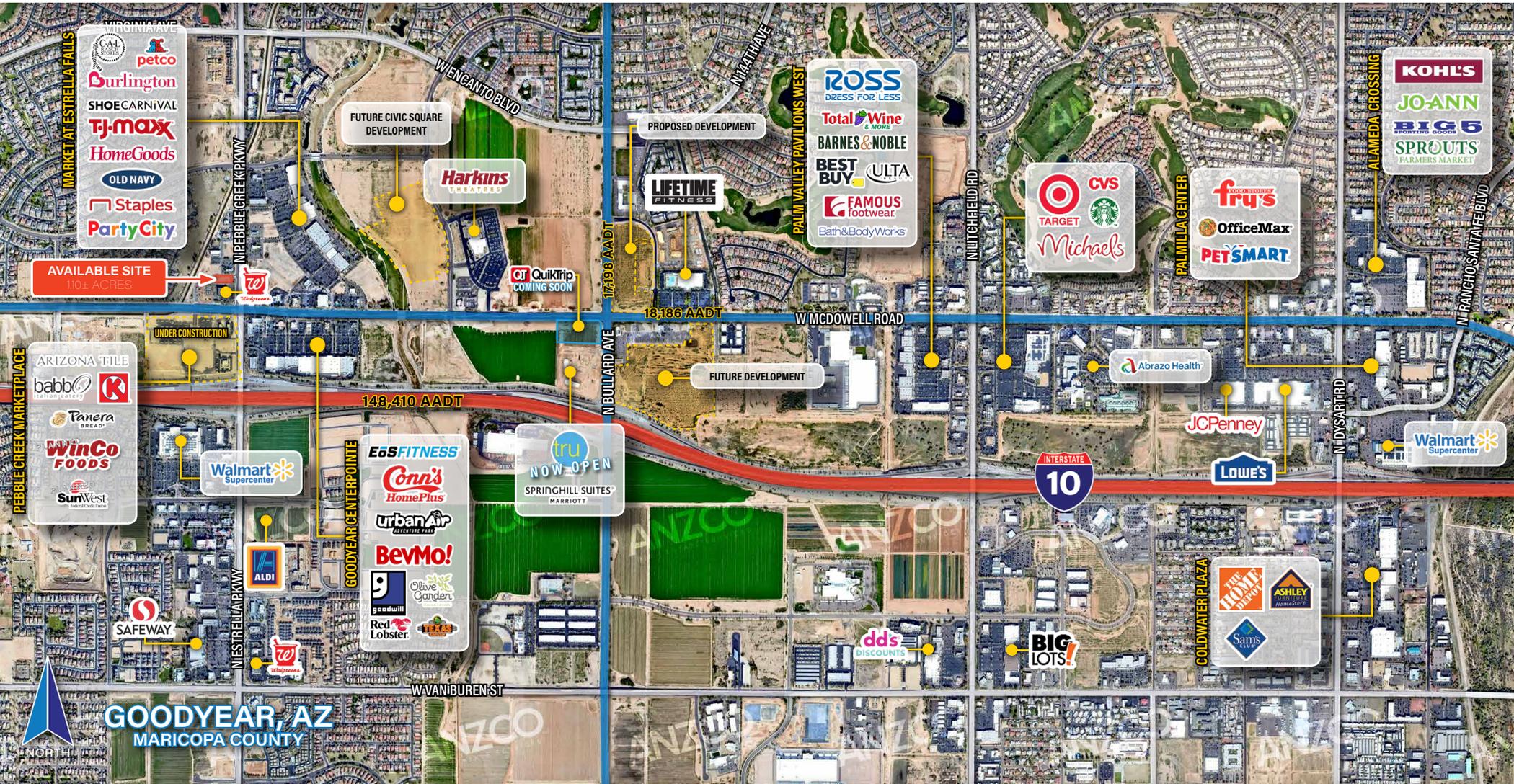


# FOR LEASE COMMERCIAL SITE | 110± ACRES

NWC OF N PEBBLE CREEK PARKWAY & MCDOWELL ROAD | GOODYEAR, AZ 85395 | MARICOPA COUNTY



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ [www.anzcollc.com](http://www.anzcollc.com)



