

THE MARKET AT ESTRELLA FALLS

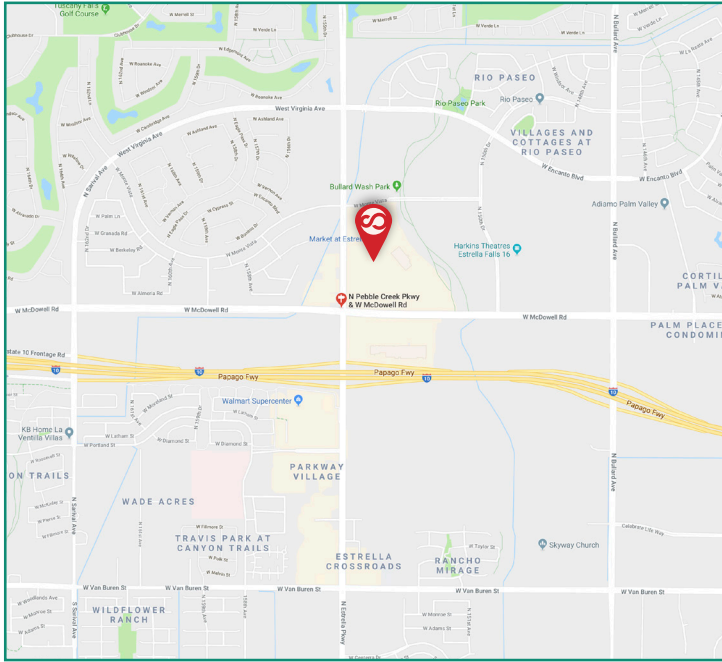
Goodyear, Arizona



EXPERIENCE OUR PROPERTY: THE MARKET AT ESTRELLA FALLS

Situated at the heart of booming Goodyear, Arizona and adjacent to the future site of Goodyear's Civic Square and City Hall, The Market at Estrella Falls is home to a strong roster of national retailers, dining options, and service-oriented shops. TJ Maxx/HomeGoods, Burlington, and Old Navy are just a few of the anchor brands spanning over the 296,000 square feet of property, with an exciting Phase 2 expansion currently underway.





PROPERTY SUMMARY

LEASABLE SPACE: 296,228 SF

LOCATION

ADDRESS: NEC McDowell Rd &

Pebble Creek Pkwy Goodyear, AZ 85395

LATITUDE: 33.464911

LONGITUDE: -112.393181

DEMOGRAPHICS

	1 MI Radius	3 MI Radius	5 MI Radius
2025 Population Projection	6,248	79,580	166,959
Average Household Income	\$109,723	\$106,786	\$97,499
Median Home Value	\$322,769	\$251,485	\$216,013

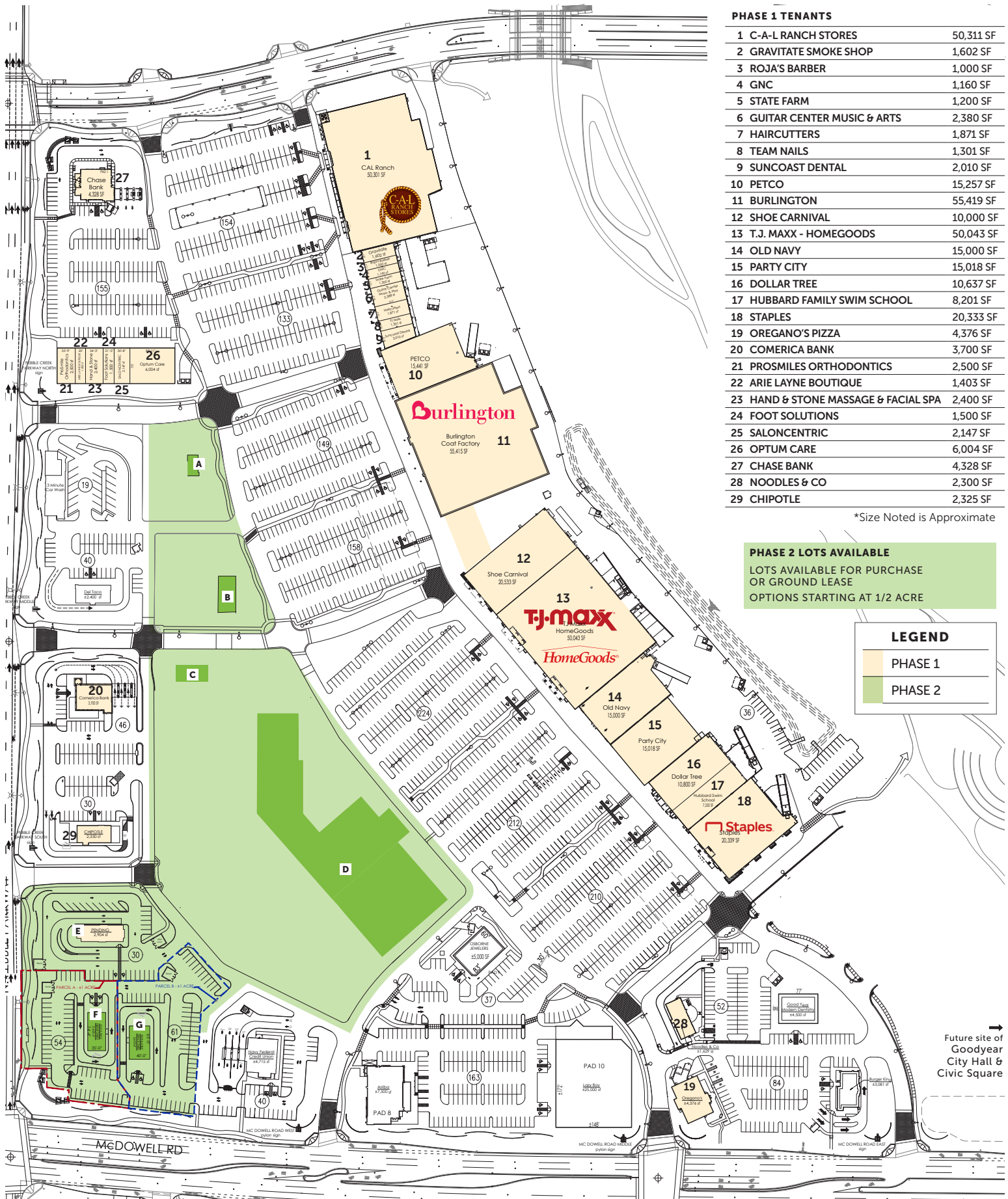
ONE OF THE FASTEST GROWING CITIES IN THE U.S.

