



- » Pads fronting **McDowell Road** available for ground lease
- » Location provides **close proximity, great visibility, and easy access to I-10 Freeway**
- » **Freeway pylon panels available facing I-10** and monument signage fronting both McDowell Road and Pebble Creek Parkway available
- » Zoned PAD, City of Goodyear

DEMOGRAPHIC HIGHLIGHTS

2024 Population	11,718	83,148	174,674
2029 Population	13,975	92,608	195,519
2024 Households	4,095	28,898	57,731
2024 Daytime Population	11,072	70,575	136,228

TRAFFIC COUNTS

McDowell Road	17,107
Pebble Creek Parkway	17,985
I-10 Freeway	156,996

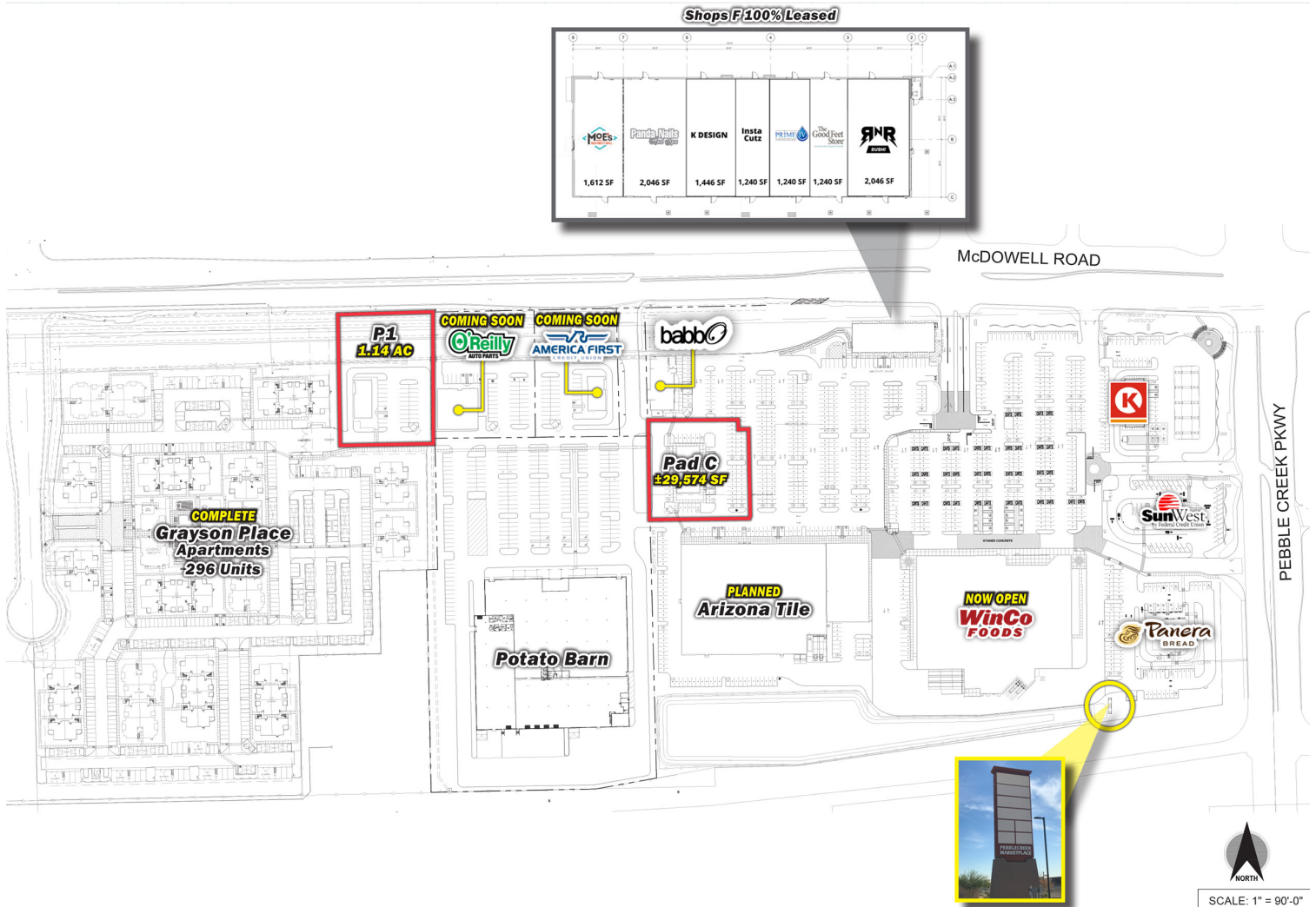
CONTACT

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W.M. GRACE COMPANIES

SINCE 1966



TENANTS

CIRCLE K GAS & MARKET
WINCO FOODS
PANERA BREAD
BABBO ITALIAN
SUNWEST FEDERAL
CREDIT UNION
BARBER SHOP
POTATO BARN
AMERICA'S FIRST
CREDIT UNION
O'REILLY AUTO PARTS

SHOPS F

R N R SUSHI
THE GOOD FEET STORE
PRIME IV
INSTA CUTZ
K DESIGN
C'EST LAVIE NAILS
MOE'S SOUTHWEST GRILL

PAD H

8,000 SQUARE FOOT
DRIVE-THRU
PAD AVAILABLE



BASIC SUMMARY REPORT

	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Population	11,718	83,148	174,674
2029 Population	13,975	92,608	195,519
HOUSEHOLDS			
2024 Households	4,095	28,898	57,731
2029 Households	4,970	32,702	65,547
2024 DAYTIME POPULATION			
Total Daytime Population	11,072	70,575	136,228
Workers	4,899	28,824	50,019
Residents	6,173	41,751	86,209
2024 RACE			
White	48.1%	54.2%	49.3%
Black	9.3%	8.1%	8.4%
American Indian/Alaska Native	1.7%	1.6%	1.8%
Asian	6.6%	5.0%	4.6%
Pacific Islander	0.2%	0.3%	0.4%
Hispanic Origin (Any Race)	39.7%	35.1%	41.6%
2024 HOUSING			
% Renter Occupied Housing Units	18.5%	18.3%	20.6%
% Owner Occupied Housing Units	81.5%	81.7%	79.4%
Median Home Value	\$226,065	\$223,553	\$225,068
2024 INCOME			
Median Household Income	\$104,488	\$102,333	\$98,479
Average Household Income	\$147,134	\$133,562	\$124,155
Per Capita Income	\$50,310	\$46,511	\$41,056
2024 COLLEGE EDUCATION (Age 25+)			
High School Graduate	22.4%	18.5%	20.5%
GED/Alternative Credential	1.0%	3.5%	3.7%
Some College, No Degree	24.3%	21.1%	22.0%
Associate Degree	17.2%	14.0%	13.8%
Bachelor's Degree	17.7%	23.3%	20.9%
Graduate/Professional Degree	14.1%	12.6%	10.9%
2024 AGE			
Median Age	36.0	39.1	36.2
2024 KEY DEMOGRAPHIC INDICATORS			
Population Density (Pop per Sq Mile)	3,732.9	2,941.4	2,224.4

