



PHOENIX WEST
COMMERCIAL

CONTACT

ELI MASTRACCI, CCIM
VICE PRESIDENT, PRINCIPAL

CANYON TRAILS PROFESSIONAL CENTER

OFFICE SPACE FOR LEASE



700 N. ESTRELLA PKWY, GOODYEAR, AZ 85338

PROPERTY OVERVIEW

Phoenix West Commercial is pleased to offer Suites 215 & 230 at Canyon Trails Professional Center – one of Goodyear's premier multi-tenant office developments located directly off Estrella Parkway and minutes from I-10. The project features professional modern finishes, abundant parking, strong eyebrow signage visibility, and a synergistic tenant mix of medical, legal, financial, and professional service users. Strategically positioned at the gateway to Palm Valley, tenants enjoy immediate proximity to Goodyear Civic Square, Loop 303, and a full amenity base – approximately 30 minutes from Arrowhead and Downtown Phoenix, and 15 minutes from Buckeye/Verrado.



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(623) 226-8771



eli@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

PROPERTY SUMMARY



Available SF **1,251 - 2,485 SF**

Building Size **25,123 SF**

Lease Rate **\$28.00/RSF**
+NNNs

Year Built **2008**

Zoning **PAD**
City of Goodyear

Signage **Eyebrow**

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.

HIGHLIGHTS

- Immediate I-10 Accessibility
- Plentiful Parking
- Walkable Amenities, Nearby Retail
- Extreme Growth Corridor, Median HH Income ±\$97,460
- 62.4% White Collar Employment, Median Age of 37



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AVAILABLE SPACES

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
Suite 215	1,251 RSF	Negotiable	\$28.00/RSF + NNN	Office	Tired 2 nd Gen	Immediately
Suite 230	2,485 RSF	Negotiable	\$28.00/RSF + NNN	Office	Excellent 2 nd Gen	Immediately



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SUITE 215



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SUITE 215



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SUITE 230



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SUITE 230



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SUITE 230



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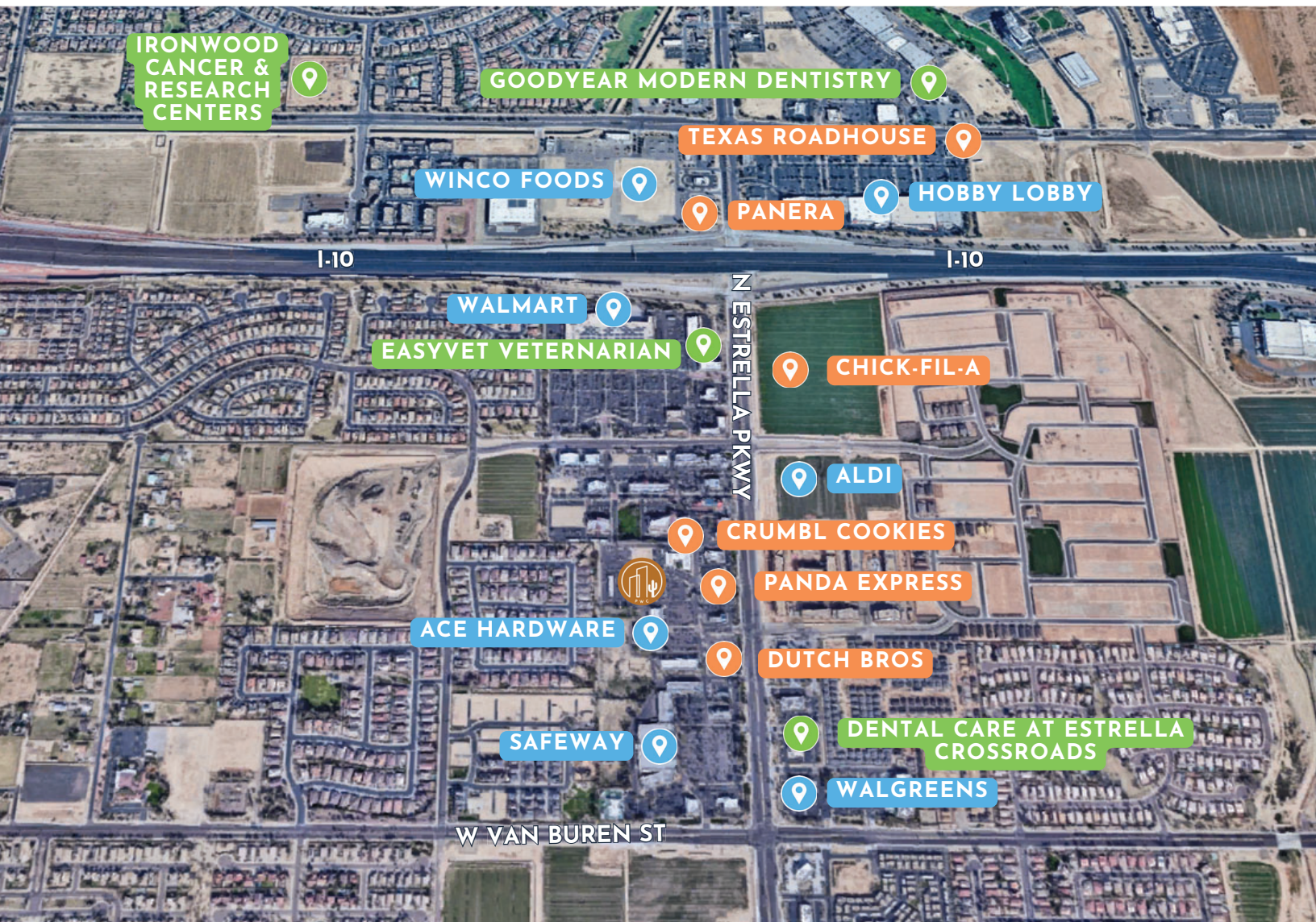


