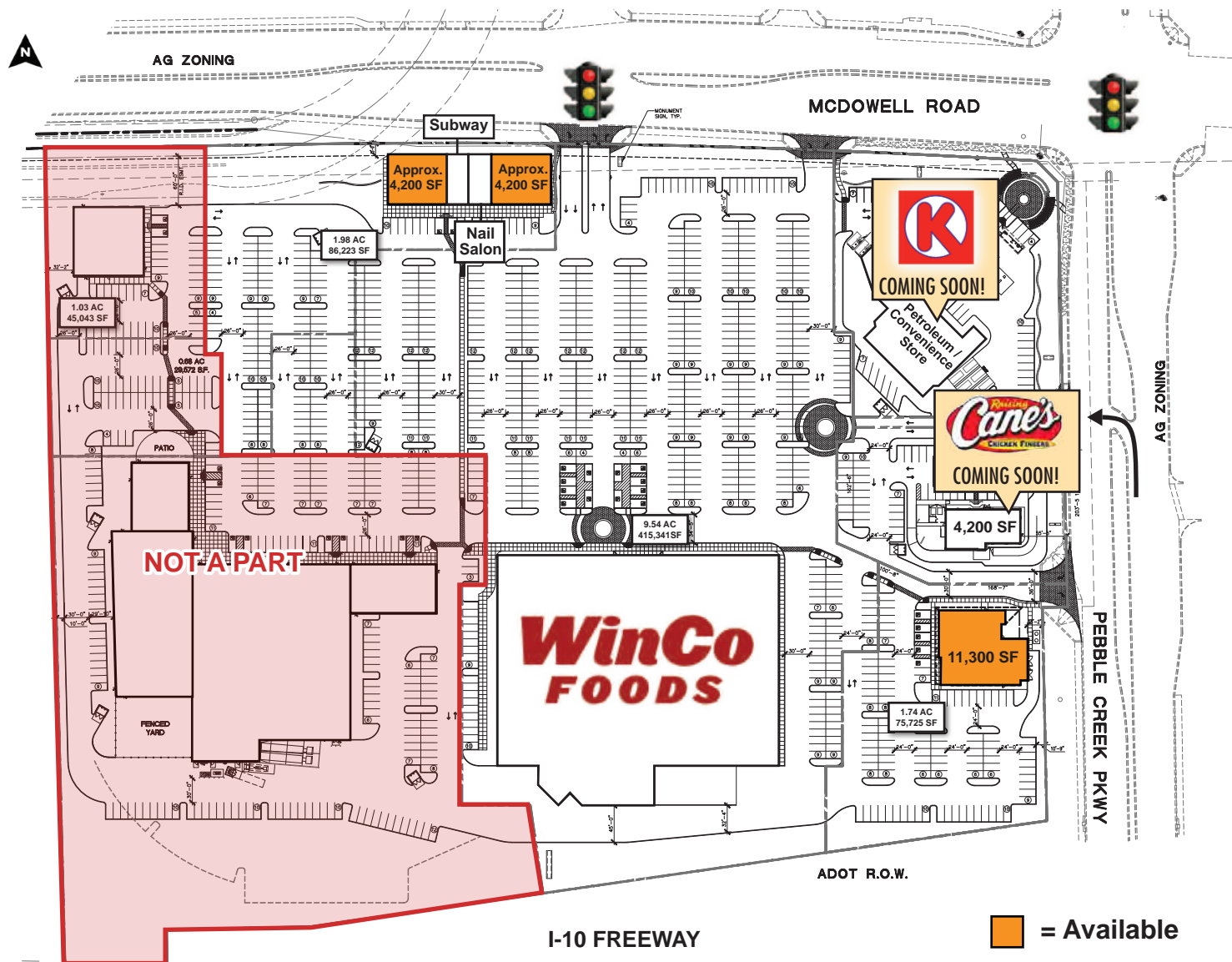


Southwest corner of Pebble Creek Parkway and McDowell Road – Goodyear, Arizona



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2014)	3,841	54,437	127,500
Projected Population (2019)	4,066	57,432	134,671
Estimated Avg. Household Income (2014)	\$79,388	\$80,547	\$76,747
Projected Avg. Household Income (2019)	\$85,812	\$87,128	\$82,989
Average Household Size (2014)	2.7	2.8	3.0
Total Daytime Employees (2014)	2,355	18,484	34,646
Median Age (2014)	35.1	35.8	32.8

