



2760

118

106

100

FOR SALE OR LEASE

New Construction Office/Warehouse $\pm 12,052$ SF

2760 S La Luna | Goodyear, AZ 85338



New Construction Warehouse/Office ±12,052 SF

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12,052 SF

Building Size

1.16 Acres

Land Size

50%

Occupancy

\$5,00,0000

Sale Pricing

\$1.75/PSF + \$.20/NNN

Lease Rate

PROPERTY HIGHLIGHTS

Available SF	12,052
Zoning	Light Industrial, Goodyear
APN#	500-08-987
Grade Level	4 (12'x14')
Power	1200 A, 277/480 V
Parking Spaces	31
Parking Ratio	2.57/1,000

ABOUT THE PROPERTY

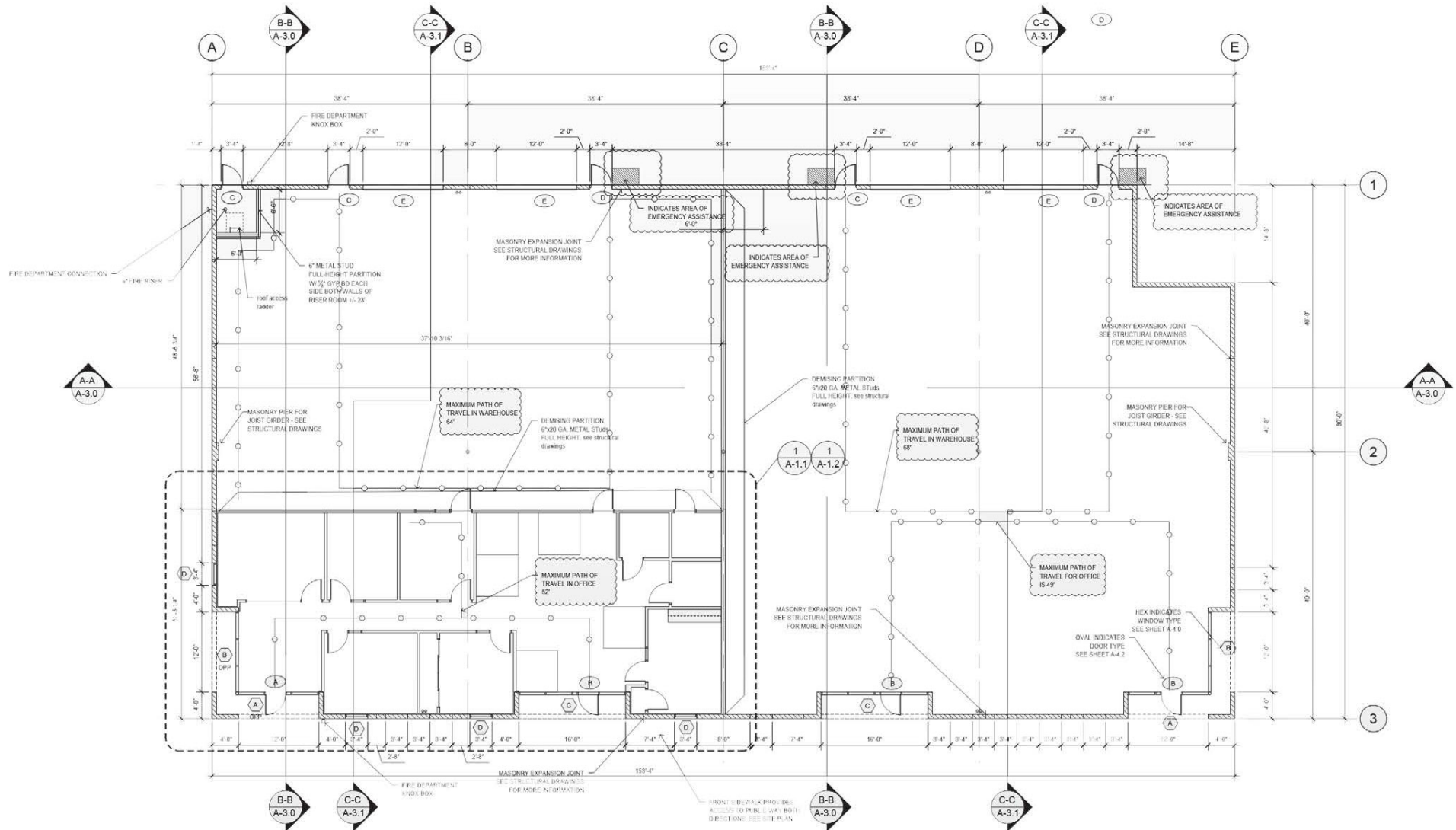
- High-image, free-standing building
- Fee simple ownership
- Private, secured yard
- LED warehouse lighting
- Wet sprinkler system
- 1200 Amp, 277/480 Volt
- Close proximity to MC 85 Highway, Interstates 8 & 10, and Phoenix Goodyear Airport
- High accessible to the Inland Empire, Buckeye, Avondale, Tolleson, Goodyear and Phoenix
- Owner occupied but will vacate upon a lease or sale of space