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AERIAL MAP



= SITE



= RETAIL/GROCERY



= DINING



= MEDICAL



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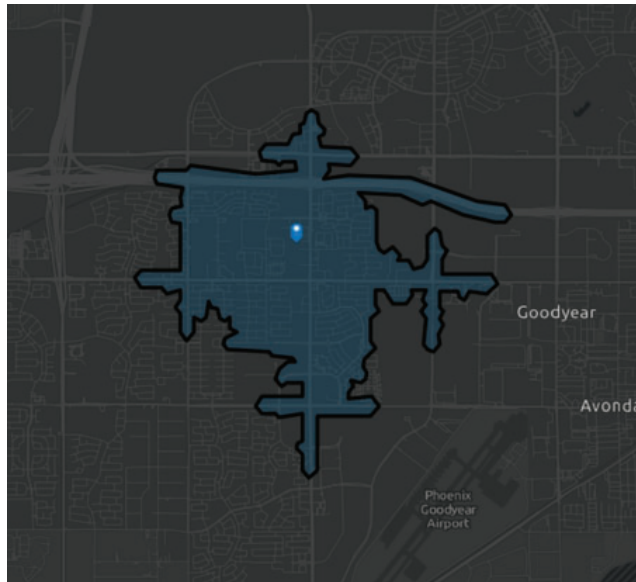
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DEMOGRAPHICS

DRIVE TIME OF 5 MINUTES



KEY FACTS

13,916

Population

33.1

Median Age



4,590

Households

\$67,871

Median Disposable Income

INCOME



\$83,422

Median Household Income



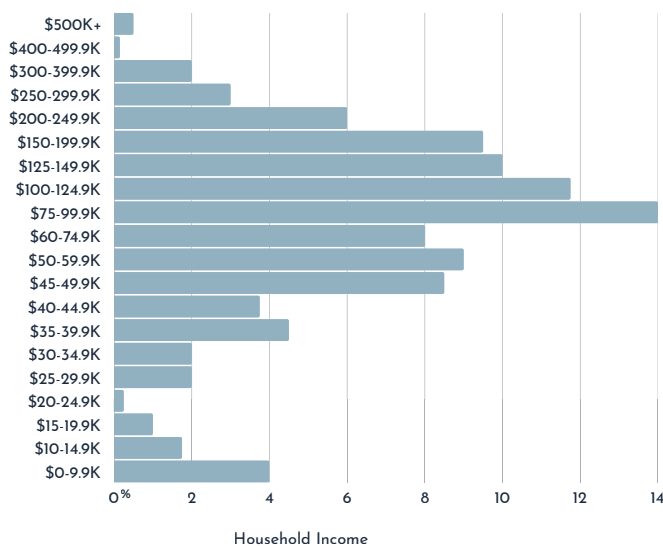
\$34,874

Per Capita Income



\$132,565

Median Net Worth



EDUCATION

6.7%

No High School Diploma



18.3%

High School Graduate



45.4%

Some College/ Associate's Degree



29.6%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

60.2%



Blue Collar

23.9%



Services

15.8%

2.9%

Unemployment Rate



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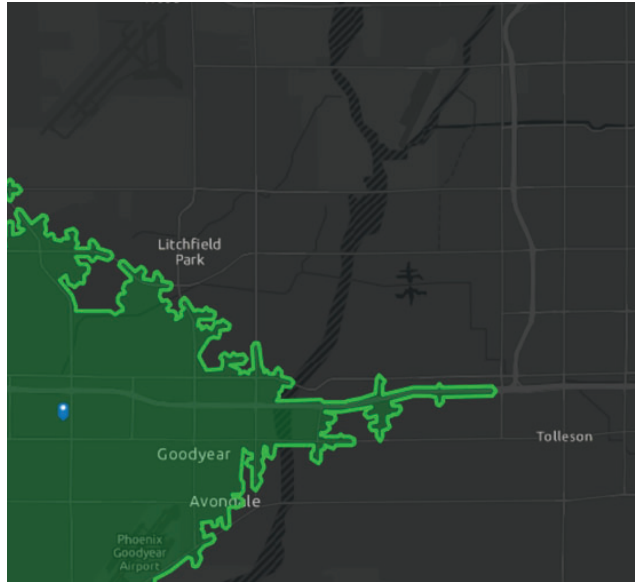
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700 N Estrella Parkway, Suite 205
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DEMOGRAPHICS

