



PHOENIX WEST
COMMERCIAL

CONTACT

BOBBIE MASTRACCI, CCIM, SIOR

PRINCIPAL / DESIGNATED BROKER

PALM VALLEY CORNERSTONE

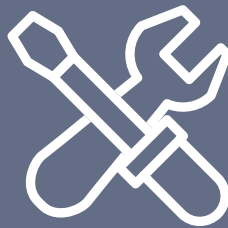
LAND
GROUND LEASE

#500-03-483

1520 N DYSART RD, GOODYEAR, AZ 85395



**VERY HIGH TRAFFIC
COUNTS**



**FULLY IMPROVED
PAD SITE**



**GREAT GROUND LEASE
OPPORTUNITY**

PROPERTY OVERVIEW

Located on the SW corner of Dysart Road and W McDowell Road in Goodyear. Easy access to I-10 with full-diamond interchange only 1/4 mile south of plaza. Neighboring tenants include Sears, Lowe's, JC Penney, Panda Express, Einstein Bros Bagels, Chick-Fil-A and Tomo Japanese. High visibility, great traffic counts on one of the busiest intersections in the West Valley. Pad site is fully improved, with a 7000 gallon grease interceptor installed.



phxwc.com



(623) 748-1958



bmastracci@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

PROPERTY SUMMARY



Available SF **69,938**

Acerage **1.61**

Lease Rate **Call Agent.**
NNN

APN **500-03-483**

Utilities **To the site**

Zoning **PAD**

Submarket **Goodyear**

Traffic Count **±54,816**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

GOODYEAR

- Population of 106,090
- Average Household Income >\$100,000
- 20 Minutes From Downtown Phoenix
- 3rd in the country for pop. growth
 - 32% increase 2017-2022



phxwc.com



(623) 748-1958



bmastracci@phxwc.com

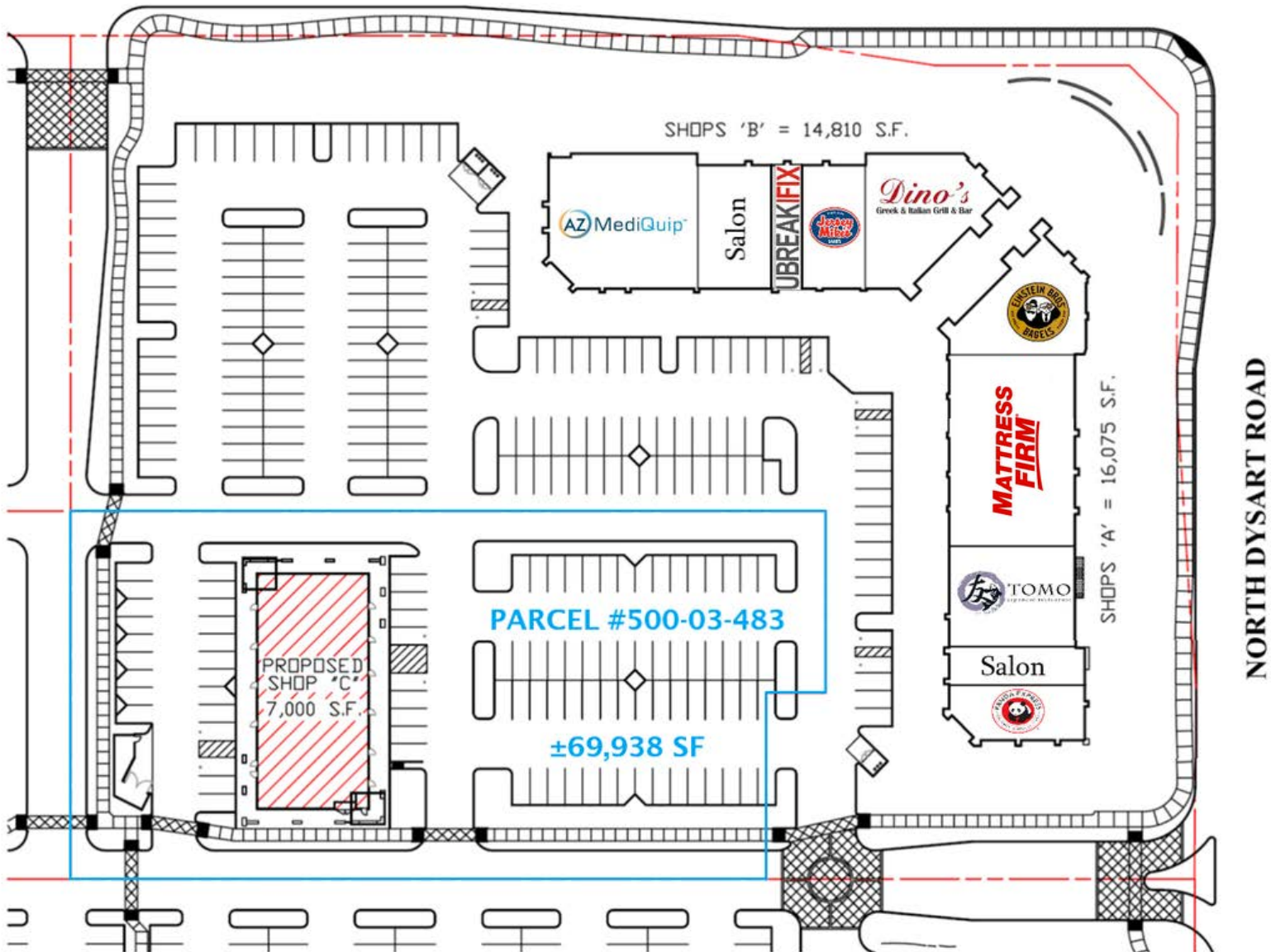


700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

SITE PLAN



WEST McDOWELL ROAD



NORTH DYSART ROAD



phxwc.com



(623) 748-1958



bmastracci@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338



PHOENIX WEST COMMERCIAL

phxwc.com

BOBBIE MASTRACCI, CCIM, SIOR
PRINCIPAL / DESIGNATED BROKER

(623) 748-1958 | bmastracci@phxwc.com

700 N Estrella Parkway, Suite 205, Goodyear, AZ 85338