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



**Jonathan Sussman**  
jonathan@anzcollc.com | 480.225.1922

**Brett Anz**  
brett.anz@tradedcorllc.com | 214.415.2378

# FOR LEASE COMMERCIAL SITE | 1.10± ACRES

NWC OF N PEBBLE CREEK PARKWAY & MCDOWELL ROAD | GOODYEAR, AZ 85395 | MARICOPA COUNTY

## PROPERTY FEATURES:

- FOR LEASE: 1.102± ACRE PAD SITE
- Excellent location just off of I-10 at the corner of N Pebble Creek Pkwy & McDowell Road with strong traffic counts
- Site has great visibility and access from both Pebble Creek Pkwy & McDowell Road.
- Shared location with Walgreens, AAA Office/Auto Repair, Taco Bell, Firestone, Valvoline, Popeye's and Starbucks
- In a high growth area with projected population increase of over 4% in the next 5 years
- Strong household income in rapidly growing trade corridor in an area of strong development and growth
- Goodyear is part of the Phoenix, AZ MSA

## DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
 <b>TOTAL POPULATION</b>	4,897	80,303	170,148
 <b>POPULATION GROWTH (5 YR. FORECAST)</b>	4.06%	4.08%	4.02%
 <b>AVERAGE HOUSEHOLD INCOME</b>	\$108,549	\$106,666	\$106,287
 <b>TOTAL EMPLOYEES</b>	1,038	28,176	41,767



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ [www.anzcollc.com](http://www.anzcollc.com)

4.25.22

**ANZCO**  
REAL ESTATE SERVICES

**Jonathan Sussman**  
jonathan@anzcollc.com | 480.225.1922

**Brett Anz**  
brett.anz@tradecorllc.com | 214.415.2378

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

# FOR LEASE COMMERCIAL SITE | 110± ACRES

NWC OF N PEBBLE CREEK PARKWAY & MCDOWELL ROAD | GOODYEAR, AZ 85395 | MARICOPA COUNTY

**GOODYEAR, AZ**  
MARICOPA COUNTY

**AVAILABLE SITE**  
110± ACRES



**17,900 AADT** N PEBBLE CREEK PKWY

**19,400 AADT**

**ZUPAS CAFE**  
3,593 sf  
66'-0"

**LENSCRAFTERS**  
LEASE  
3,559 sf  
58'-3"

**the Habit**  
BURGER GRILL  
SIGNED 3,003 sf  
35'-0"

**DIP NAIL BAR**  
SIGNED 1,816 sf  
24'-5"

**F**  
LEASE PENDING  
4,000 sf  
80'

**MARKET AT ESTRELLA FALLS**  
PHASE II UNDER CONSTRUCTION

242 spaces

36 spaces

11 spaces

**NAVY FEDERAL**  
Credit Union

23 spaces

15 spaces

**W MCDOWELL ROAD**

**UNDER CONSTRUCTION**  
**PEBBLE CREEK MARKETPLACE**



**GOODYEAR CENTERPOINTE**

7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ [www.anzcollc.com](http://www.anzcollc.com)