DRIVE TIME OF 10 MINUTES



KEY FACTS

81,080

Population

37.0

Median Age



28,707

Households

\$79,292

Median Disposable Income

INCOME



\$97,460

Median Household Income



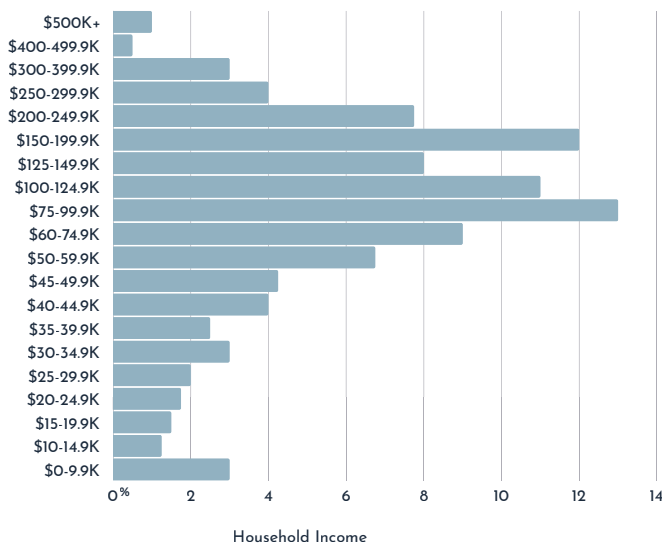
\$43,533

Per Capita Income



\$287,331

Median Net Worth



EDUCATION

7.2%

No High School Diploma



23.0%
High School Graduate



36.5%
Some College/
Associate's Degree



33.2%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

62.4%



Blue Collar

21.4%



Services

16.3%

4.1%
Unemployment Rate



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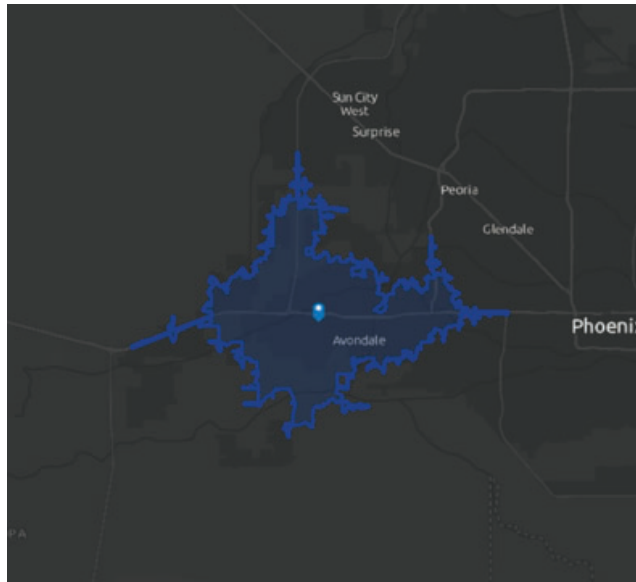
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DEMOGRAPHICS

DRIVE TIME OF 15 MINUTES



KEY FACTS

266,063

Population

34.9

Median Age



84,983

Households

\$82,485

Median Disposable Income

INCOME



\$102,065

Median Household Income



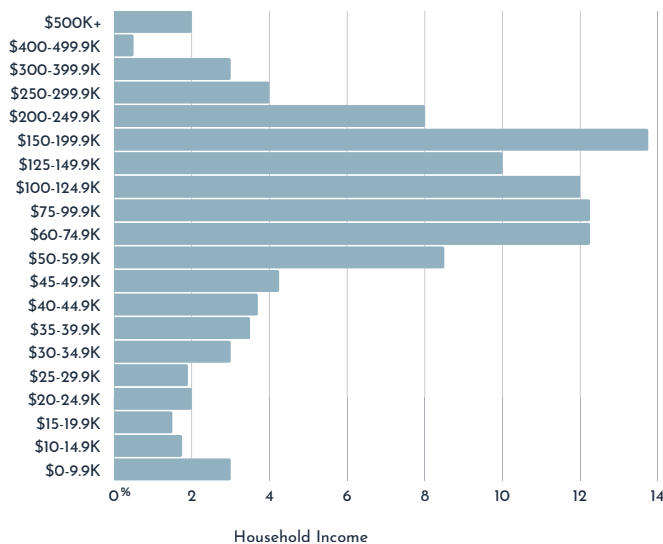
\$39,540

Per Capita Income



\$308,443

Median Net Worth



EDUCATION

10.2%

No High School Diploma



24.5%
High School Graduate



35.4%
Some College/
Associate's Degree



29.9%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

60.8%



Blue Collar

24.1%



Services

15.2%

3.7%
Unemployment Rate



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