

BALLPARK PAD

+3,000 SF FREESTANDING RETAIL PAD AVAILABLE FOR LEASE

NEC ESTRELLA PKWY
& BULLARD AVE

3550 S BULLARD AVE
GOODYEAR, AZ 85338



**PROSE
LUXURY
APARTMENTS
380 UNITS**

Microsoft

amazon



TRAINING
FACILITY



HOUSING
(42 UNITS)



PHOENIX GOODYEAR AIRPORT

**SUBJECT
PROPERTY**

3,000SF

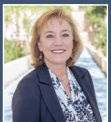


**AVION
AT
BALLPARK VILLAGE
575 UNITS
(PROPOSED)**

**ESTRELLA PRKWAY
30,218 VPD**

**BULLARD AVE
4,817 VPD**

**ELWOOD ST
1,166 VPD**



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PROPERTY HIGHLIGHTS



CALL FOR PRICING



AVAILABLE SPACE:
3,000 SF



ZONING:
PAD



Located at the Northeast corner of Estrella Parkway and Bullard Avenue is a new retail development with a buildable up to 3,000 sf pad available with or without a drive-through.

The ownership is offering a build-to-suit or ground lease.

The property is in a prime location at Estrella Parkway and Bullard Avenue next to the home of Spring Training for the Cleveland Guardians and Cincinnati Reds. This is an ideal location for tenants planning future openings in a fast growing Goodyear market.

BALLPARK PAD



TRAINING FACILITY



PHOENIX GOODYEAR AIRPORT



HOUSING
(42 UNITS)