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

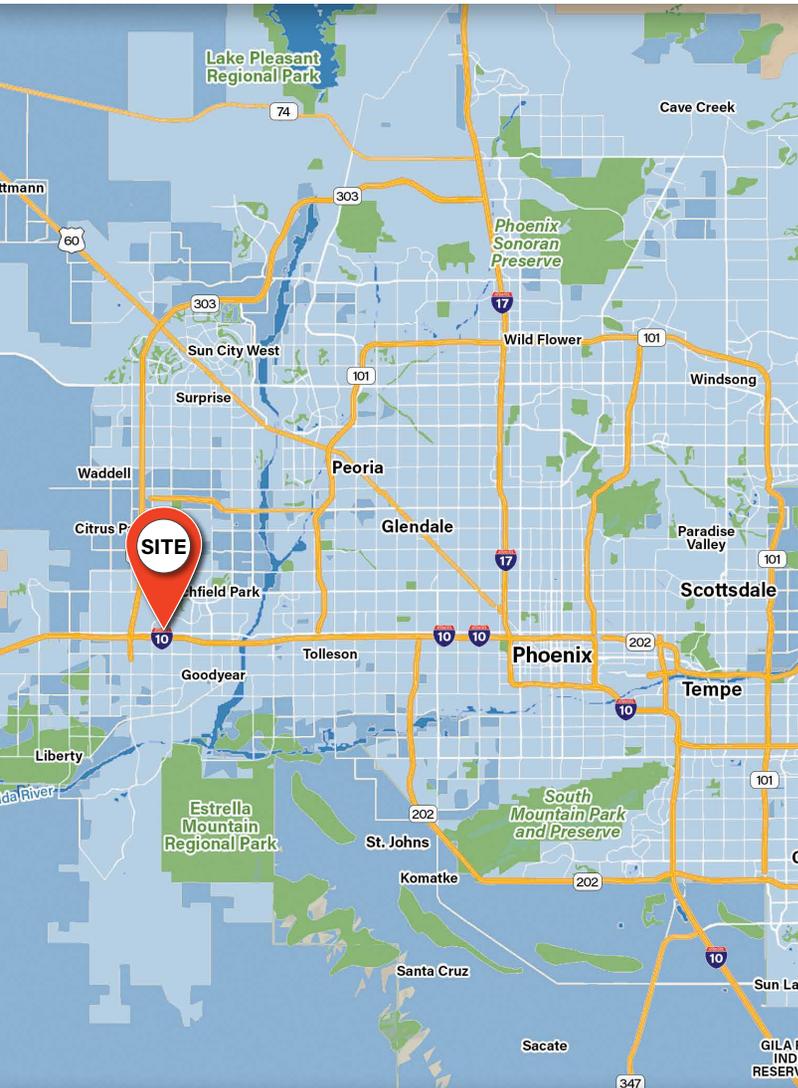
**ANZCO**  
REAL ESTATE SERVICES

**Jonathan Sussman**  
[jonathan@anzcollc.com](mailto:jonathan@anzcollc.com) | 480.225.1922

**Brett Anz**  
[brett.anz@tradecorllc.com](mailto:brett.anz@tradecorllc.com) | 214.415.2378

# FOR LEASE COMMERCIAL SITE | 1.10± ACRES

NWC OF N PEBBLE CREEK PARKWAY & MCDOWELL ROAD | GOODYEAR, AZ 85395 | MARICOPA COUNTY



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ [www.anzcollc.com](http://www.anzcollc.com)

