

**MOUNTAIN
RANCH
MARKETPLACE
@ ESTRELLA**

PROJECT FACTS



JOIN:



LOCATION:

Situated within Estrella, a mixed-use master planned community just 17 miles west of downtown Phoenix in the city of Goodyear, AZ., which has been recognized as one of the five “Most Livable Cities” in America. Mountain Ranch Marketplace is located 1/4 mile south of the new intersection of Estrella Mountain Parkway and Cotton Lane and it sits directly across from the Stapointe Residences Club.

HOMEBUILDERS INCLUDE: Ashton Woods , Maracay Homes, Richmond American Homes, Rosewood Homes, Taylor Morrison Homes, William Ryan Homes plus the active adult community of CantaMia by Avatar..

Newland Communities is one of the leading private community development companies in North America.

Total SQ FEET:

PHASE 1 & FUTURE PHASES
160,383 buildable square feet

GLA:

Shops A-22,286 square feet
Shops B-8,202 square feet

ANCHORS:

Safeway
Walgreens
Phoenix Children’s Academy

SPACE AVAILABLE:

Shops A-1,254 up tp 2,477 square feet
Shops B-1,300 sf up to 5,197 square feet
PAD-4,512 square feet w/drive thru

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Estrella Parkway & Elliot Road		1 Mile	3 Miles	5 Miles
POPULATION	2009 Estimated Population	910	6,560	16,107
	2014 Estimated Population	1,032	7,425	18,581
	2000 Census Population	263	1,980	5,288
	1990 Census Population	32	414	2,243
	Historical Annual Growth 1990 to 2009	142.3%	78.0%	32.5%
	Projected Annual Growth 2009 to 2014	2.7%	2.6%	3.1%
	2009 Median Age	36.6	36.4	35.4
	HOUSEHOLDS	2009 Estimated Households	295	2,115
2014 Projected Households		313	2,241	5,310
2000 Census Households		93	687	1,595
1990 Census Households		10	129	653
Historical Annual Growth 1990 to 2009		146.6%	81.0%	34.2%
Projected Annual Growth 2009 to 2014		1.2%	1.2%	1.7%
POPULATION BY RACE	2009 Estimated White	84.6%	84.4%	82.9%
	2009 Estimated Black or African American	4.7%	4.6%	5.0%
	2009 Estimated Asian & Pacific Islander	3.2%	3.2%	2.9%
	2009 Estimated American Indian & Native Alaskan	0.2%	0.2%	0.2%
	2009 Estimated Other Races	3.6%	3.8%	5.6%
	2009 Estimated Hispanic	20.1%	20.9%	23.6%
INCOME	2009 Estimated Average Household Income	\$92,144	\$92,237	\$83,731
	2009 Estimated Median Household Income	\$89,458	\$88,451	\$82,561
	2009 Estimated Per Capita Income	\$29,842	\$29,733	\$25,699
EDUCATION (AGE 25+)	2009 Elementary	4.6%	5.0%	6.3%
	2009 Some High School	6.0%	6.2%	8.2%
	2009 High School Graduate	36.0%	36.2%	40.9%
	2009 Some College	39.7%	39.4%	37.2%
	2009 Associates Degree Only	12.0%	11.8%	11.4%
	2009 Bachelors Degree Only	20.4%	20.2%	19.7%
	2009 Graduate Degree	11.3%	11.2%	8.9%
BUSINESS	Number of Businesses	7	83	232
	Total Number of Employees	62	873	3,471
	Employee Population per Business	8.5	10.5	15.0
	Residential Population per Business	124.3	79.2	69.5

TOTAL HOMES

3,652

50,000 + HOMES

20 YEAR PROJECTION

TOTAL STUDENTS

2,389

**(TWO K-8 ELEMENTARY SCHOOLS AND
ESTRELLA FOOTHILLS HIGH SCHOOL)**

TOTAL RESIDENTS

16,000

(ESTRELLA & RAINBOW VALLEY)



