

JAKE MCCLAUGHRY

602.368.1088 jmcclaughry@w-retail.com

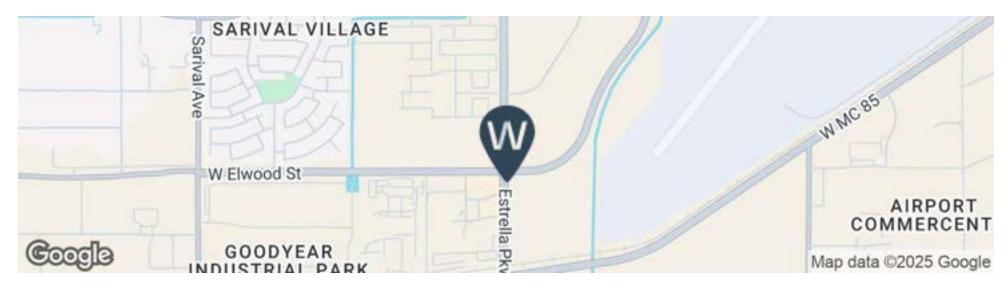
NOAH ANASTASSATOS

602.931.4494 nanastassatos@W-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200 Phoenix, AZ 85016 602.778.3747 | w-retail.com

NEC Estrella Pkwy & Bullard Ave Goodyear, AZ 85338



PROPERTY DESCRIPTION

New development opportunities at the Goodyear Ballpark baseball fields

Drive Thru, pad, and multi-tenant building shop space available

Delivery is estimated to be Q1 2026

LOCATION DESCRIPTION

Goodyear ballpark is the Spring Training home of the Cleveland Guardians & Cincinnati Reds. The \$109M state of the art training facilities and 10,000 seat stadium helped to attract two of Major League Baseball's most storied franchises to relocate to Arizona from Florida.

The ballpark hosts a number of regional and national baseball tournaments each year, but the facility transforms for all kinds of events including food truck festivals, concerts, movie nights, corporate outings, car shows and the City of Goodyear's annual signature events such as the Star Spangled 4th.



NEC Estrella Pkwy & Bullard Ave Goodyear, AZ 85338



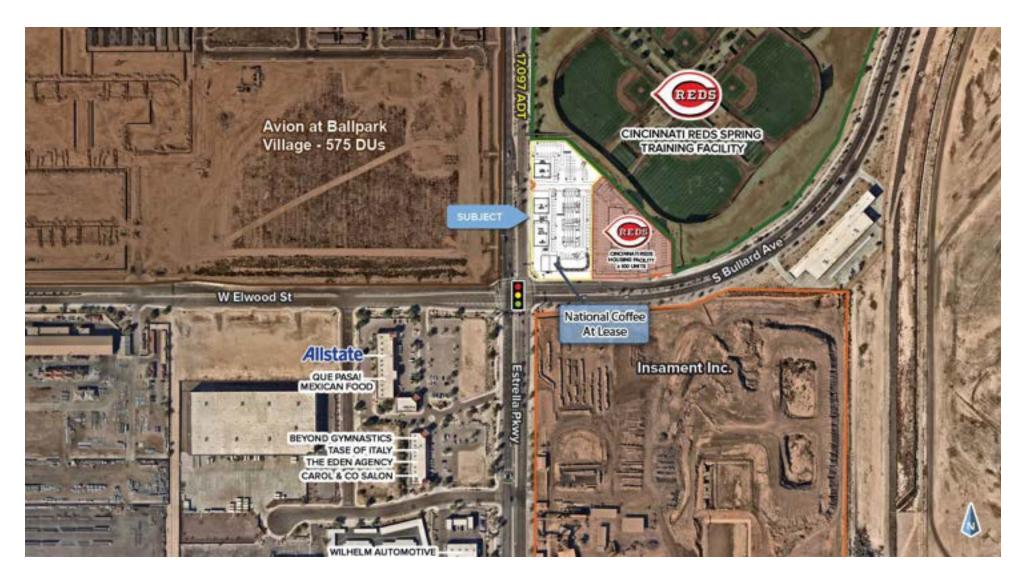


NEC Estrella Pkwy & Bullard Ave Goodyear, AZ 85338



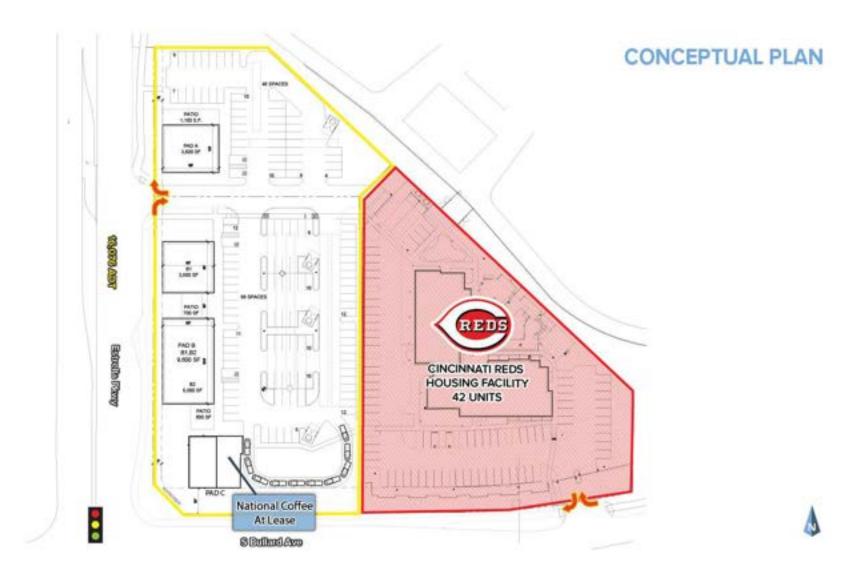


NEC Estrella Pkwy & Bullard Ave Goodyear, AZ 85338





NEC Estrella Pkwy & Bullard Ave Goodyear, AZ 85338





NEC Estrella Pkwy & Bullard Ave Goodyear, AZ 85338

POPULATION									DAYTIME WORKFORCE		
	1 MILE	3 MILES	5 MILES	-0	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
Area Total	4,422	42,712	124,493	Median	\$96,973	\$87,464	\$91,501	Total Businesses	44	698	2,312
Median Age	34.0	33.2	35.4	Average	\$119,947	\$106,348	\$117,595	Employees	813	8,479	28,734
								Daytime Population	3,081	32,613	100,258
EDUCATION				EMPLOYMENT				HOUSEHOLD STATISTICS			
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES	1-1-11	1 MILE	3 MILES	5 MILES
Percentage with Degrees	44.7%	40.5%	42.6%	White Collar Occupation	61.6%	57.5%	60.9%	Households	1,369	13,774	39,912
				Services	16.0%	18.0%	16.3%	Median Home Value	\$444,337	\$426,644	\$445,926
				Blue Collar	22.3%	24.5%	22.8%	. 1101010.10100			

^{*2024} Demographic data derived from ESRI

