



LAND FOR SALE OR LEASE

19.73 AC SEC MCDOWELL RD BULLARD AVE

Goodyear, AZ

GSQ PLANNED MIXED USE & RESIDENTIAL

- SHAKE SHACK
- High Tide
- COPPER & SAGE
- SPITZ
- THE STILLERY
- F45
- AC HOTELS

RYAN DESMOND

602.615.1525
rdesmond@w-retail.com

JUSTIN DIBIASE

480.828.7701
jdibiase@w-retail.com

JAKE MCCLAUGHRY

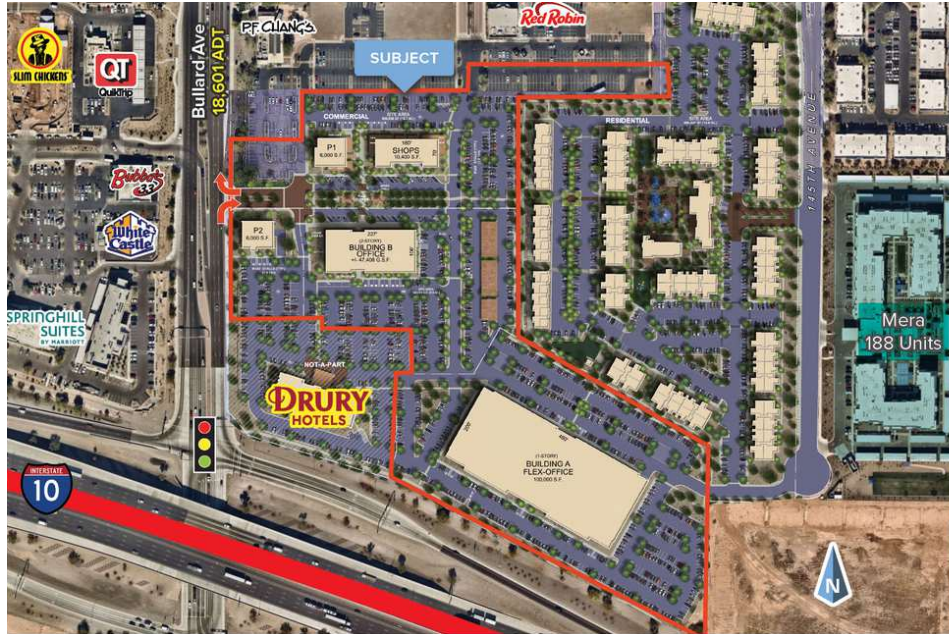
623.332.4812
jmcclaughry@w-retail.com



SIHI

CENTERSCAPE

SEC McDowell Rd & Bullard Ave Goodyear, AZ 85395



AREA CO-TENANTS

Harkins
THEATRES

CAL
Ranch

LIFE TIME

HomeGoods

OLD NAVY

Burlington

TRADER JOE'S

HOBBY LOBBY

EoS FITNESS

tru
by Hilton

White
Castle

Bubba's
33

QT
QuikTrip

Red Robin
P.F. CHANG'S

SPRINGHILL
SUITES
BY MARRIOTT

LOCATION DESCRIPTION

Experience the energy of Goodyear at the SEC of McDowell Rd & Bullard Ave—a prime location in a rapidly growing community. This prime site sits in the heart of a high-growth, retail-rich corridor. Surrounded by top shopping centers like Market at Estrella Falls and Palm Valley Pavilions West, the area offers strong foot traffic and excellent visibility. With nearby neighborhoods, schools, and recreation, the site provides access to a diverse and growing customer base—making it a stand out opportunity for retailers.

PROPERTY HIGHLIGHTS

- Strong Demographics: Average household income \$152,827 within a 1-mile radius.
- Retail Synergy: Surrounded by high-performing shopping centers like Market at Estrella Falls and Palm Valley Pavilions West.
- High Visibility & Access: Excellent frontage along McDowell Rd & Bullard Ave with easy access to Loop 303 and I-10.
- All major off-sites have been completed for both sites on Sarival.

PROPERTY OVERVIEW

- Water – City of Goodyear
- Sewer – City of Goodyear
- Natural Gas – Southwest Gas
- Power – APS
- Zoning – PAD; C-2 Commercial

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	12,059	73,259	160,925
Median Age	44.6	39.2	37.2



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$111,224	\$104,827	\$101,122
Average	\$152,827	\$135,852	\$127,551



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	105	1,149	3,075
Employees	883	13,041	37,582
Daytime Population	8,498	55,387	129,551



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	51.3%	50.2%	46.7%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	72.9%	67.3%	63.9%
Services	10.9%	14.9%	14.9%
Blue Collar	16.3%	17.8%	21.1%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,516	25,140	53,238
Median Home Value	\$559,791	\$487,593	\$480,421

* 2024 Demographic data derived from ESRI

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