022 Annual Rate	26.35%	4.17%	3.28%
2022-2027 Annual Rate	1.61%	1.27%	1.16%
2022 Male Population	48.6%	50.7%	50.2%
2022 Female Population	51.4%	49.3%	49.8%
2022 Median Age	39.1	37.3	34.5
<b>Households</b>			
2010 Households	1,058	18,357	38,665
2020 Households	2,266	24,694	50,459
2022 Households	3,705	27,248	54,367
2027 Households	4,020	29,101	57,652
2010-2020 Annual Rate	7.91%	3.01%	2.70%
2020-2022 Annual Rate	24.42%	4.47%	3.37%
2022-2027 Annual Rate	1.65%	1.32%	1.18%
2022 Average Household Size	2.87	2.77	2.98
<b>Housing Units</b>			
2022 Total Housing Units	4,448	30,380	59,067
2022 Owner Occupied Housing Units	2,239	19,616	37,723
2022 Renter Occupied Housing Units	1,466	7,632	16,644
2022 Vacant Housing Units	743	3,132	4,700
<b>Race and Ethnicity</b>			
2022 White Alone	47.6%	55.2%	50.0%
2022 Black Alone	9.6%	7.9%	8.3%
2022 American Indian/Alaska Native Alone	1.7%	1.6%	1.8%
2022 Asian Alone	6.1%	4.7%	4.4%
2022 Pacific Islander Alone	0.2%	0.3%	0.4%
2022 Hispanic Origin (Any Race)	40.2%	34.5%	40.8%
<b>Income</b>			
2022 Median Household Income	\$102,329	\$92,345	\$86,053
2022 Average Household Income	\$131,498	\$118,709	\$111,296
2022 Per Capita Income	\$43,465	\$40,858	\$36,386
<b>2022 Population 25+ by Educational Attainment</b>			
Total	7,448	54,367	108,309
High School Graduate	16.7%	18.3%	19.7%
GED/Alternative Credential	3.7%	3.3%	3.3%
Some College, No Degree	29.1%	27.2%	26.7%
Associate Degree	11.5%	10.5%	11.1%
Bachelor's Degree	20.5%	19.9%	18.4%
Graduate/Professional Degree	13.3%	13.5%	11.2%
<b>Daytime Population</b>			
2022 Total Daytime Population	10,657	67,285	132,466
Workers	5,033	26,893	48,414
Residents	5,624	40,392	84,052

Source: Esri, Esri-Data Axle, U.S. Census