

AVAILABLE

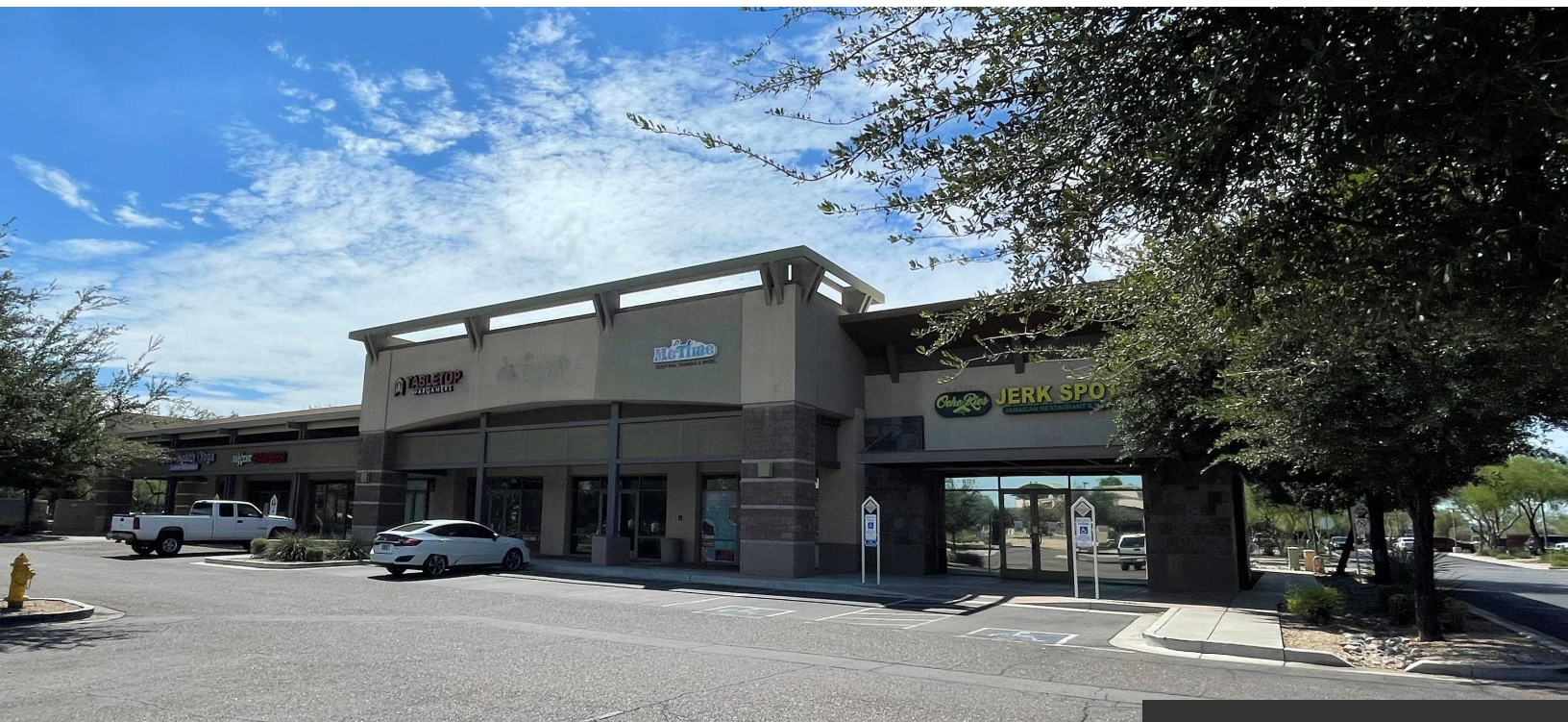
FOR LEASE | RETAIL SPACE

PALM VALLEY CORNERSTONE - BLDG E

Property Summary

Available SF:	±1,117 SF
Lease Rate:	\$19.50 SF/yr (NNN)
NNN:	\$8.46/SF
APN:	500-03-481
Zoning:	PAD, City of Goodyear
Traffic Count:	66,238

PHOENIX WEST
commercial L.L.C.