PROPOSED INDUSTRIAL
6.5M SF



4 STORY
104 ROOMS



Curry Bowls & More



Taste of Italy

Beyond Gymnastics



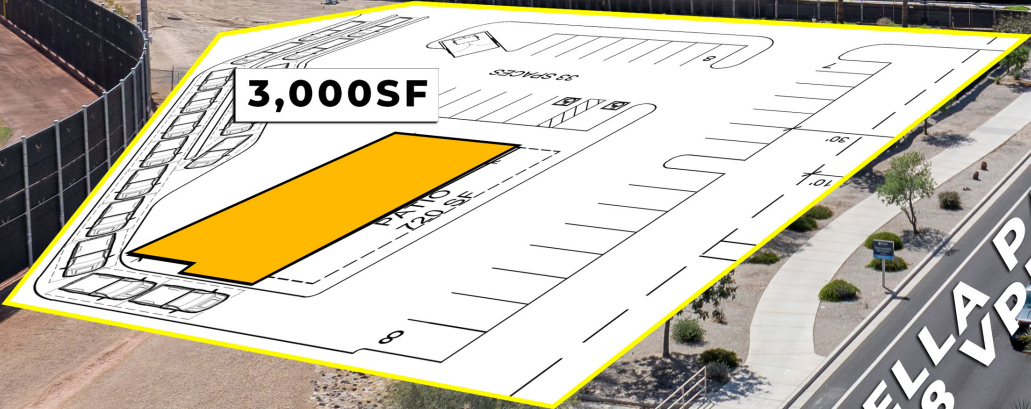
Arthur Murray



IMSAMET

BULLARD AVE
4,817 VPD

ELWOOD ST
1,166 VPD

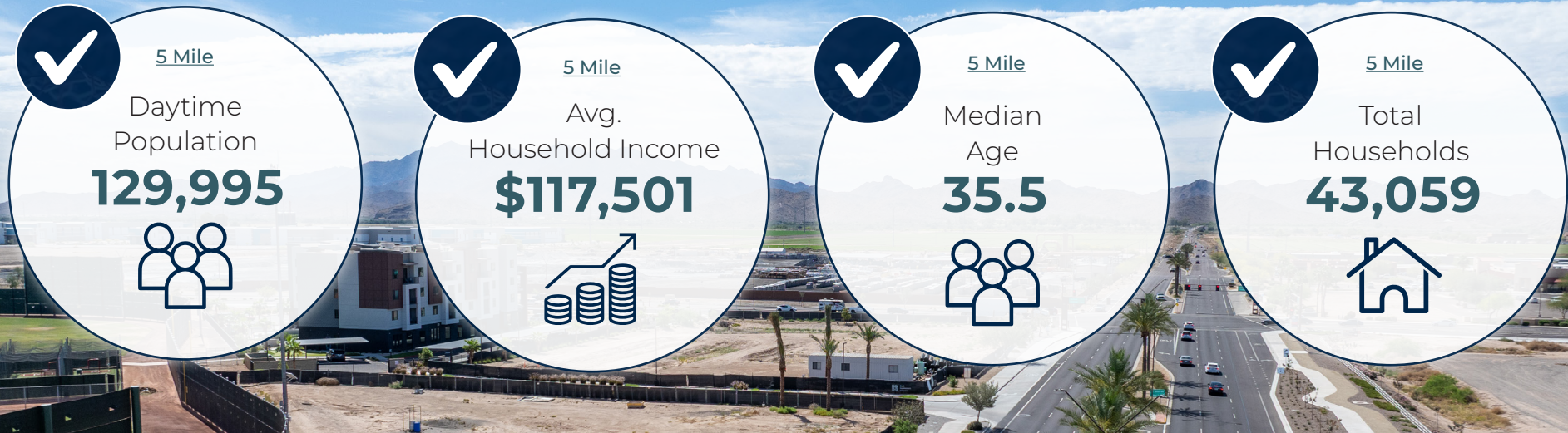


ESTRELLA PARKWAY
30,218 VPD

AERIAL VIEW



DEMOGRAPHIC HIGHLIGHTS



2026 SUMMARY (SitesUSA)

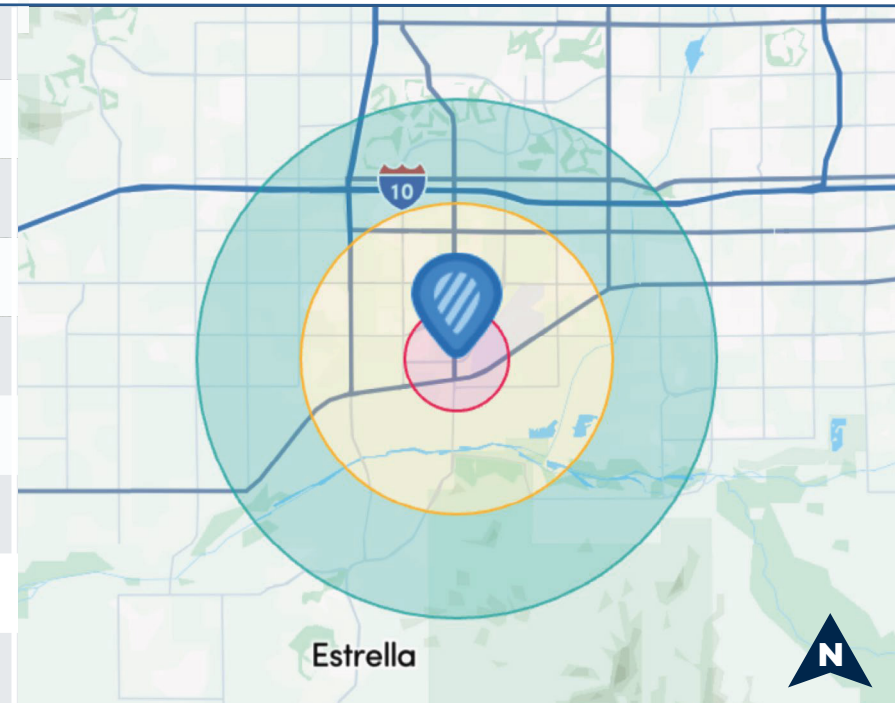
1 Mile

3 Mile

5 Mile

DEMOGRAPHIC RADIUS RINGS

Daytime Population:	4,466	56,672	129,995
Estimated Population:	4,003	46,322	126,837
Average Household Income:	\$127,931	\$113,017	\$117,501
Total Retail Expenditure:	\$80.42 M	\$871.63 M	\$2.45 B
Total Household Expenditure:	\$161.07 M	\$1.74 B	\$4.91 B
Median Age:	34.4	32.8	35.5
Average Household Size:	2.9	3.0	2.8
Total Households:	1,357	15,257	43,059
Total Businesses:	29	1,084	3,158



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