

THE MARKET AT  
**ESTRELLA FALLS**  
A STARK ENTERPRISES PROPERTY

GOODYEAR, ARIZONA



# THE MARKET AT ESTRELLA FALLS · GOODYEAR, AZ

## EXPERIENCE OUR PROPERTY

**The Market at Estrella Falls:** Situated at the heart of booming Goodyear, Arizona and adjacent to the site of Goodyear's Civic Square and City Hall, The Market at Estrella Falls is home to a strong roster of small shops, national retailers and dining options. 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

## GROWTH OF GOODYEAR, ARIZONA

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

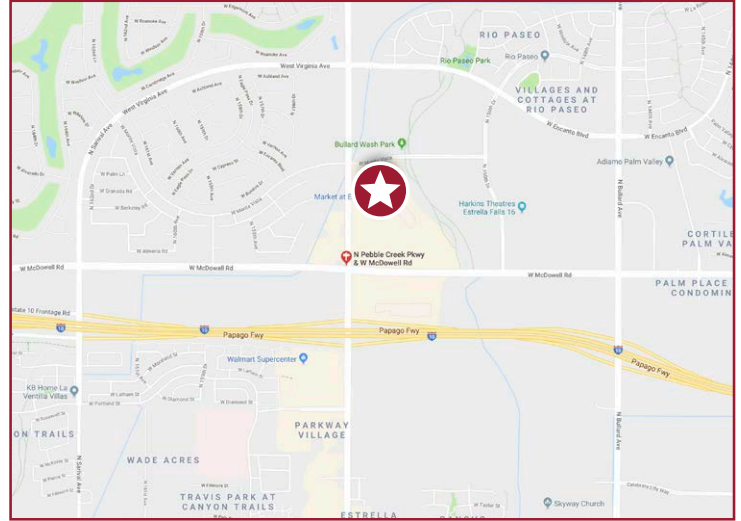
Goodyear and the Phoenix MSA saw 35% and 18% Population Growth, respectively, over the past decade.

