

GOODYEAR CENTERPOINTE

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

ANCHORED BY



ADDITIONAL INFORMATION

Joe Hoye
Director

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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

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HAAGEN COMPANY

GOODYEAR CENTERPOINTE

GOODYEAR, ARIZONA



Butler Design Group, Inc.
architects & planners

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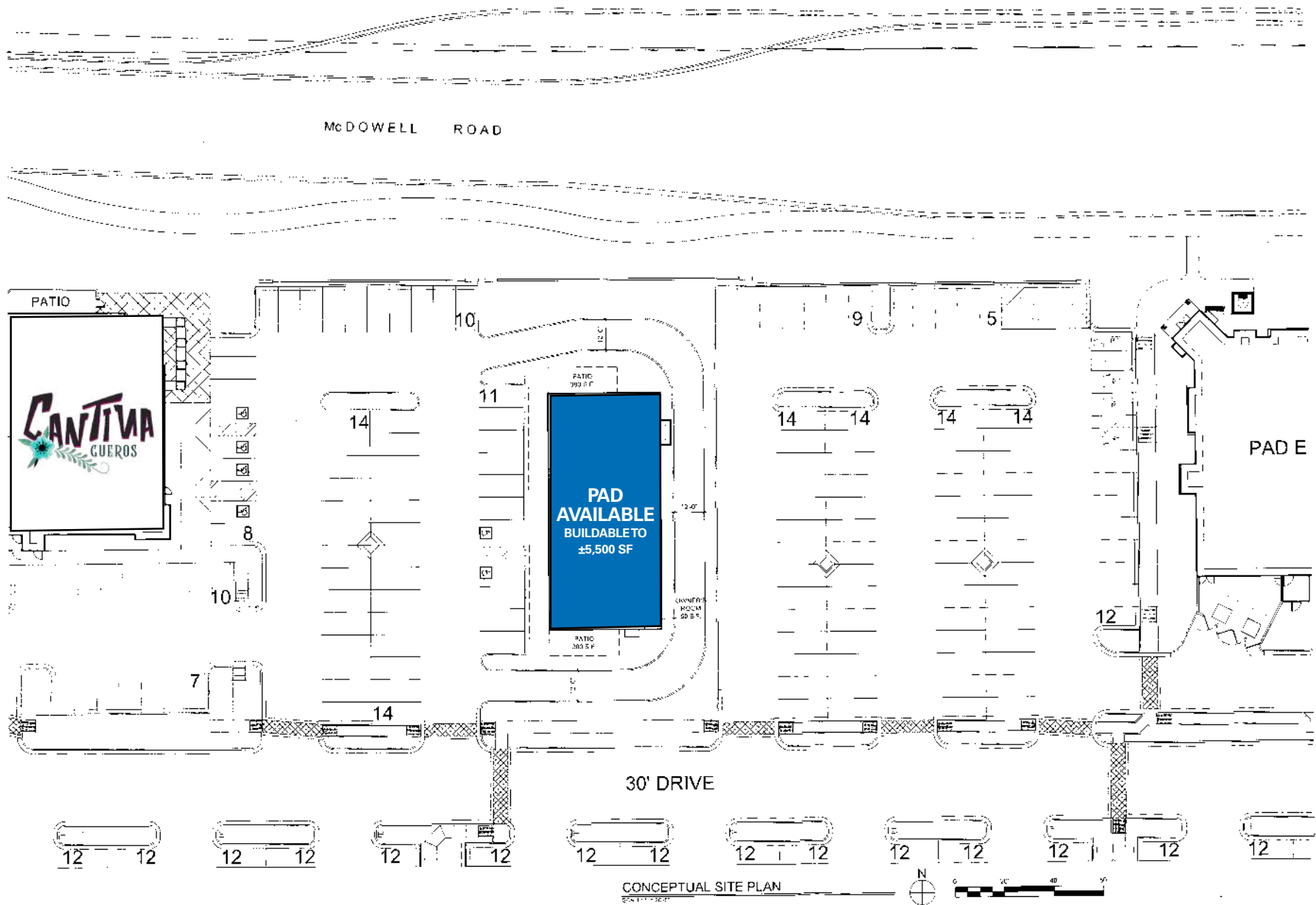
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MONTE VISTA RD.

PEBBLE CREEK PKWY.

MCDOWELL RD.

