

**AVAILABLE****FOR SALE | 3 RETAIL PADS**

## THE SHOPPES AT ESTRELLA CROSSING

Available SF  
**34,101-53,715 SF**Zoning  
**PAD**APN  
**500-07-931, 932, 933**Traffic Count  
**34,203**Submarket  
**Goodyear**

### AVAILABLE PADS

| PAD   | SIZE      |
|-------|-----------|
| Lot 2 | 35,623 SF |
| Lot 3 | 53,715 SF |
| Lot 4 | 34,101 SF |

### PROPERTY OVERVIEW

Three PADs available on a main thoroughfare, sitting north of MC-85 and south of I-10. A few miles south is the master-planned community of Estrella with a population of ±57,464. Immense amount of new housing/multifamily development in the immediate area along Estrella Pkwy. Easily accessible through its proximity to the I-10 and MC-85.

### PROPERTY HIGHLIGHTS

- Frontage on Estrella Parkway
- Kitty-corner from Goodyear's state-of-the-art spring training facility for the Reds & Guardians
- Close to upscale, master-planned Estrella community
- Next to retail center with established tenants



# AERIAL MAP



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(623) 748-1958



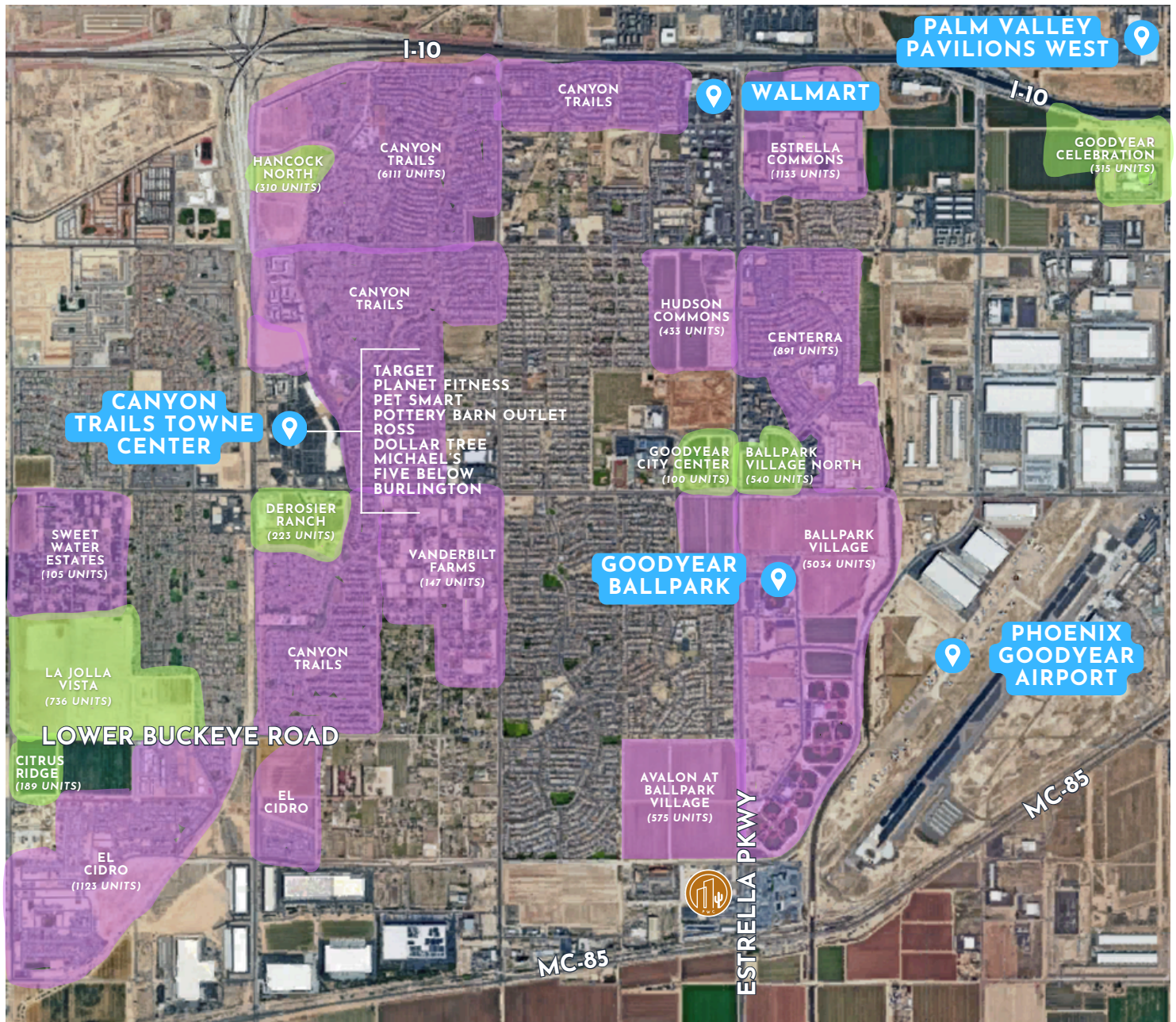
bmastracci@phxwc.com



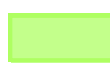
700 N Estrella Parkway, Suite 205 Goodyear, AZ 85338

# AERIAL MAP

## RESIDENTIAL & MULTIFAMILY DEVELOPMENTS



 **ACTIVE HOUSING DEVELOPMENTS**

 **FUTURE HOUSING DEVELOPMENTS**

 **= SITE**



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# AERIAL MAP

## NEARBY TENANTS



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# 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



Population<sub>1</sub>

**122,569**

Median Age

**39.7**

Male

**48%**

Female

**52%**



Total Housing Units

**46,967**

Median Home Value

**\$499,853**

Single-Family  
Home Permits<sub>3</sub>

**6,545**

5 year total  
2021-2025



Average Household Income

**\$134,556**

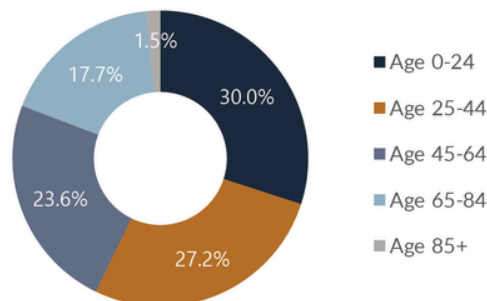
Household Income  
over \$100,000

**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 JOBS<sub>2</sub>

|                                   |       |
|-----------------------------------|-------|
| 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](http://phxwc.com)

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