Spaces

Suite	Rate	Size	Type
E-5	\$19.50 /sf/yr (NNN)	1,117	2nd gen.

Property Description

Palm Valley Cornerstone is situated on an outstanding corner in Goodyear, AZ. Located at McDowell and Dysart, a main-on-main street intersection, this plaza boasts great demographics, and has easy access to the I-10. National retailers such as Lowe's, Buffalo Wild Wings, Chick-Fil-A, Panda Express, Einstein Bagels, Sears, JC Penny's, along with many others are located within this very visible plaza.

Property Highlights

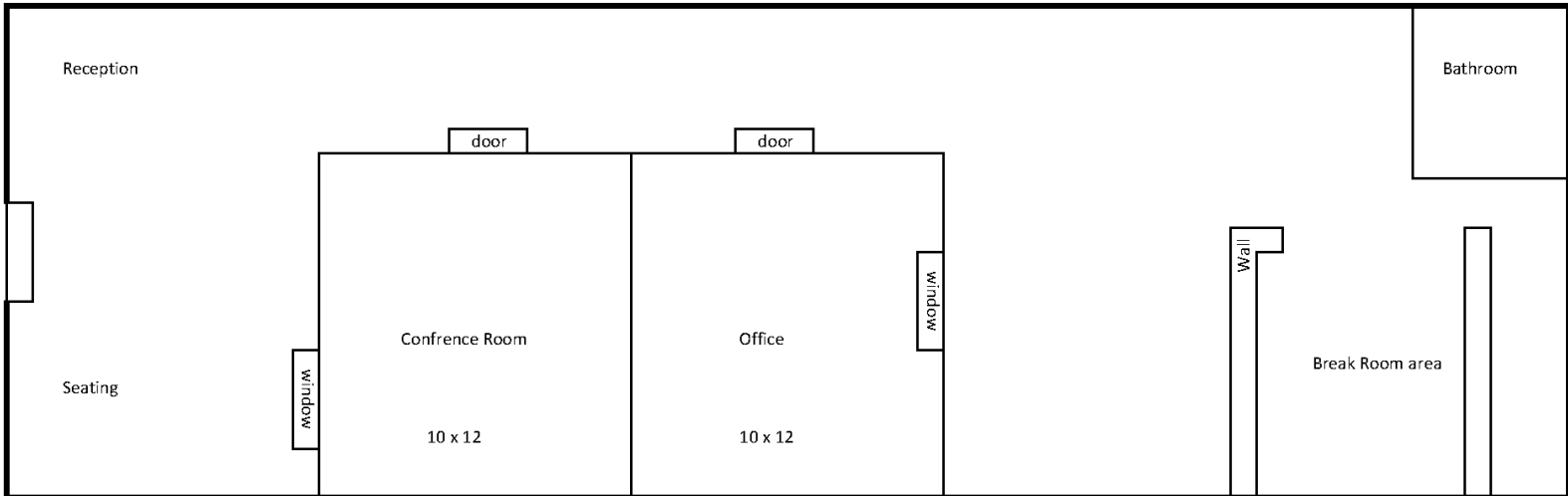
- Easy access to I-10, only ½ mile north of full diamond interchange at I-10
- Immediate Occupancy
- Excellent traffic counts on McDowell & Dysart Roads
- 2nd gen. space

