

PALM VALLEY MARKETPLACE

AVAILABLE SUBLEASE

14175 W. INDIAN SCHOOL ROAD, GOODYEAR, AZ 85395

PROPERTY OVERVIEW

Palm Valley Marketplace is a premier grocery-anchored retail center located at the high-traffic intersection of Indian School Rd & Litchfield Rd in Goodyear's thriving Palm Valley community. Anchored by Safeway, the center features a strong mix of national and regional tenants across dining, fitness, medical, and service retail, driving consistent daily traffic and strong cross-shopping synergy.

Positioned within one of the West Valley's most affluent and rapidly growing trade areas, the property serves over 80,000 residents within a 3-mile radius, with average household incomes exceeding \$130,000. Exceptional visibility along major corridors, combined with direct access to I-10 and Loop 303, makes this a highly accessible and high-exposure retail destination in a premier growth market.



phxwc.com



(480) 512-4137



cam@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

PROPERTY SUMMARY



Available SF **±4,020 SF**

Building Size **107,633 SF**

Submarket **Goodyear**

Traffic Count: **±21,290 VPD**
Indian School Rd

±28,310 VPD
Litchfield Rd

Type **Grocery-anchored
retail center**

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

- Grocery-anchored by Safeway
- Strong national + regional tenant mix
- Dense, affluent Palm Valley trade area
- ±80,000 residents within 3-mile radius
- Avg HH income exceeding \$130,000
- Direct access to I-10 & Loop 303
- Strong cross-shopping traffic throughout center