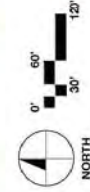
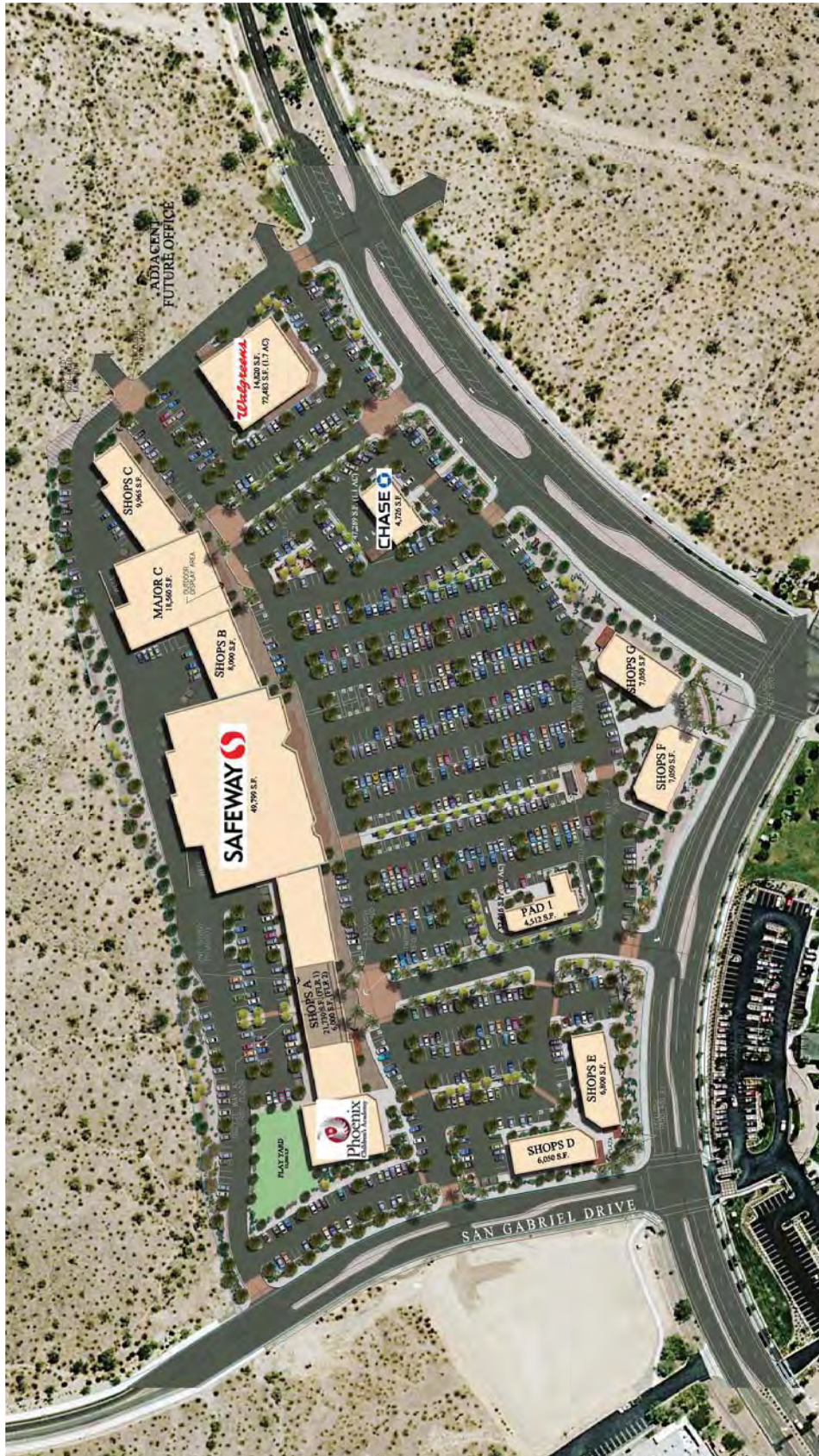
ESTRELLA™