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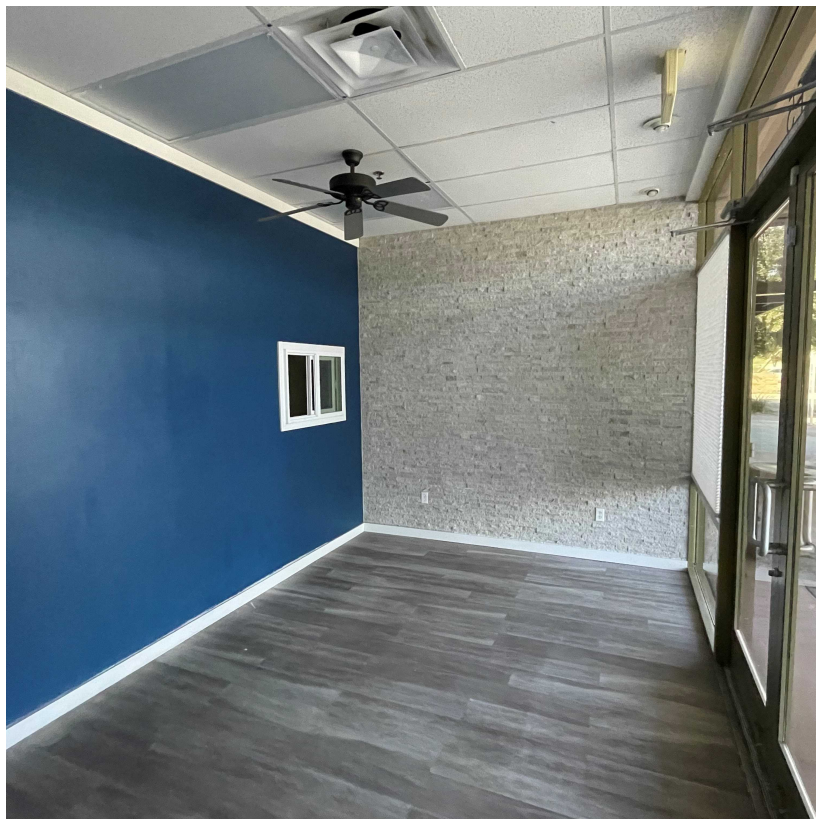
E5 - 1,117 sf