phxwc.com



(480) 512-4137



cam@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338



AVAILABLE SPACES

SPACE	SIZE	TERM	AVAILABLE
Suite A08	±4,020 SF	± 5 Year	Immediately



phxwc.com



(480) 512-4137

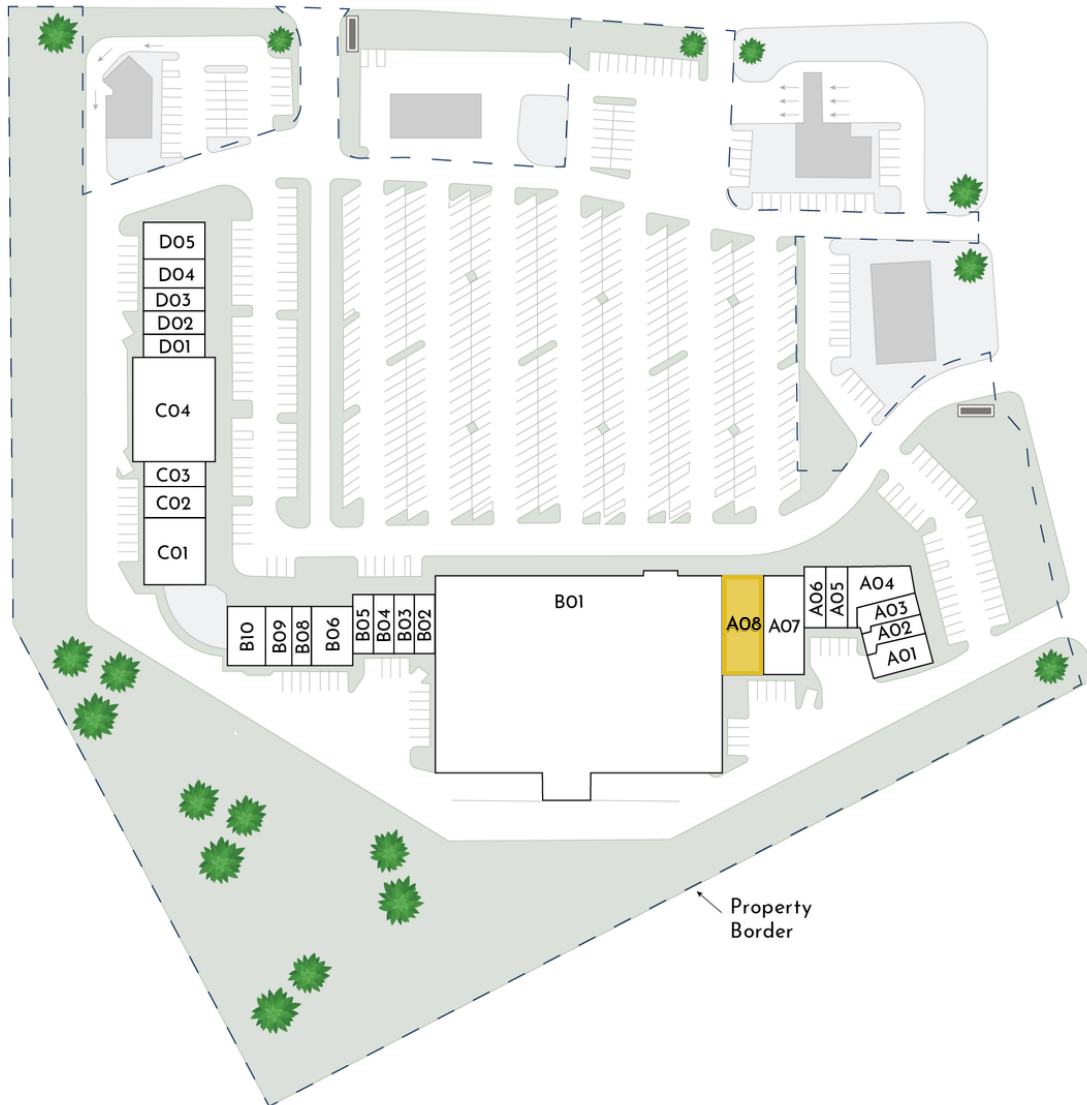


cam@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

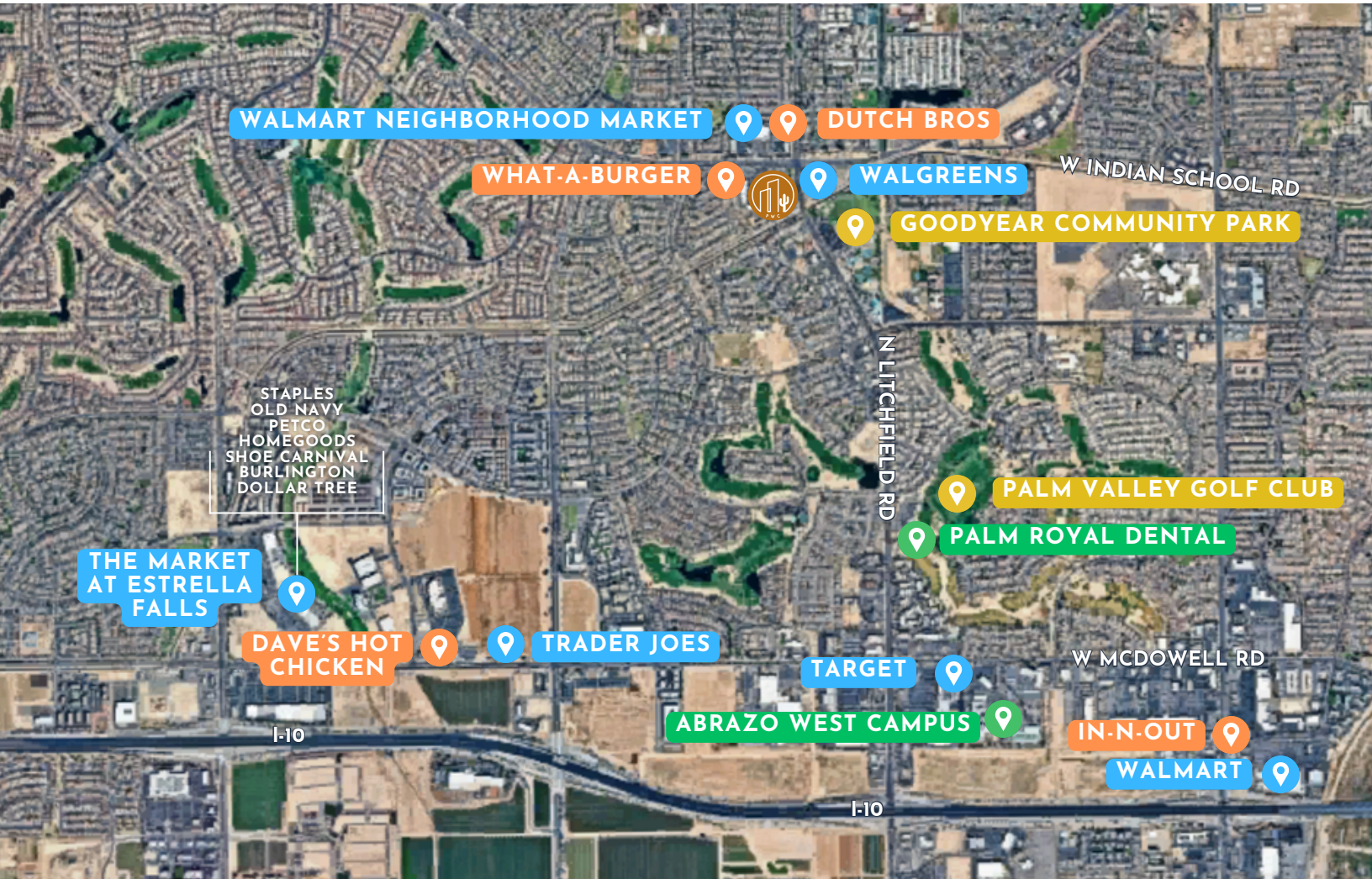
SITE MAP



UNIT	TENANT	SQ. FT.
A01	Mathnasium	1,550
A02	Subway	1,390
A03	Domino's Pizza	1,340
A04	Bella Luna	2,452
A05	Yogurtini Self Serve	1,247
A06	Rusick Chiropractic	1,226
A07	Orangetheory Fitness	4,000
A08	Available for Sublease	4,020
B01	Safeway	55,403
B02	Any Lab Test Now	1,221
B03	Great Clips	1,200
B04	The UPS Store	1,198
B05	Monaco Nails	1,200
B06	The Dental Views	2,398
B08	Southwest Golf Cars	1,193
B09	Nationwide Vision Center	1,822
B10	Crazy Mike's Chicken	1,789
C01	Clubhouse Grill	4,196
C02	Olivine Salon	1,808
C03	Sonora Rose	1,200
C04	Dollar Tree	7,973
D01	Deadwax Records	1,200
D02	Cowtown Skateboards	1,203
D03	Open	1,203
D04	H&R Block	1,800
D05	Elements Massage	2,401

Total Square Feet: 107,633

AERIAL MAP



= SITE



MEDICAL



= DINING



= RETAIL/GROCERY



= ENTERTAINMENT



phxwc.com



(480) 512-4137



cam@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338



phxwc.com



(480) 512-4137



cam@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338



phxwc.com



(480) 512-4137



cam@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338



phxwc.com



(480) 512-4137



cam@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

GOODYEAR BY THE NUMBERS

developgoodyearaz.com | 623-932-3025 | gynecdev@goodyearaz.gov

JANUARY 2026

GOODYEAR BY THE NUMBERS

Total Acres

122,369

Total Square Miles

191.2

Labor Force Population
age 16+ within a
30 minute drive time

1.4 M

Professional Workers
management, business,
sales, office

65.9%

Education Attainment
population 25 years and older

