

Estrella Gateway Retail Pads

SWC MC-85 & Estrella Parkway | Goodyear, AZ 85338



Available
Pads, Shops,
& Storage Site

Rate
Contact
Broker

PROPERTY OVERVIEW

- Located at main entrance to Estrella Mountain Ranch Community.
- Access along MC-85
- Just north of planned SR 30 (Tres Rios Freeway) at full diamond interchange
- Located within Goodyear Airpark, 1.6M SF existing plus 8M SF planned for industrial and commercial development
- Close proximity to 3 major freeways/highways
- Zoned PAD, City of Goodyear



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DEMOGRAPHIC HIGHLIGHTS 2026

SOURCE esri

3 MILES

37,954	44,167	\$124,444	29,266
2026 Population	2031 Population	Avg Household Income	Daytime Population

5 MILES

128,025	144,262	\$123,994	106,488
2026 Population	2031 Population	Avg Household Income	Daytime Population

10 MILES

482,782	530,934	\$129,346	381,144
2026 Population	2031 Population	Avg Household Income	Daytime Population

TRAFFIC COUNTS (2024)

17,364 VPD	17,214 VPD
MC-85	Estrella Parkway

Year: 2024 | Source: ADOT





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