**TRAFFIC COUNTS** (2013 Source: Arizona Department of Transportation)

Pebble Creek/Estrella Pkwy	14,651
I-10	79,125
<b>Total Cars Per Day</b>	<b>93,776</b>



**DE RITO PARTNERS, INC**

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

**PEBBLE CREEK VILLAGE MARKETPLACE**

Southwest corner of Pebble Creek Parkway and McDowell Road – Goodyear, Arizona

**WINCO ANCHORED CENTER / ANCHOR SPACE, PADS AND SHOPS AVAILABLE**



For further information contact:

**PAUL SERAFIN**

(602) 553-2943

paul.serafin@derito.com

**CHRIS CORSO**

(602) 553-2949

chris.corso@derito.com

3200 E. Camelback Rd., Ste 175

Phoenix, AZ 85018

o. 480.834.8500

f. 602.381.1981

www.derito.com

**PROJECT HIGHLIGHTS**

- Regional intersection – across from Westcor’s planned Estrella Falls Regional Center, anchored by Dillard’s and Harkins Theatres – The premier retail intersection in the far Southwest Valley
- 1.5 Million+ SF of retail open or planned at intersection
- 50-acre mixed-use development consisting of over 200,000 SF of retail, 100,000 SF of office and 275 multi-family units
- **WinCo FOODS** Anchored Center with Interstate 10 frontage
- Easy access and visibility from Interstate 10
- Freeway pylon signage available
- Goodyear in the top 10 fastest growing U.S. Cities - Source: U.S. Consensus



W.M. GRACE DEVELOPMENT CO.

**DE RITO PARTNERS, INC**

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.



TUSCANY FALLS COUNTRY CLUB

EAGLES NEST COUNTRY CLUB

PEBBLECREEK

PEBBLE CREEK GOLF REPORT

PALM VALLEY



PALM VALLEY

**SITE**

OFFICE

RETAIL

MULTI-FAMILY RESIDENTIAL

HOTEL

Pebble Creek Pkwy

Estrella Falls  
Dillard's  
Harkins  
Theatres

TJ-MAXX  
STAPLES  
OLD NAVY  
PETCO  
shoe pavilion

Estrella Falls Regional Center

McDowell Rd.

LIFETIME FITNESS

PALM VALLEY GOLF CLUB  
HALE IRWIN COURSE

PALM VALLEY GOLF CLUB  
ARTHUR HILLS COURSE

SPROUTS  
JO-ANN  
KOHLS

Michaels  
TARGET

fray's

MCLANE DISTRIBUTING

LOWE'S

Full-diamond interchange

Toys R Us  
SPORT CHALET  
BevMo!  
BABIES R US

PF CHANG'S

BEST BUY  
ULTA

West Valley Hospital

Walmart

Walmart

Future ESTRELLA COMMONS Mixed-Use Project

SNYDER'S OF LANOVER

Cancer Treatment Centers of America

THE HOME DEPOT  
Sams CLUB

CANYON TRAILS

SAFeway

Walgreens

fray's  
RadioShack

Goodyear City Center

Ballpark Village – Home of the Cleveland Indians & Cincinnati Reds

Van Buren St.

