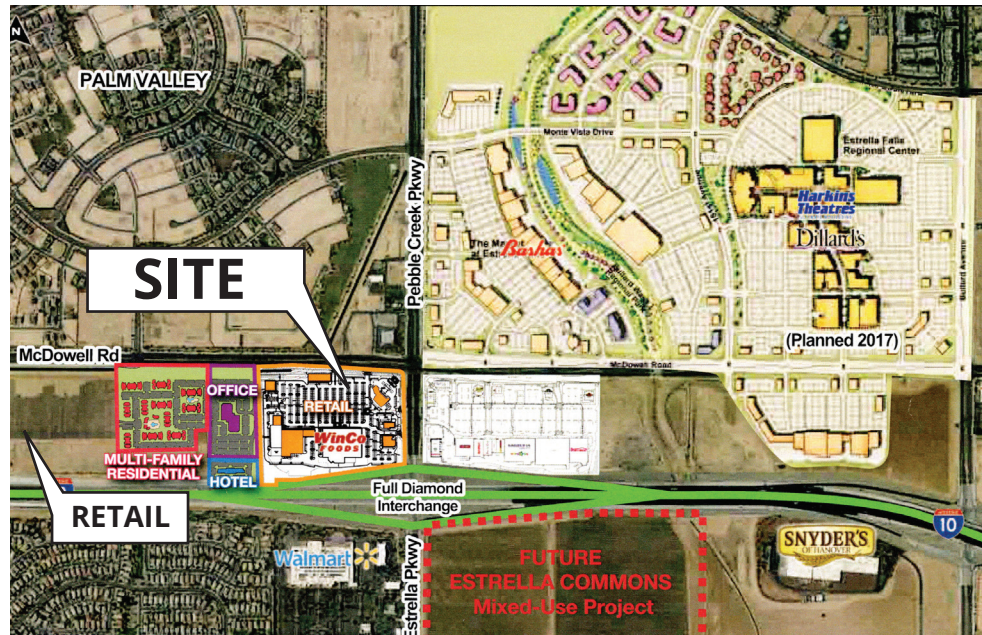


PEBBLE CREEK MARKETPLACE

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 300,000 SF of retail, 100,000 SF of office and 300 multi-family units.
- Pebble Creek Marketplace is anchored by WinCo Foods, AZ Tile, 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)	15,000	85,000	190,000
Projected Population (2022)	20,000	100,000	225,000
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



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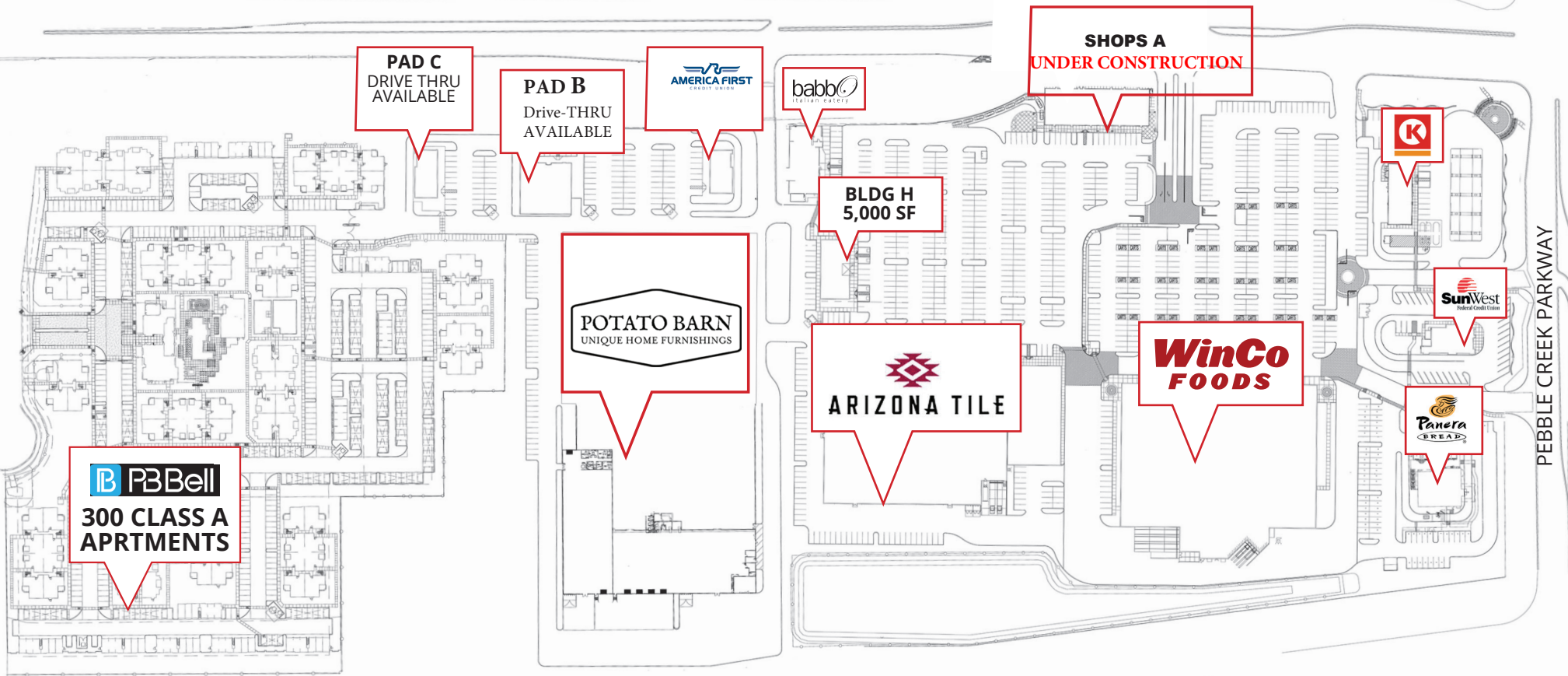
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PEBBLE CREEK MARKETPLACE

NWC Pebble Creek Pkwy & I-10

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

MCDOWELL ROAD



TENANTS

CIRCLE K GAS & MARKET
WINCO FOODS
PANERA BREAD
BABBO ITALIAN

SUNWEST FEDERAL CREDIT UNION
GOODFEET
TWISTED SUGAR
PANDA NAILS AND SPA
CLEAN JUICE

SHOPS A - 1,600 SF DRIVE-THRU AVAILABLE
PAD A- Arizona First Credit Union
PAD B - 3,500 SF DRIVE-THRU AVAILABLE
PAD C- 3,500 SF DRIVE-THRU AVAILABLE
PAD H - 5,000 SF DRIVE-THRU AVAILABLE



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PEBBLE CREEK MARKETPLACE

NWC Pebble Creek Pkwy & I-10

NWC Pebble Creek Parkway & I-10 Freeway

Goodyear, AZ 85395

BASIC SUMMARY REPORT

1 mile

3 miles

5 miles

3.14 SQ/MI

28.27 SQ/MI

78.53 SQ/MI

POPULATION

2020 Population

15,000

85,000

190,000

% Growth 2017- 2022

3.0%

3.0%

3.0%

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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