

# 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 (2020)	10,000	80,000	175,000
Projected Population (2022)	10,500	100,000	200,000
Estimated Household Income (2017)	\$82,560	\$85,438	\$80,332
Projected Household Income (2022)	\$103,923	\$105,006	\$99,931

### TRAFFIC COUNTS

I-10	160,000 VPD
North Pebble Creek Pkwy	25,000 VPD
West McDowell Rd	15,000 VPD



**W.M. GRACE COMPANIES**  
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## TENANTS

- CIRCLE K GAS & MARKET
- WINCO FOODS
- PANERA BREAD
- BABBO ITALIAN
- SUNWEST FEDERAL CREDIT UNION

- SHOPS A - 11,000 SF DRIVE-THRU AVAILABLE**
- SHOPS B - 6,000 SF AVAILABLE**
- SHOPS C - 6,600 SF AVAILABLE**
- BLDG H - 5,000 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
<b>POPULATION</b>			
2020 Population	10,000	80,000	175,000
% Growth 2017- 2022	3.0%	3.0%	3.0%
<b>HOUSEHOLDS</b>			
2017 Households Avg	2,006	23,050	44,058
Household Size	2.9	2.8	3.0
<b>EMPLOYMENT</b>			
2017 Total Employers	317	1,987	3,517
2017 Workplace Employees	3,362	19,312	32,829
<b>RACE</b>			
% 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
<b>HOUSING</b>			
% 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
<b>INCOME</b>			
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
<b>COLLEGE EDUCATION (Age 25+)</b>			
% < 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%
<b>AGE</b>			
Median Age	47.7	39.4	35.6



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