FOOD CITY  
Payless  
Walgreens



WEST ELEVATION



SOUTH ELEVATION

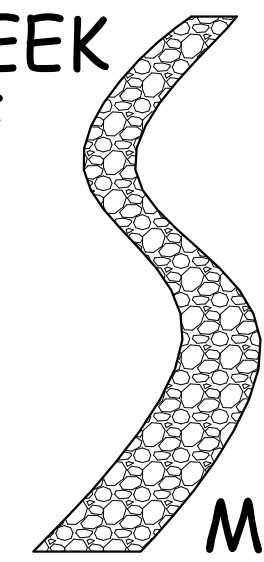
PEBBLE CREEK VILLAGE  
MARKETPLACE  
SWC PEBBLE CREEK / McDOWELL  
GOODYEAR, AZ



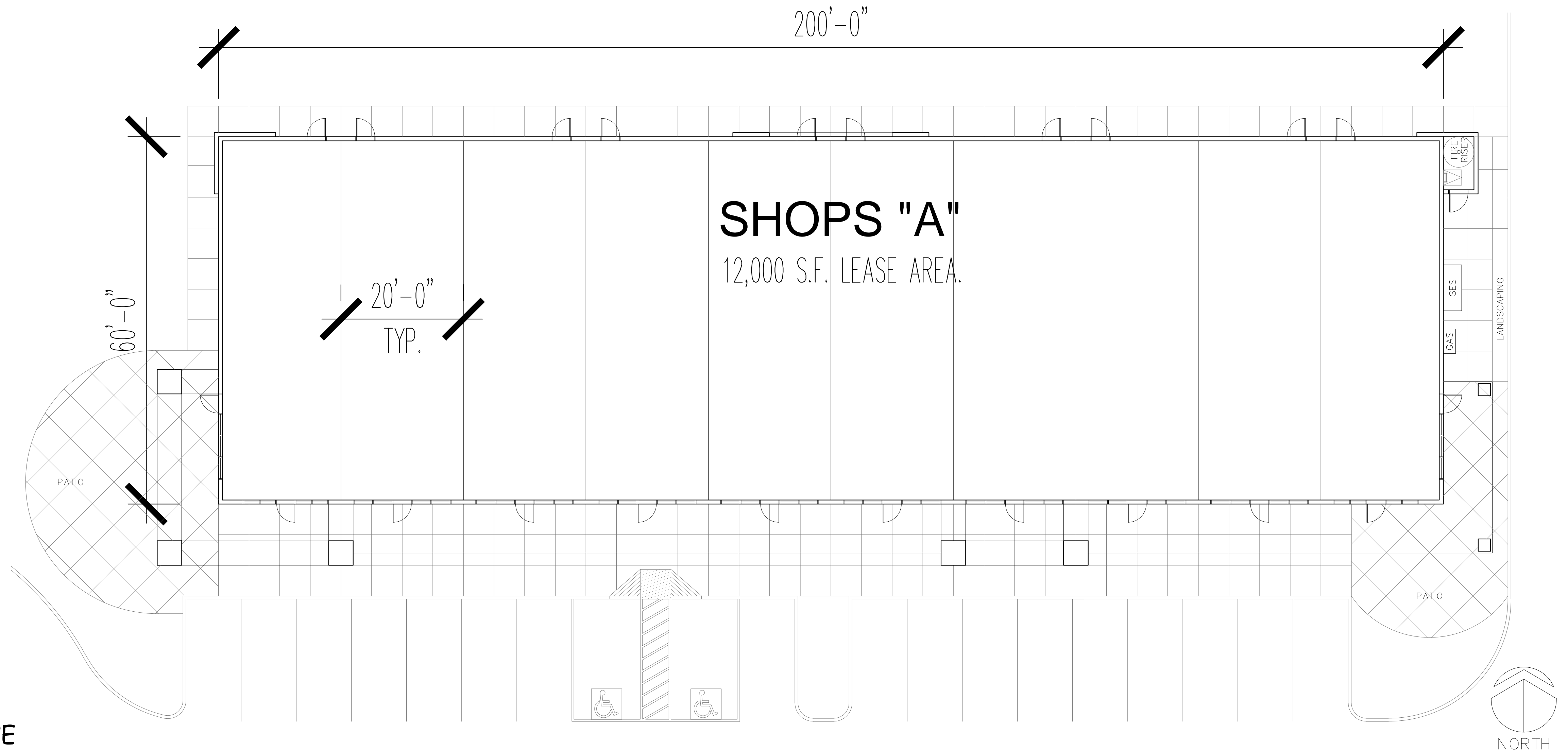
WM GRACE COMPANIES



PEBBLE CREEK  
VILLAGE



MARKETPLACE



EAST ELEVATION

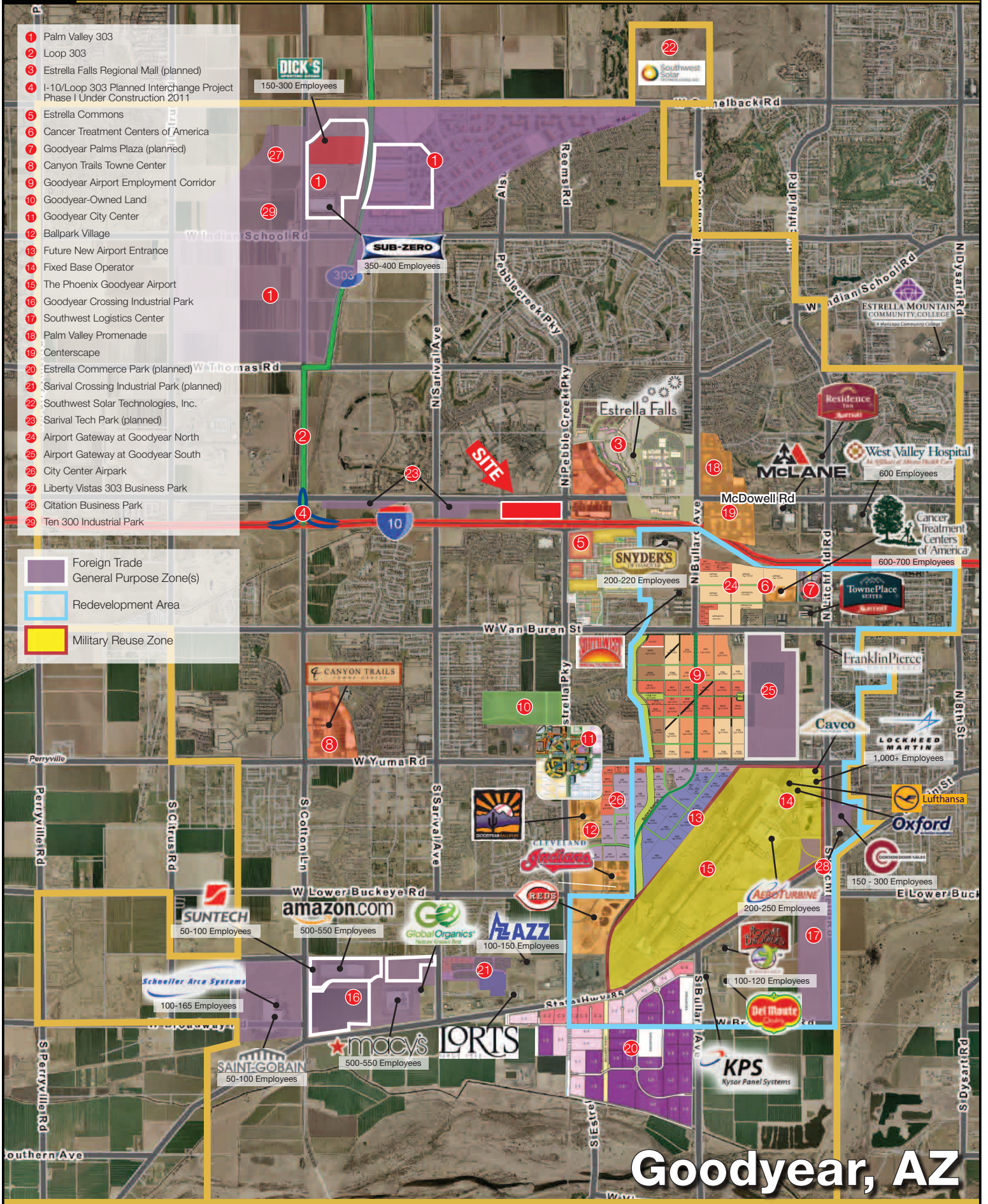


NORTH ELEVATION

# DE RITO PARTNERS, INC

- 1 Palm Valley 303
- 2 Loop 303
- 3 Estrella Falls Regional Mall (planned)
- 4 I-10/Loop 303 Planned Interchange Project Phase I Under Construction 2011
- 5 Estrella Commons
- 6 Cancer Treatment Centers of America
- 7 Goodyear Palms Plaza (planned)
- 8 Canyon Trails Towne Center
- 9 Goodyear Airport Employment Corridor
- 10 Goodyear-Owned Land
- 11 Goodyear City Center
- 12 Ballpark Village
- 13 Future New Airport Entrance
- 14 Fixed Base Operator
- 15 The Phoenix Goodyear Airport
- 16 Goodyear Crossing Industrial Park
- 17 Southwest Logistics Center
- 18 Palm Valley Promenade
- 19 Centerscape
- 20 Estrella Commerce Park (planned)
- 21 Sarival Crossing Industrial Park (planned)
- 22 Southwest Solar Technologies, Inc.
- 23 Sarival Tech Park (planned)
- 24 Airport Gateway at Goodyear North
- 25 Airport Gateway at Goodyear South
- 26 City Center Airpark
- 27 Liberty Vistas 303 Business Park
- 28 Citation Business Park
- 29 Ten 300 Industrial Park

- Foreign Trade General Purpose Zone(s)
- Redevelopment Area
- Military Reuse Zone



Goodyear, AZ