INTERSTATE
10

COBBLESTONE CREEK



PEBBLE CREEK MARKETPLACE PLANNED ANCHORS, PADS & SHOPS INCLUDING

**WinCo
FOODS**



Harkins
THEATRES

THE MARKET AT ESTRELLA FALLS



GOODYEAR CENTERPOINTE



PLANNED
MULTI-FAMILY
RESIDENTIAL

PLANNED
OFFICE PARK

PLANNED
HOTEL

GOODYEAR CENTERPOINTE

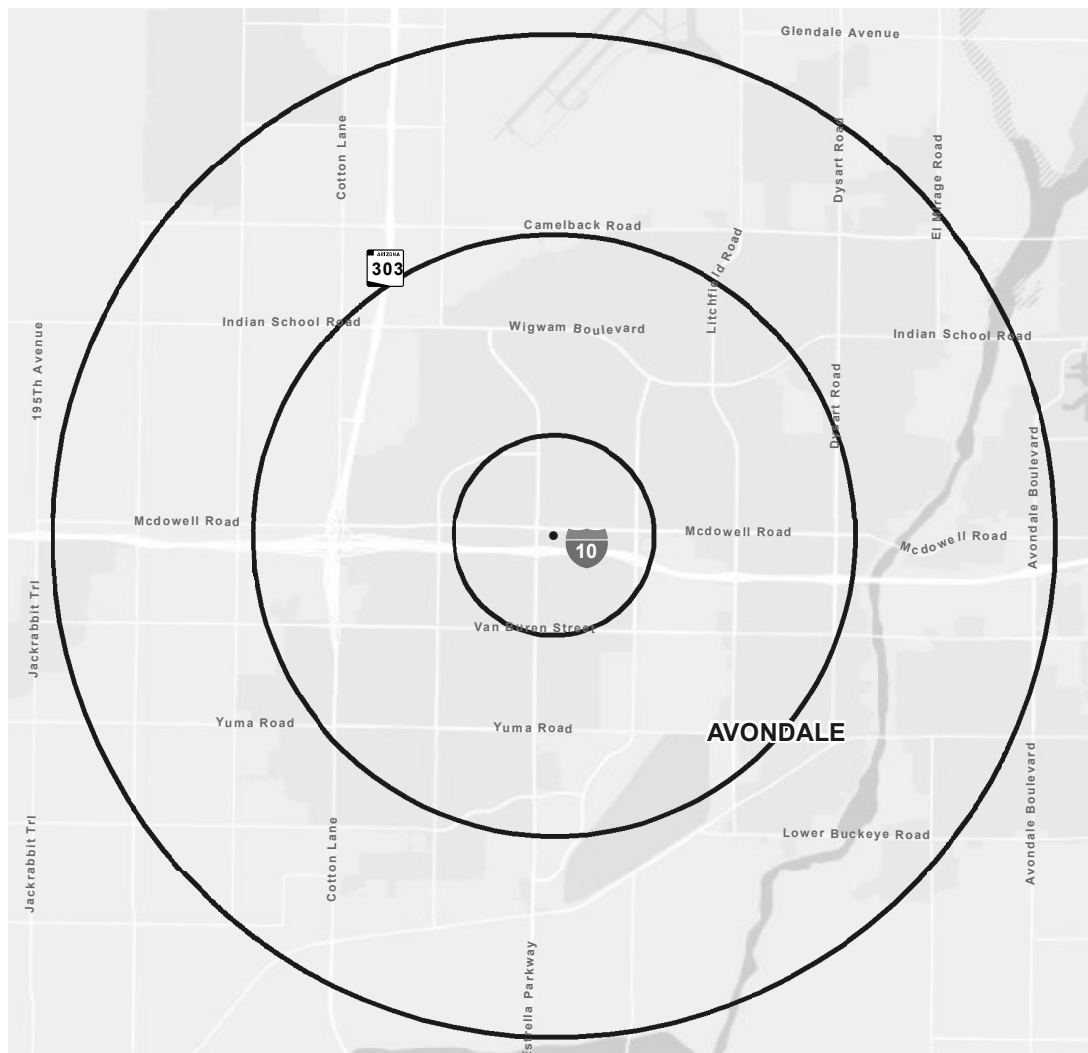
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Demographic Profile



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

H HAAGEN COMPANY

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