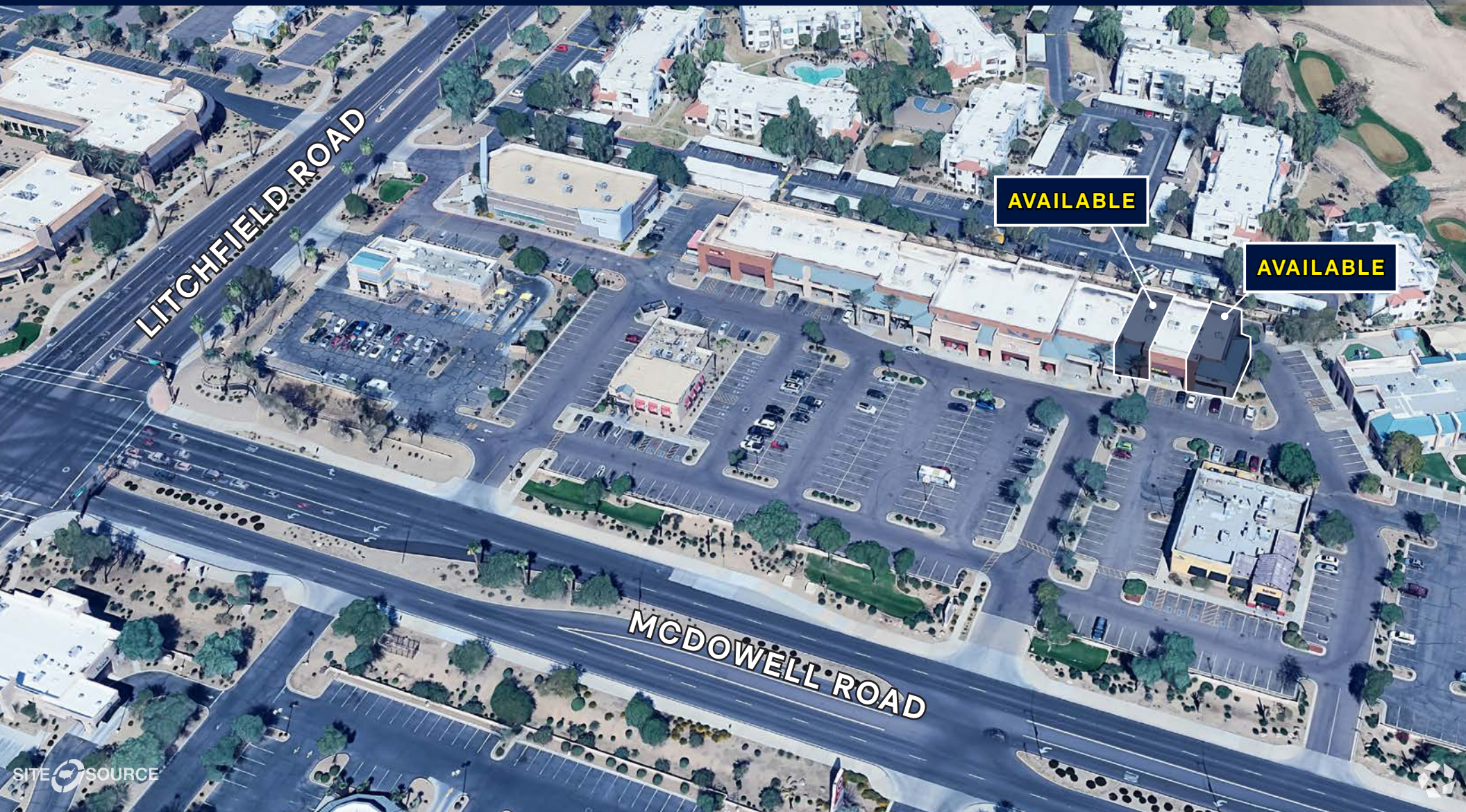


PALM VALLEY PAVILLIONS NORTH

13778 W MCDOWELL RD, GOODYEAR, AZ 85395



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2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