36.2%

Some College or
Associate Degree

36.7%

Bachelor Degree
or Higher

Days of Sunshine

300+



DEMOGRAPHICS



Population₁

122,569

Median Age

39.7

Male

48%

Female

52%



Total Housing Units

46,967

Median Home Value

\$499,853

Single-Family
Home Permits₃

6,545

5 year total
2021-2025



Average Household Income

\$134,556

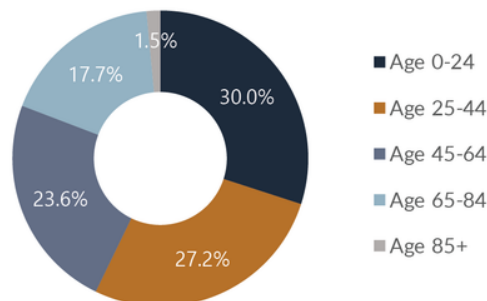
Household Income
over \$100,000

57%

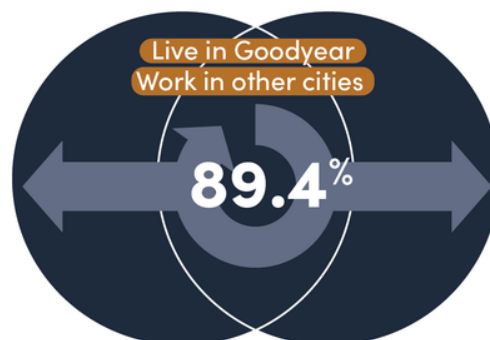
Median Gross Rent

\$1,644

POPULATION BY AGE



WORKER COMMUTE FLOWS



Source: U.S. Census Bureau, OnTheMap Application
Inflow/Outflow Analysis 2023

TOP 10 EMPLOYERS BY # OF JOBS₂

Amazon	5,488
United Parcel Service	2,400
Factor	1,850
Abrazo Healthcare	1,309
Chewy	1,000
Macy's & Bloomingdale's Logistics	950
Sub-Zero, Wolf, and Cove	818
City of Hope	709
Andersen Windows	488
FIGS	450

WORKFORCE OCCUPATIONS

Management, Business, Financial, Professional	46.5%
Sales, Administrative Support	19.4%
Service (healthcare, fire/police, personal care, food)	14.4%
Production, Transport, Material Moving	12.6%
Natural Resources, Construction, Maintenance	7%

EDUCATION

Elementary: 4 districts, 13 in Goodyear, 34 district wide
High School: 2 districts, 5 in Goodyear, 11 district wide
Private & Charter: 3 private, 7 charter
Higher Ed: 6 local, 10 regional institutions
Local: Avila University Arizona, Franklin Pierce University, Estrella Mountain Community College, Commercial Divers International, Unmanned Vehicle University, United Aviate Academy
Regional: ASU, Arizona Christian, DeVry, GCU, Midwestern, Ottawa, Park University, UTI, University of Phoenix



PHOENIX WEST COMMERCIAL

phxwc.com

CAMERON AKINS
ASSOCIATE

(480) 512-4137 | cam@phxwc.com

BOBBIE MASTRACCI, CCIM, SIOR
PRINCIPAL / DESIGNATED BROKER

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

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