

Avion at Ballpark
Village - 575 DUs

W Elwood St

RETAIL PROPERTY FOR LEASE

BALLPARK PADS

NEC Estrella Pkwy & Bullard Ave Goodyear, AZ 85338

BEYOND GYMNASICS
TASE OF ITALY
THE EDEN AGENCY
CAROL & CO SALON

16,076 ADT

SUBJECT

Estrella Pkwy



CINCINNATI REDS SPRING
TRAINING FACILITY



S Bullard Ave

Insament Inc.

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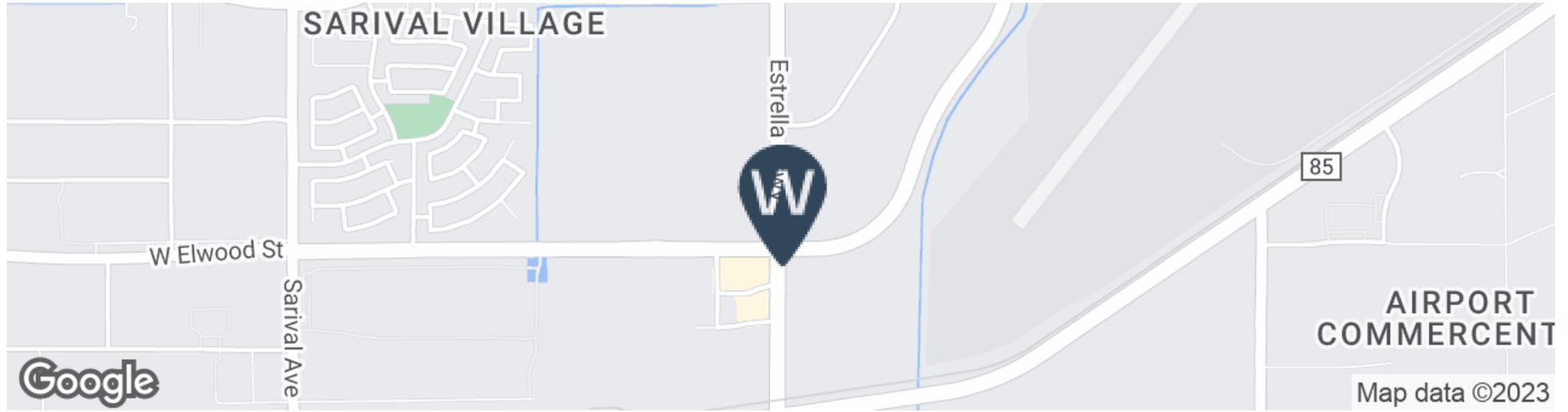
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PROPERTY DESCRIPTION

New development opportunities at the Goodyear Ballpark baseball fields

Drive Thru, pad, and multi-tenant building shop space available

Delivery is estimated to be Q1 2024

LOCATION DESCRIPTION

Goodyear ballpark is the Spring Training home of the Cleveland Guardians & Cincinnati Reds. The \$109M state of the art training facilities and 10,000 seat stadium helped to attract two of Major League Baseball's most storied franchises to relocate to Arizona from Florida.

The ballpark hosts a number of regional and national baseball tournaments each year, but the facility transforms for all kinds of events including food truck festivals, concerts, movie nights, corporate outings, car shows and the City of Goodyear's annual signature events such as the Star Spangled 4th.