PROPERTY HIGHLIGHTS

- Suite 302: ±1,288 SF
- Suite 304-305: ±2,657 SF
- Across from 2 major power centers including Best Buy, Ross, Barnes & Noble, Target, Michaels and more!
- Excellent traffic counts and demographics
- High income trade area

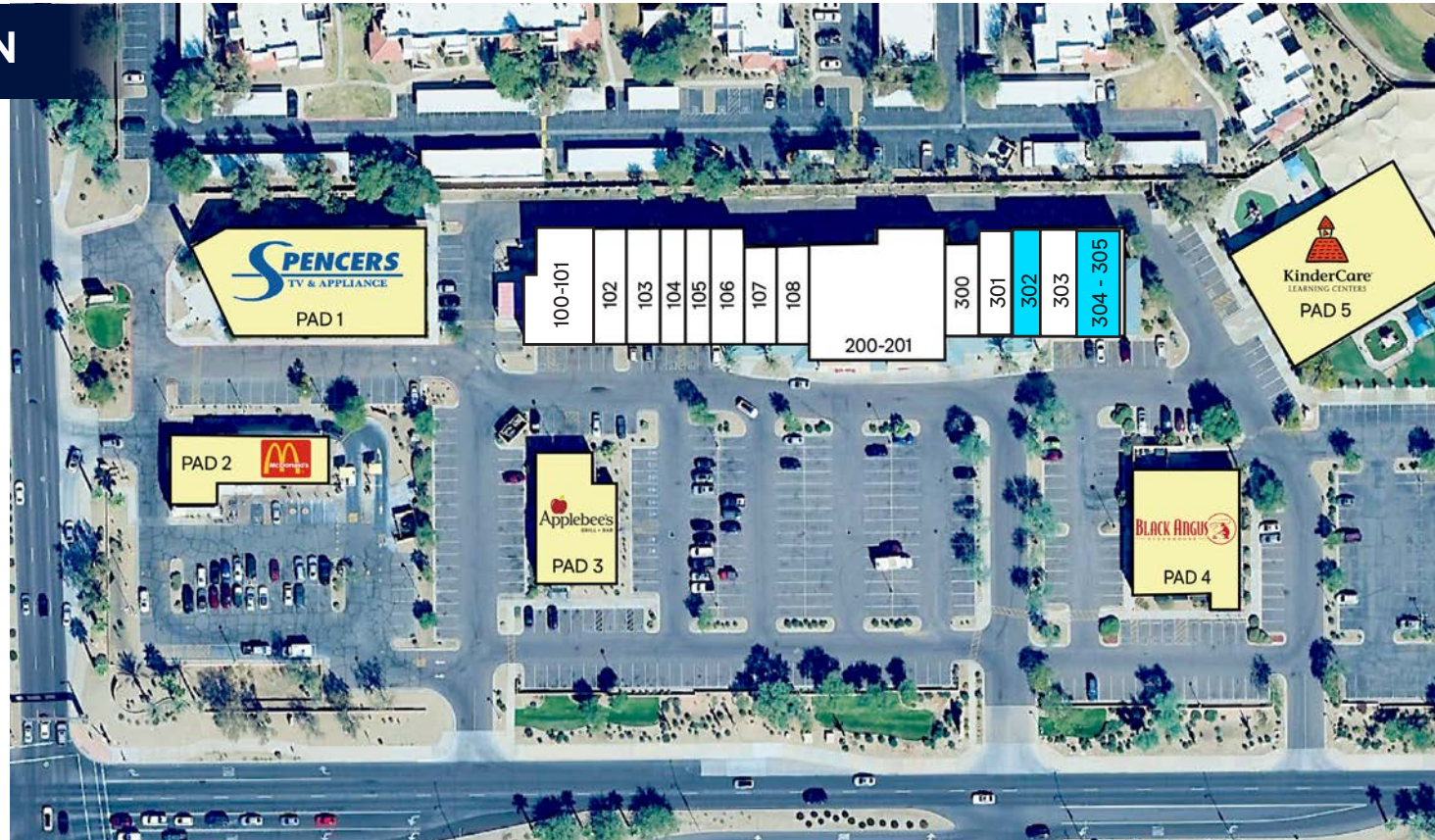
PROPERTY DETAILS

Address	13778 W McDowell Road, Goodyear, AZ 85395
GLA	±29,700 SF
Class	C
Year Built	2007
Rate	Contact Broker