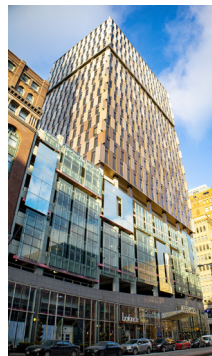
Goodyear and the Phoenix MSA saw 35% and 18% Population Growth, respectively, over the past decade.

PRIME LOCATION at major signalized intersection of W. McDowell Rd & N. Pebble Creek Pkwy with **42,800 VPD**

.25 MILES from Interstate 10 exit ramps which see **145,478 VPD**







STARK ENTERPRISES

it's all about the experience®

STARK ENTERPRISES, headquartered in Cleveland, Ohio, is a full-service real estate development company with the highest level of expertise in acquisition, development, leasing, property management, construction, architectural design, landscape architecture and marketing. Balancing new urbanist principles and sustainability practices with economic viability, Stark Enterprises delivers remarkably progressive, next generation mixed-use properties.

For over 40 years, Stark Enterprises has been developing and managing generational assets that leave visitors with lasting impressions. Stark's \$2 billion portfolio consists of retail, entertainment, office, residential, hotel and student housing environments, totaling approximately 9 million square feet. With over \$1 billion under development, Stark properties are always managed with the company's long-term investment strategy in mind and are continually recognized by customers and industry leaders as among the most beautiful, well operated and maintained properties in the nation.

40+ YEARS OF EXPERIENCE	DEVELOPED IN 8 STATES	OVER \$1 BILLION UNDER DEVELOPMENT	\$2 BILLION PORTFOLIO	OVER 9 MILLION SQUARE FEET DEVELOPED
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PORTFOLIO

ARIZONA

The Market at Estrella Falls
GOODYEAR, AZ

CONNECTICUT

One Financial Plaza:
The Gold Building
HARTFORD, CT

FLORIDA

Lyons Corner
GAINESVILLE, FL
West Shire Village
OCALA, FL

NEW YORK

30 Flatbush Avenue
BROOKLYN, NY

NORTH CAROLINA

Oak Harbor Village
BOLIVIA, NC

PENNSYLVANIA

Covington Valley Estates
ERIE, PA
Smith & Fifth
PITTSBURGH, PA

TEXAS

Liv+ Arlington
ARLINGTON, TX

OHIO

32 East
CINCINNATI, OH

515 Euclid Parking Garage
DOWNTOWN CLEVELAND, OH

The Beacon
DOWNTOWN CLEVELAND, OH

Belden Park Crossings
NORTH CANTON, OH

Brecksville Center
BRECKSVILLE, OH
• Brecksville Associates
• Miller 21 Associates
• Snowville I Associates
• Snowville II Associates

Crocker Park
WESTLAKE, OH

Crocker Park Living
WESTLAKE, OH
• The Residences
• Excelsior
• Ovation

Eton Chagrin Boulevard
WOODMERE, OH

Golf Galaxy Shopping Center
FAIRLAWN, OH

Portage Crossing
CUYAHOGA FALLS, OH

The Promenade
WESTLAKE, OH

Rosemont Commons
FAIRLAWN, OH

The Shops of Fairlawn
FAIRLAWN, OH

The Shoppes at Stonecreek
PICKERINGTON, OH

SOM Center Plaza
MAYFIELD HEIGHTS, OH

The Strip
NORTH CANTON, OH

Tanglewood Professional Center, LLC
CHAGRIN FALLS, OH

The Terraces on the Green
AKRON, OH

The Terraces at Northridge
CLEVELAND, OH

West End
WOODMERE, OH

West Market Plaza
FAIRLAWN, OH

West 9th Parking Lot
DOWNTOWN CLEVELAND, OH

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