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FLOOR PLAN



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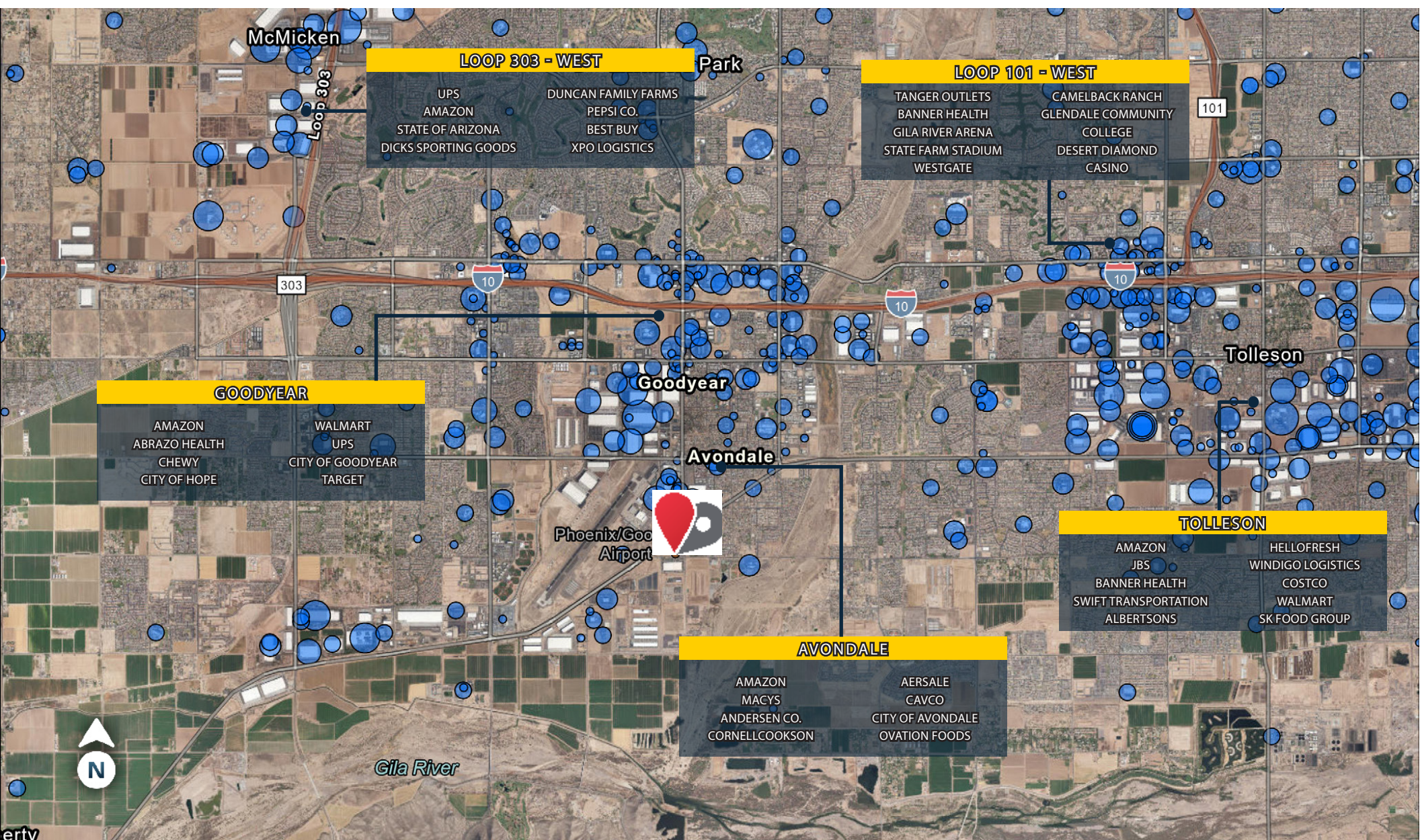