**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**

## DEMOGRAPHICS

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

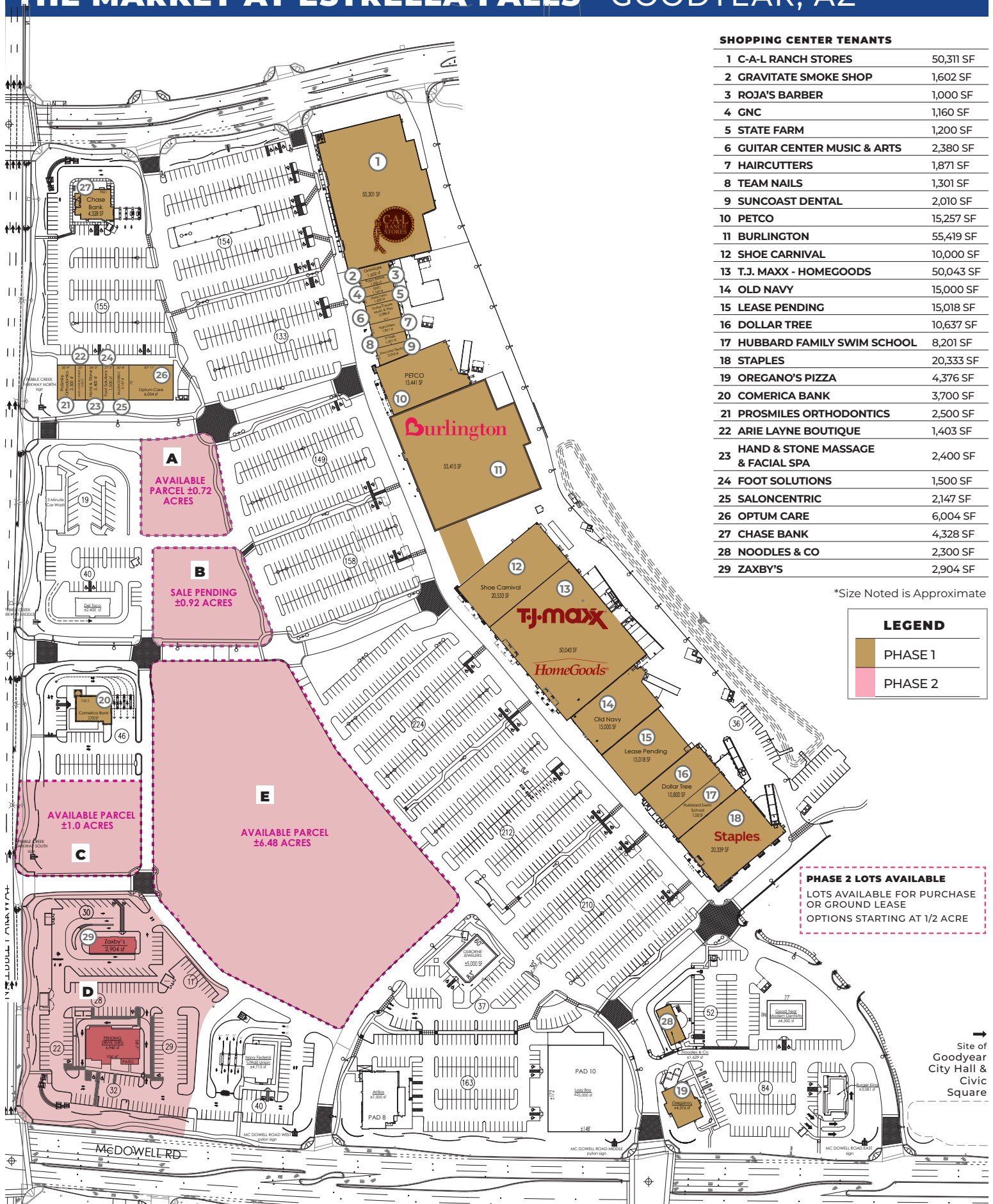


## CITY OF GOODYEAR, ARIZONA

<b>Population</b>	111,508
<b>Median Home Value</b>	\$398,993
<b>Average Household Income</b>	\$128,835



# THE MARKET AT ESTRELLA FALLS · GOODYEAR, AZ



## SHOPPING CENTER TENANTS

1	C-A-L RANCH STORES	50,311 SF
2	GRAVITATE SMOKE SHOP	1,602 SF
3	ROJA'S BARBER	1,000 SF
4	GNC	1,160 SF
5	STATE FARM	1,200 SF
6	GUITAR CENTER MUSIC & ARTS	2,380 SF
7	HAIRCUTTERS	1,871 SF
8	TEAM NAILS	1,301 SF
9	SUNCOAST DENTAL	2,010 SF
10	PETCO	15,257 SF
11	BURLINGTON	55,419 SF
12	SHOE CARNIVAL	10,000 SF
13	T.J. MAXX - HOMEGOODS	50,043 SF
14	OLD NAVY	15,000 SF
15	LEASE PENDING	15,018 SF
16	DOLLAR TREE	10,637 SF
17	HUBBARD FAMILY SWIM SCHOOL	8,201 SF
18	STAPLES	20,333 SF
19	OREGANO'S PIZZA	4,376 SF
20	COMERICA BANK	3,700 SF
21	PROSMILES ORTHODONTICS	2,500 SF
22	ARIE LAYNE BOUTIQUE	1,403 SF
23	HAND & STONE MASSAGE & FACIAL SPA	2,400 SF
24	FOOT SOLUTIONS	1,500 SF
25	SALONCENTRIC	2,147 SF
26	OPTUM CARE	6,004 SF
27	CHASE BANK	4,328 SF
28	NOODLES & CO	2,300 SF
29	ZAXBY'S	2,904 SF

\*Size Noted is Approximate

## LEGEND

- PHASE 1
- PHASE 2

## PHASE 2 LOTS AVAILABLE

LOTS AVAILABLE FOR PURCHASE  
OR GROUND LEASE  
OPTIONS STARTING AT 1/2 ACRE

Site of  
Goodyear  
City Hall &  
Civic  
Square

# 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 45 years, Stark Enterprises has been developing and managing generational assets that leave visitors with lasting impressions. Stark's multi-billion portfolio consists of retail, entertainment, office, residential, hotel and student housing environments, totaling approximately 12.5 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.

**45+**  
YEARS  
OF  
EXPERIENCE

DEVELOPED IN  
**9**  
STATES

OVER  
**\$1**  
BILLION  
UNDER  
DEVELOPMENT

MULTI-  
BILLION  
DOLLAR  
PORTFOLIO

OVER  
**12.5**  
MILLION  
SQUARE FEET  
DEVELOPED

## PORTFOLIO

### ARIZONA

**The Market at Estrella Falls**  
GOODYEAR, AZ

### CONNECTICUT

**One Financial Plaza:  
The Gold Building**  
HARTFORD, CT

### FLORIDA

**Lyons Corner**  
GAINESVILLE, FL

**Summer Pointe Village**  
SUMMERFIELD, FL

**West Shire Village**  
OCALA, FL

### NEBRASKA

**Teal Ridge Village**  
GRETNA, NE

### 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**  
JACKSON TOWNSHIP, 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**  
JACKSON TOWNSHIP, 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

**FOR LEASING INFORMATION: 216.464.2860**

**STARK ENTERPRISES** STARKENTERPRISES.COM  
629 EUCLID AVENUE, SUITE 1300, CLEVELAND, OH 44114