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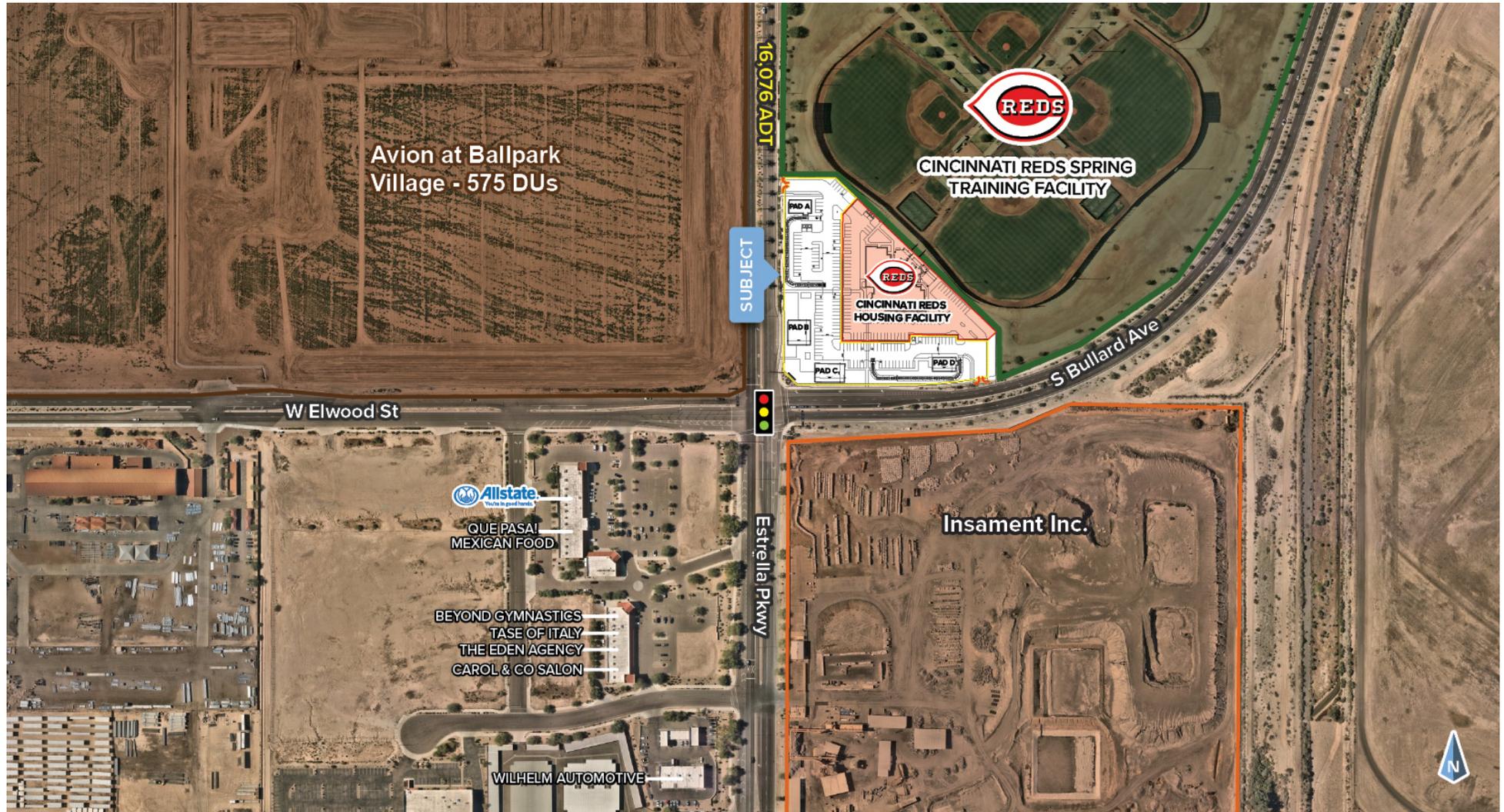
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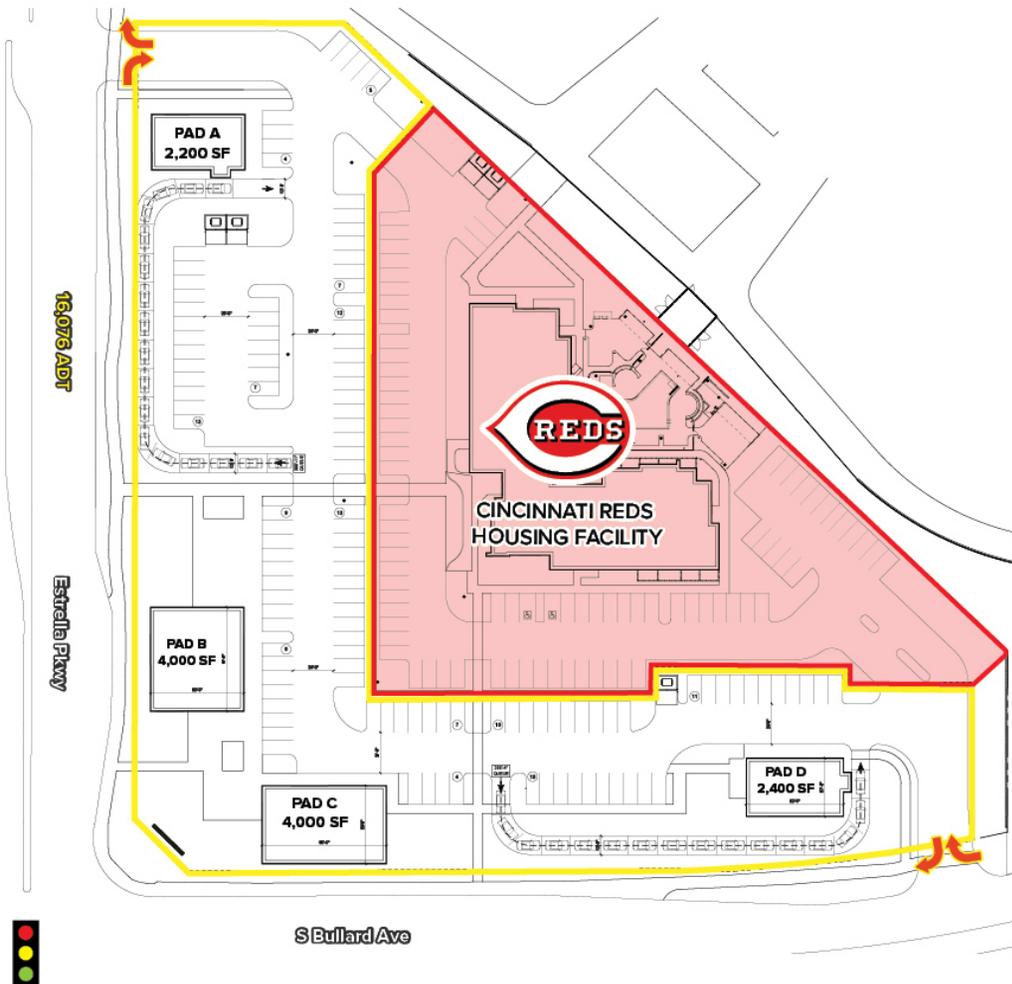


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CONCEPTUAL PLAN



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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	4,220	41,231	114,432
Median Age	32.2	31.7	33.9



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$81,628	\$79,467	\$81,407
Average	\$91,763	\$98,294	104,737



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	38	631	2,088
Employees	879	8,206	26,517
Daytime Population	2,927	32,111	94,860



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	35%	36%	36%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	62.89%	57.27%	59.21%
Services	12.04%	16.97%	15.11%
Blue Collar	25.03%	25.73%	25.68%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,272	13,165	36,238
Median Home Value	\$263,474	\$279,538	\$311,423

* 2022 Demographic data derived from ESRI

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