E-5 Interior

PALM VALLEY CORNERSTONE - BLDG E

13291 West McDowell Road, Goodyear, AZ 85395



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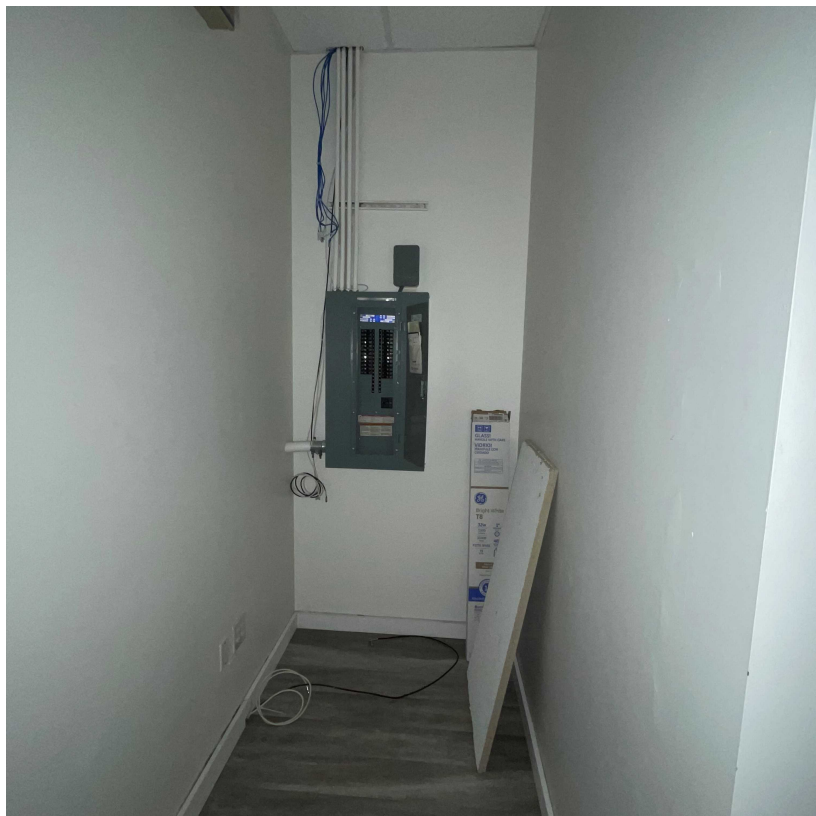
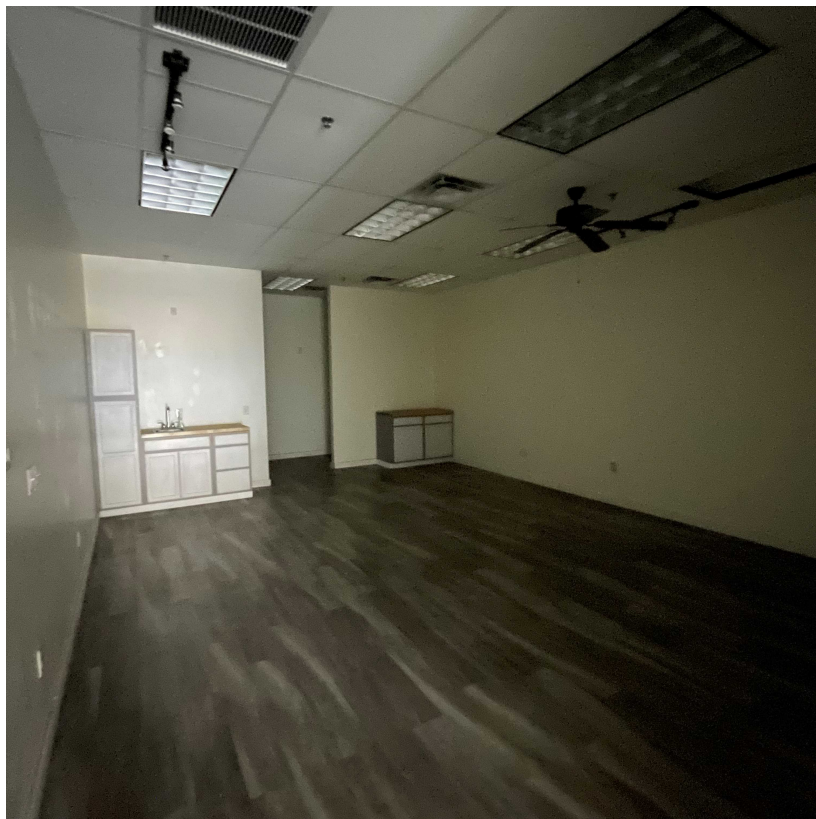
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E-5 Interior

