

Avion at Ballpark
Village - 575 DUs

SUBJECT



CINCINNATI REDS SPRING
TRAINING FACILITY



CINCINNATI REDS
HOUSING FACILITY
42 UNITS

S Bullard Ave

W Elwood St

RETAIL PROPERTY FOR LEASE

BALLPARK PADS

NEC Estrella Pkwy & Bullard Ave Goodyear, AZ 85338

National Coffee
At Lease

Insament Inc.

Estrella Pkwy

BEYOND GYMNASTICS
TASE OF ITALY
THE EDEN AGENCY
CAROL & CO SALON

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602.778.3747 | w-retail.com

BALLPARK PADS

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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.

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CONCEPTUAL PLAN



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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	4,422	42,712	124,493
Median Age	34.0	33.2	35.4



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$96,973	\$87,464	\$91,501
Average	\$119,947	\$106,348	\$117,595



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	44	698	2,312
Employees	813	8,479	28,734
Daytime Population	3,081	32,613	100,258



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	44.7%	40.5%	42.6%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	61.6%	57.5%	60.9%
Services	16.0%	18.0%	16.3%
Blue Collar	22.3%	24.5%	22.8%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,369	13,774	39,912
Median Home Value	\$444,337	\$426,644	\$445,926

* 2024 Demographic data derived from ESRI

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