SITE PLAN

LITCHFIELD ROAD

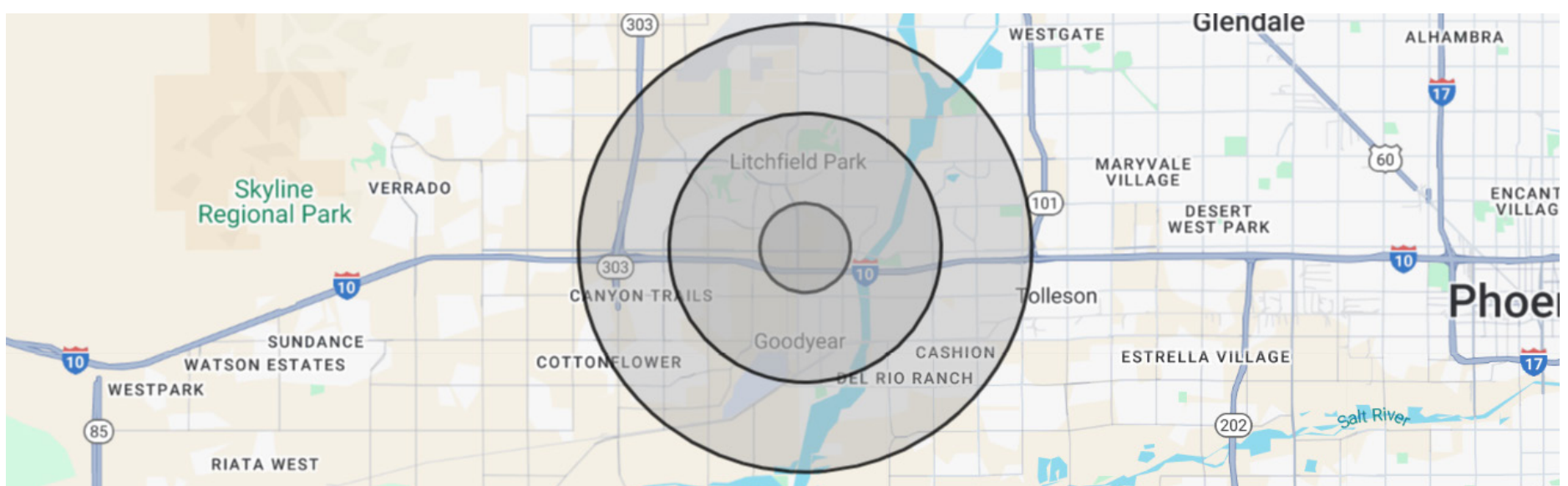


MCDOWELL ROAD

Suite	Tenant	SF
100-101	Gus's Pizza	
102	The Tree of Oil	
103	Express Donuts	
104	Gent's Barber Shop	
105	Red Star Vapor	
106	Nothing Bundt Cakes	

Suite	Tenant	SF
107	Chef Ben's Asian Express	
108	Jimmy John's	
PAD1	Spencers TV & Appliances	
PAD2	McDonald's	
PAD3	Applebee's	
PAD4	Black Angus	

Suite	Tenant	SF
PAD5	Kinder Care	
300	United Beauty Supply	
301	House of Honey	
302	AVAILABLE 10/1/26	1,288 SF
303	Miyu Nails & Spa	
304-305	AVAILABLE	2,657 SF



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	8,667	106,972	232,242
Current Year	7,890	97,699	212,991
2020 Population	7,020	88,812	198,585
Growth Current Year - 2029	2.0%	1.9%	1.8%
Growth 2020 - Current Year	3.1%	2.5%	1.8%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	3,023	36,918	75,583
Current Year	2,751	33,681	69,174
2020 Population	2,475	30,795	64,530
Growth Current Year - 2029	2.0%	1.9%	1.9%
Growth 2020-Current Year	3.0%	2.2%	2.0%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$119,290	\$103,586	\$103,014
Median Household Income	\$85,875	\$79,566	\$84,060

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CONTACT BROKERS FOR LEASING INQUIRIES

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