by
Newland COMMUNITIES

Goodyear, AZ has been named as

ONE OF THE MOST LIVABLE CITIES

in the United States



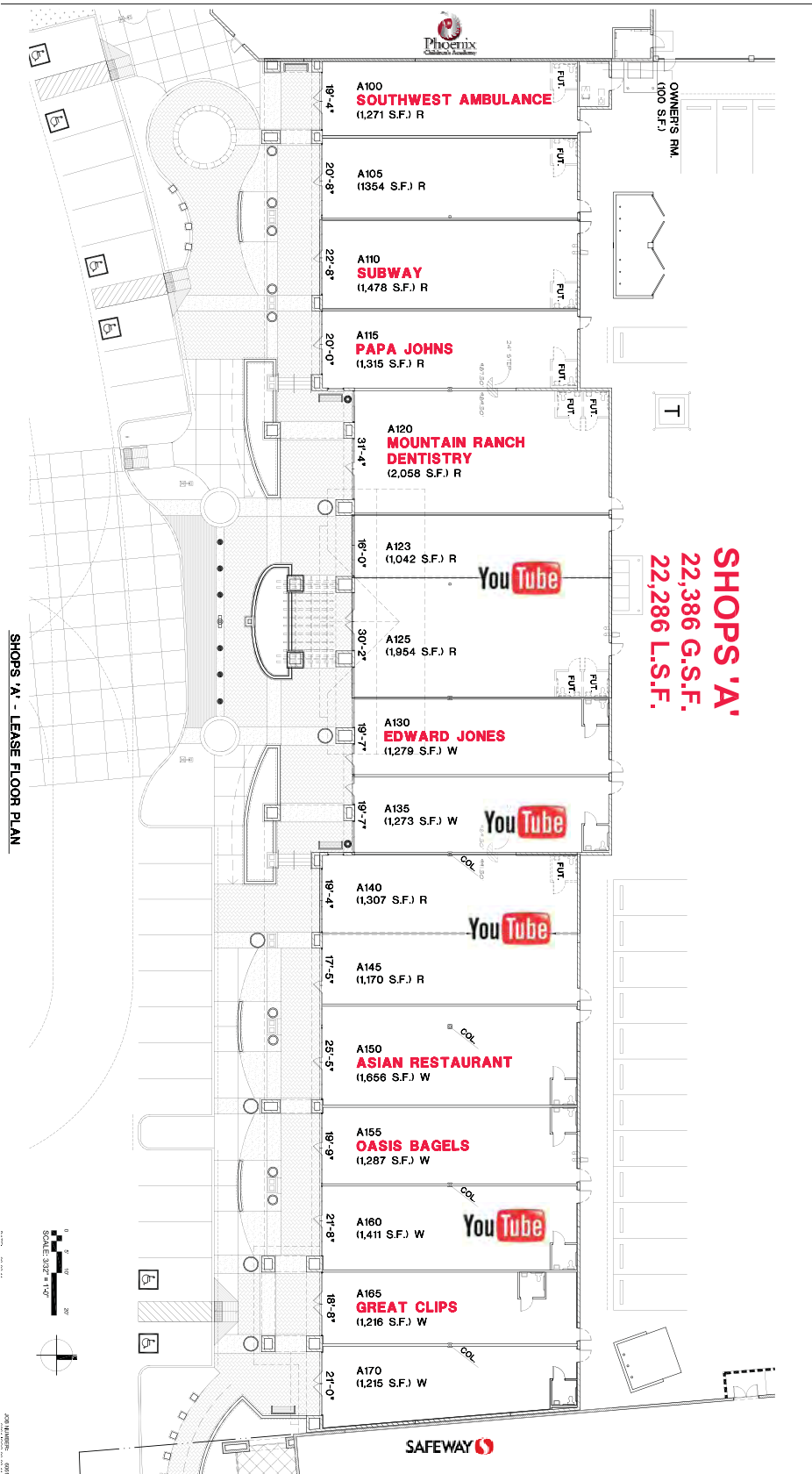
MOUNTAIN RANCH MARKETPLACE
at Estrella

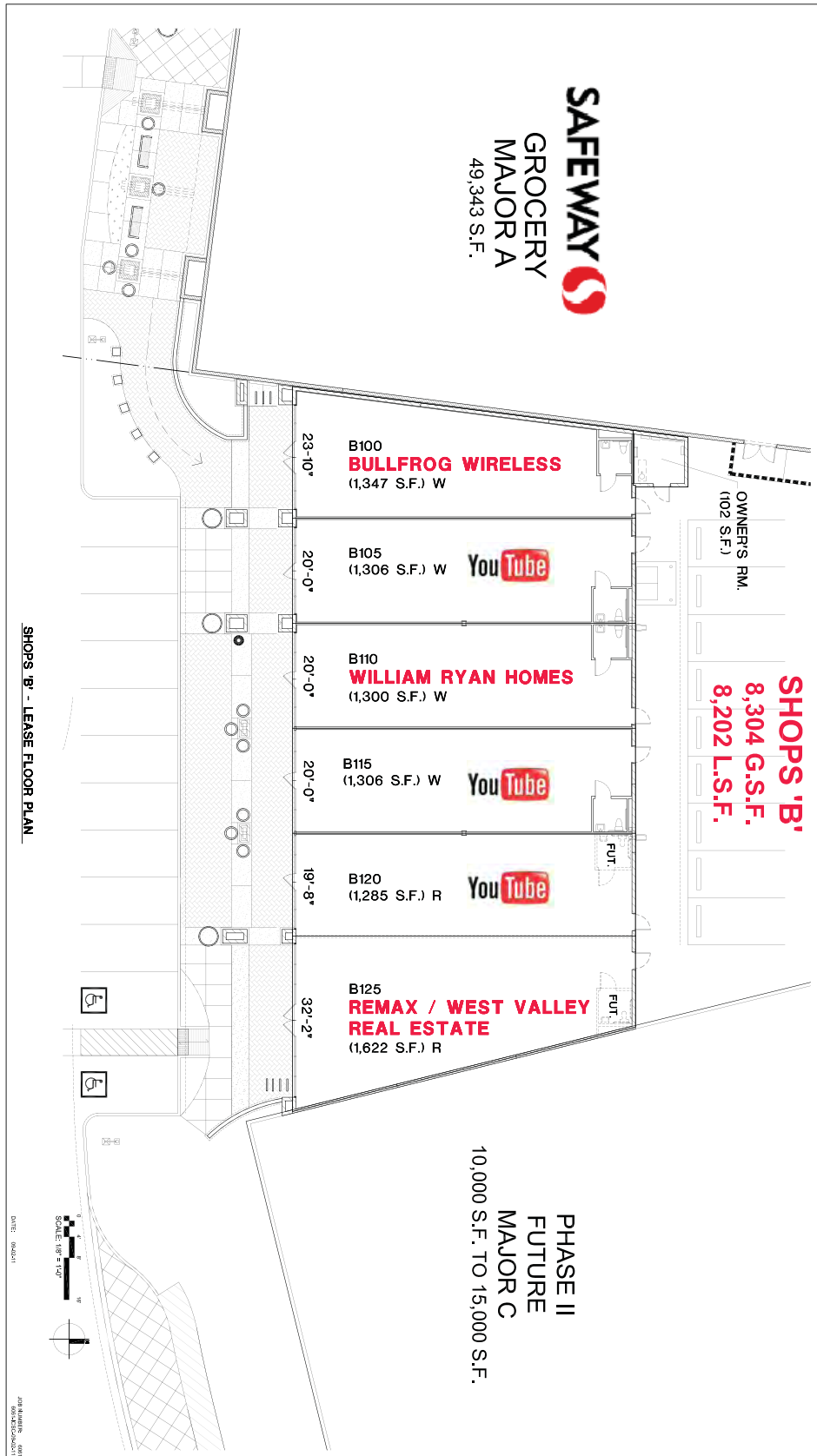
NWC Estrella Parkway & Elliot Rd.

18,172 cars per day at the intersection



CLICK ON THE YOU TUBE LOGOS BELOW TO VIEW VIDEOS





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PHOTOS