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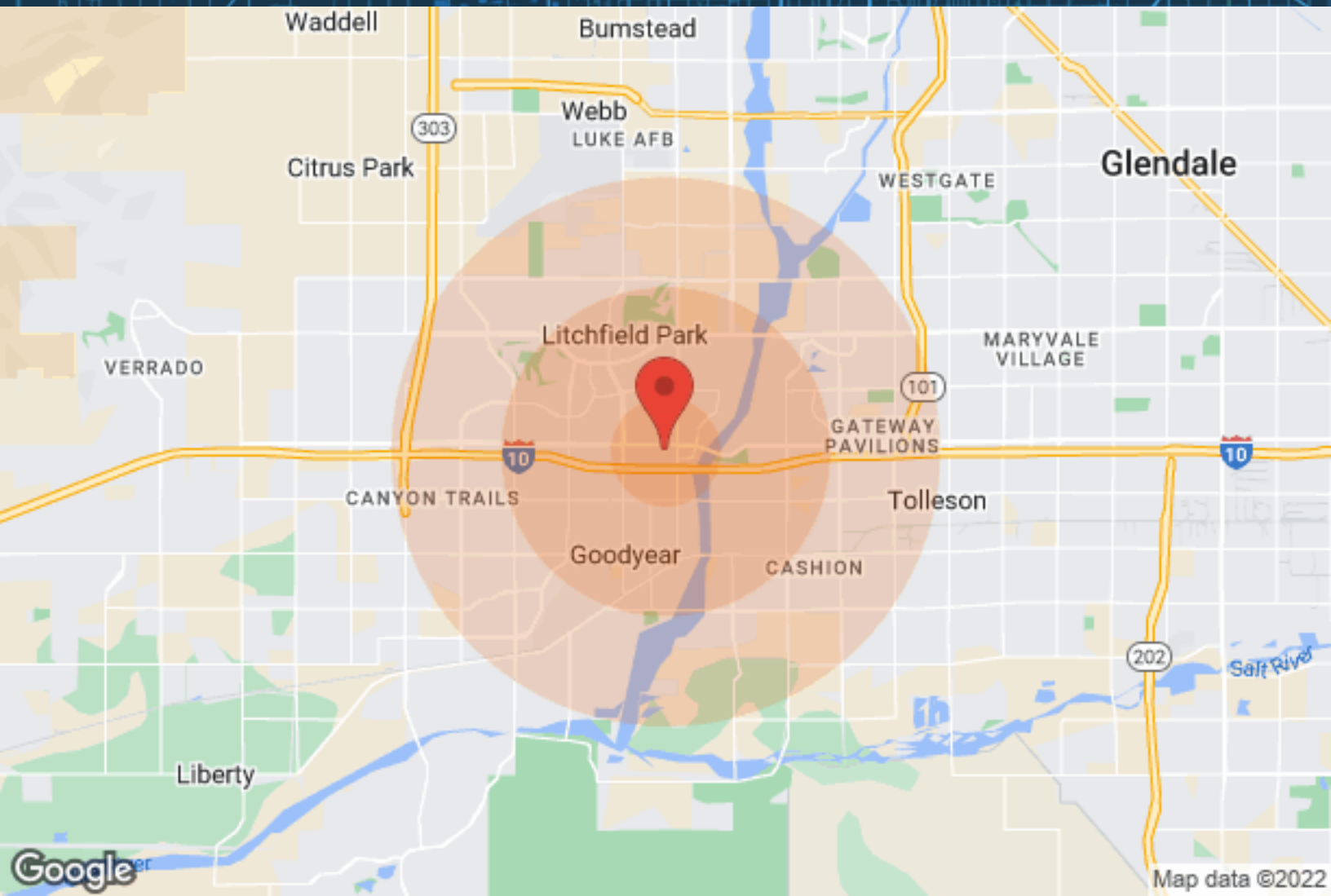


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Population	1 Mile	3 Miles	5 Miles
Male	2,947	44,324	97,243
Female	2,853	48,291	102,373
Total Population	5,800	92,615	199,616

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,274	24,547	53,050
Ages 15-24	770	14,125	30,195
Ages 55-64	676	8,479	19,102
Ages 65+	755	15,294	30,906

Race	1 Mile	3 Miles	5 Miles
White	4,426	59,363	126,259
Black	360	7,000	15,458
Am In/AK Nat	1	441	1,001
Hawaiian	N/A	79	101
Hispanic	1,413	39,492	89,802
Multi-Racial	1,516	45,534	102,888

Income	1 Mile	3 Miles	5 Miles
Median	\$65,599	\$72,005	\$70,744
< \$15,000	134	2,649	4,919
\$15,000-\$24,999	179	2,211	4,268
\$25,000-\$34,999	46	2,679	5,802
\$35,000-\$49,999	217	3,925	8,992
\$50,000-\$74,999	473	6,503	14,548
\$75,000-\$99,999	442	4,588	10,305
\$10,000-\$149,999	418	5,694	11,313
\$150,000-\$199,999	130	1,146	2,614
> \$200,000	71	796	1,479

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,251	33,010	70,015
Occupied	1,996	28,504	60,638
Owner Occupied	1,370	17,739	39,702
Renter Occupied	626	10,765	20,936
Vacant	255	4,506	9,377