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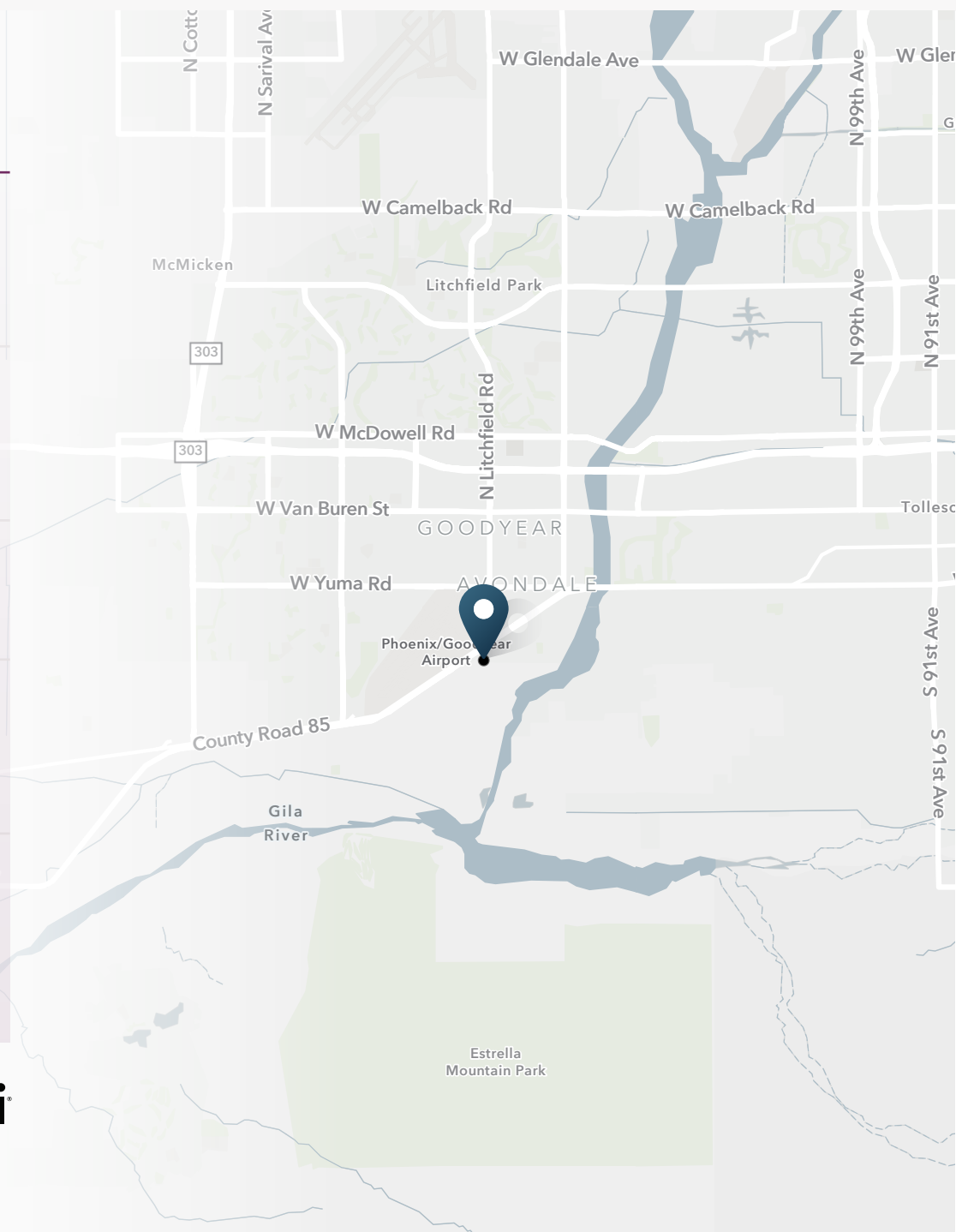


DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	4,947	57,553	171,557
2029 Projected Population	4,969	64,498	192,304
Proj. Annual Growth 2024 to 2029	0.09%	2.30%	2.31%
Daytime Population			
2024 Daytime Population	4,362	51,582	136,409
Workers	1,365	22,453	48,856
Residents	2,997	29,129	87,553
Income			
2024 Est. Average Household Income	\$73,727	\$96,995	\$117,182
2024 Est. Median Household Income	\$52,467	\$79,462	\$92,432
Households & Growth			
2024 Estimated Households	1,457	17,732	54,757
2029 Estimated Households	1,478	20,241	62,433
Proj. Annual Growth 2024 to 2029	0.29%	2.68%	2.66%
Race & Ethnicity			
2024 Est. White	27%	37%	42%
2024 Est. Black or African American	8%	10%	9%
2024 Est. Asian or Pacific Islander	1%	3%	4%
2024 Est. American Indian or Native Alaskan	2%	2%	2%
2024 Est. Other Races	62%	48%	43%
2024 Est. Hispanic (Any Race)	79%	59%	51%

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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