

PEBBLE CREEK MARKETPLACE

NWC Pebble Creek Pkwy & I-10

NWC Pebble Creek Parkway & I-10 Freeway
Goodyear, AZ 85395



PROPERTY DETAILS:

- Pebble Creek Marketplace is a 50-acre mixed-use development consisting of over 200,000SF of retail, 100,000 SF of office and multi-family units.
- Pebble Creek Marketplace is anchored by WinCo Foods, Sun West Federal Credit, Panera Bread, Babbo's Italian, Circle K, 12,000 SF of Shops and 320 Luxury Apartment Homes.
- Regional Intersection across from Westcor's The Market at Estrella Falls, anchored by C-A-L Ranch Store and Harkins Theatre - A premier retail intersection in the far Southwest Valley.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2017)	5,829	68,289	135,467
Projected Population (2022)	6,344	74,345	148,181
Estimated Household Income (2017)	\$82,560	\$85,438	\$80,332
Projected Household Income (2022)	\$103,923	\$105,006	\$99,931

TRAFFIC COUNTS	
I-10	145,000 VPD
North Pebble Creek Pkwy	18,000 VPD
West McDowell Rd	10,000 VPD

MORE INFORMATION:



W.M. GRACE COMPANIES
SINCE 1966

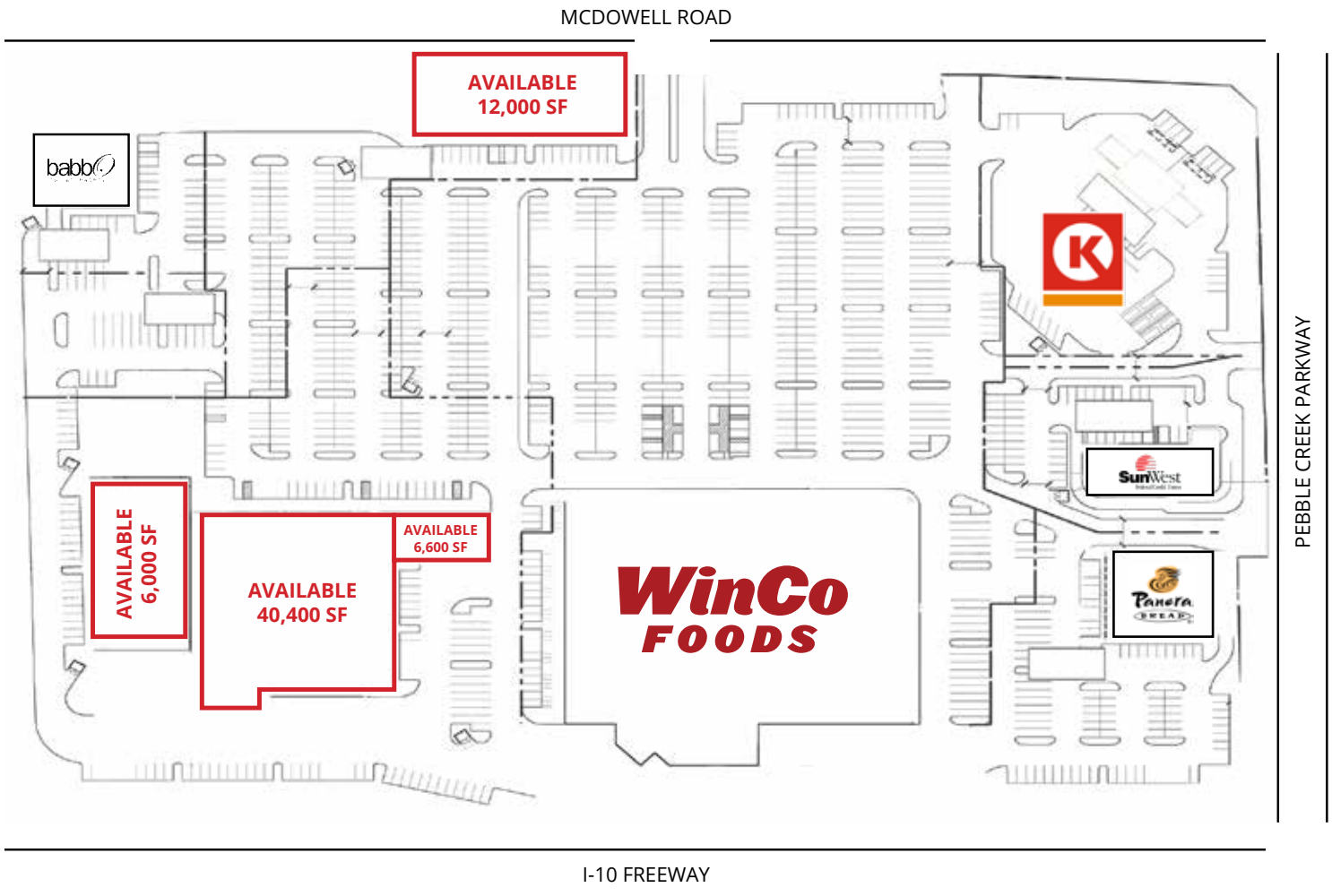
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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TENANTS

WINCO FOODS
PANERA BREAD
BABBO ITALIAN
SUNWEST FEDERAL CREDIT UNION

6,600 SF AVAILABLE
40,400 SF AVAILABLE
6,000 SF AVAILABLE
7,290 SF AVAILABLE
12,000 SF AVAILABLE
4,200 SF AVAILABLE
11,300 SF AVAILABLE

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BASIC SUMMARY REPORT

1 mile 3 miles 5 miles

	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
POPULATION			
2017 Population	5,826	68,289	135,467
2022 Projected Population	6,344	4,345	148,181
% Growth 2017- 2022	1.8%	1.8%	1.9%
HOUSEHOLDS			
2017 Households Avg	2,006	23,050	44,058
Household Size	2.9	2.8	3.0
EMPLOYMENT			
2017 Total Employers	317	1,987	3,517
2017 Workplace Employees	3,362	19,312	32,829
RACE			
% White	74.0%	70.5%	66.2%
% Hispanic	24.9%	29.1%	34.8%
% Black	6.6%	7.1%	8.1%
% Asian	2.6%	4.7%	4.6%
% Other	11.8%	12.6%	15.6%
White	4,337	48,145	89,740
Hispanic	1,452	19,845	47,194
Black	383	4,822	10,935
Asian	152	3,203	6,189
Other	689	8,623	21,136
HOUSING			
% Renter Occupied Housing Units	24.5%	25.6%	30.7%
% Owner Occupied Housing Units	75.5%	74.4%	69.3%
Median Home Value	\$223,196	\$234,468	\$216,986
INCOME			
2017 Average Household Income	\$82,560	\$85,438	\$80,332
2022 Projected Average Household Income	\$103,923	\$105,006	\$99,931
2022 Per Capita Income	\$34,713	\$35,056	\$32,045
COLLEGE EDUCATION (Age 25+)			
% < 9th Grade	3.1%	4.3%	5.1%
% Some High School	6.1%	5.4%	7.1%
% High School	26.9%	23.7%	23.7%
% Some College	34.4%	29.8%	29.6%
% College-Associates Degree	8.4%	9.0%	8.5%
% College-Bachelors Degree	12.0%	16.8%	15.7%
% College-Masters Degree	63.9%	66.6%	64.1%
% College-Professional/Doctorate Degree	21.2%	27.8%	25.9%
AGE			
Median Age	47.7	39.4	35.6

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