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

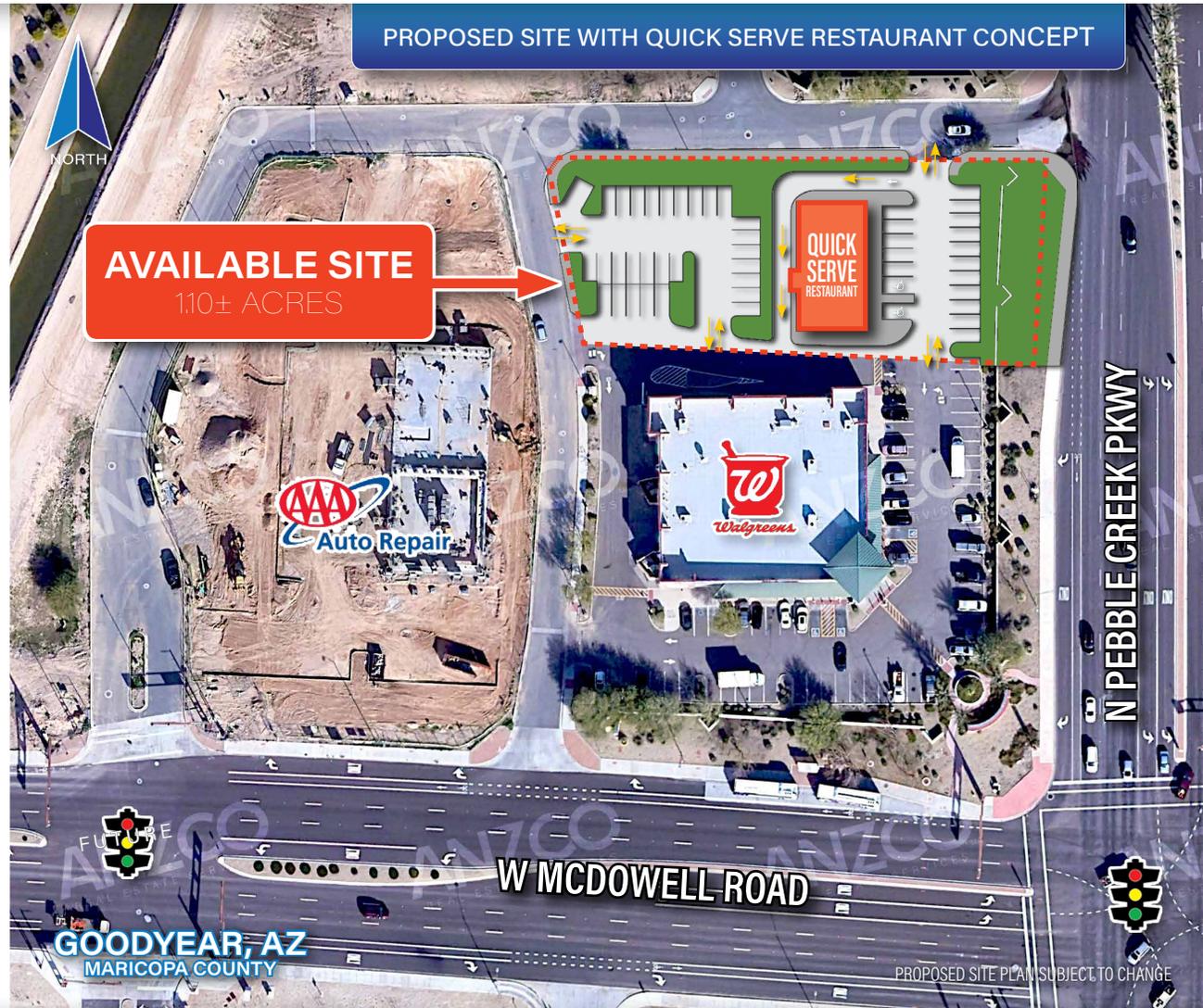
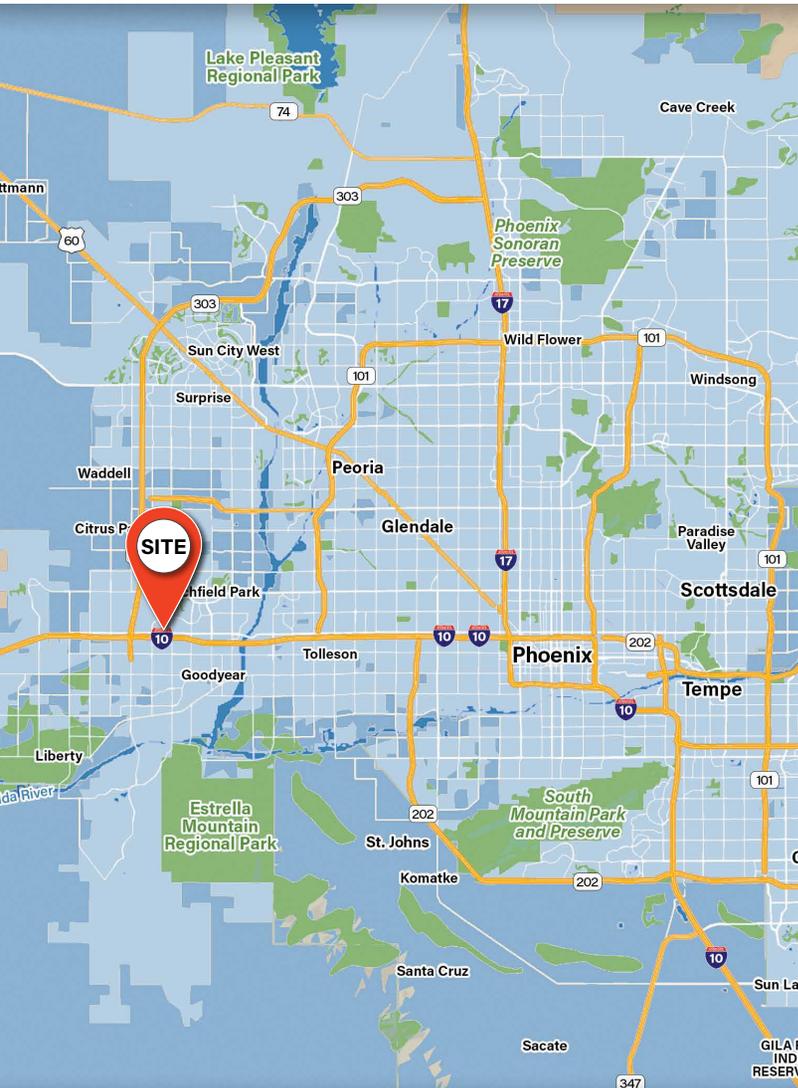
**ANZCO**  
REAL ESTATE SERVICES

**Jonathan Sussman**  
[jonathan@anzcollc.com](mailto:jonathan@anzcollc.com) | 480.225.1922

**Brett Anz**  
[brett.anz@tradecorllc.com](mailto:brett.anz@tradecorllc.com) | 214.415.2378

# FOR LEASE COMMERCIAL SITE | 1.10± ACRES

NWC OF N PEBBLE CREEK PARKWAY & MCDOWELL ROAD | GOODYEAR, AZ 85395 | MARICOPA COUNTY



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ [www.anzcollc.com](http://www.anzcollc.com)

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

**ANZCO**  
REAL ESTATE SERVICES

**Jonathan Sussman**  
[jonathan@anzcollc.com](mailto:jonathan@anzcollc.com) | 480.225.1922

**Brett Anz**  
[brett.anz@tradecorllc.com](mailto:brett.anz@tradecorllc.com) | 214.415.2378