

FOR SALE

NEC Bullard & Interstate 10

GOODYEAR, AZ



POWER CENTER SITE GOODYEAR, ARIZONA

LOCATION: NEC Bullard and
Interstate 10

PROPERTY SIZE: 35.7 Acres

ZONING: PAD/City of Goodyear
(see City letter)

PRICING: Please call

POPULATION: 163,558 - 5 mile

AVG HH INCOME: \$78,766 - 5 mile

TOM WOODS

602 222 5031

PHOENIX, AZ

tom.woods@colliers.com

BRIAN WOODS

602 222 5026

PHOENIX, AZ

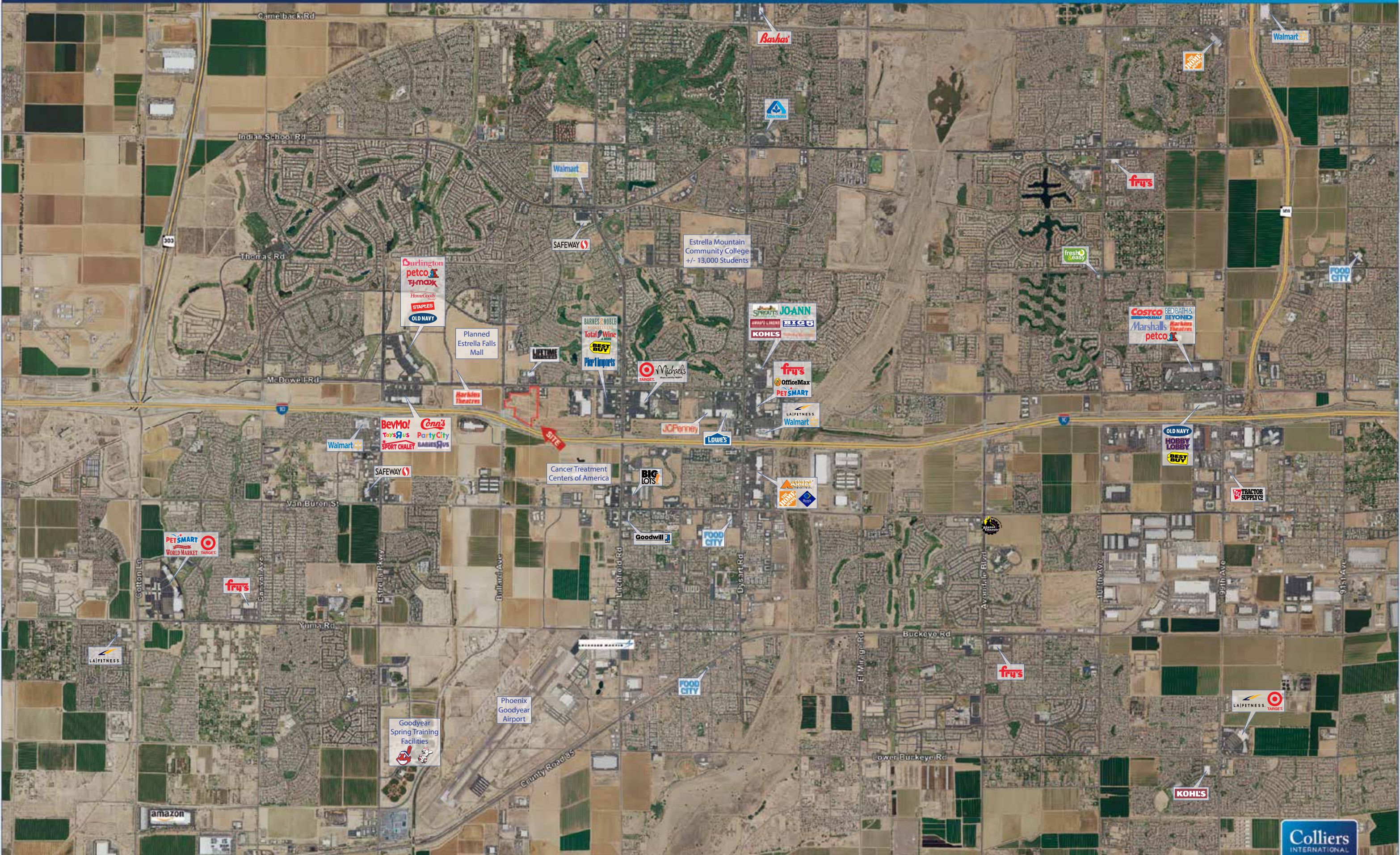
brian.woods@colliers.com

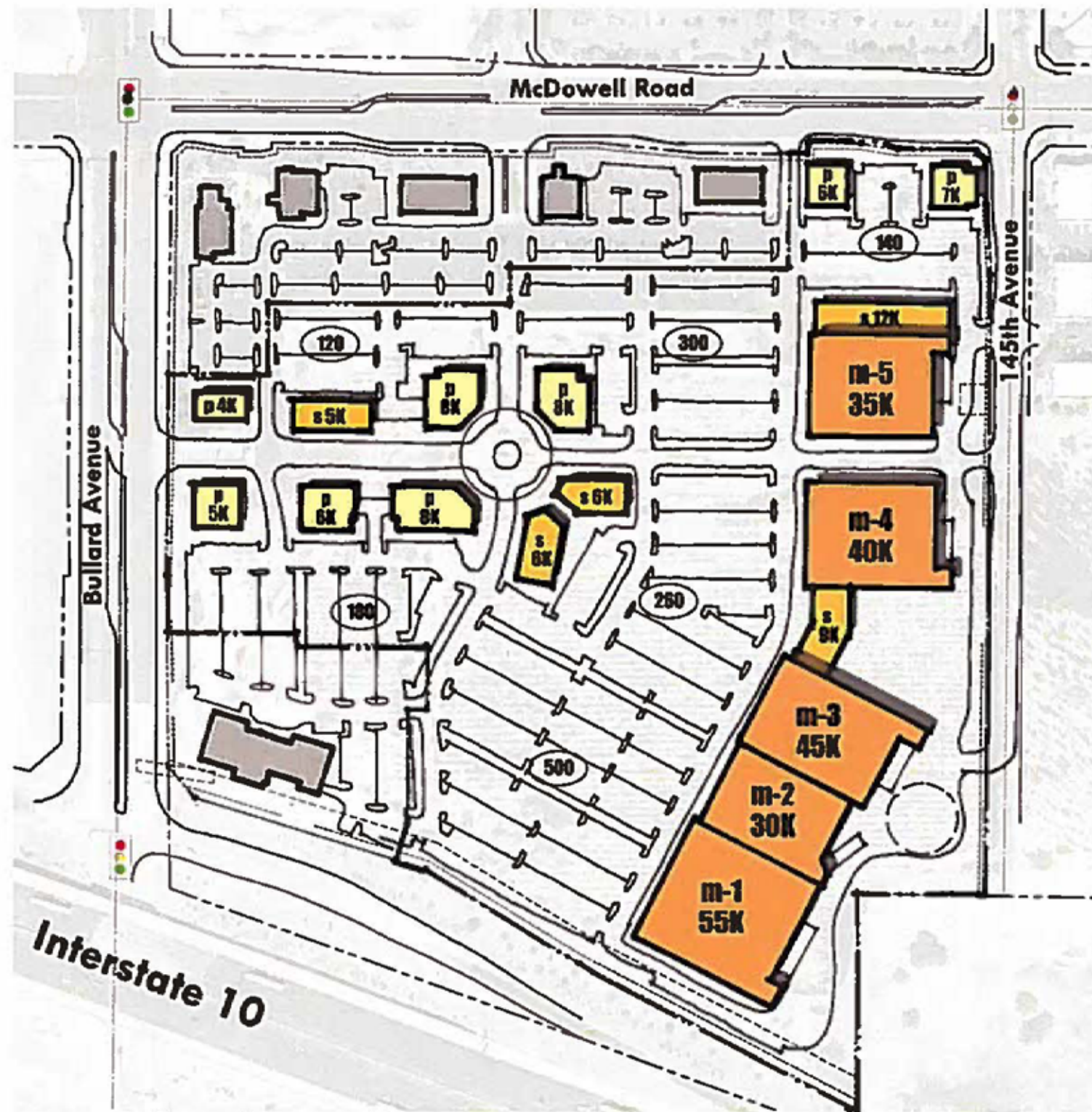
COLLIERS INTERNATIONAL
2390 E. Camelback Rd, Suite 100
Phoenix, AZ 85016
www.colliers.com/greaterphoenix

GOODYEAR, ARIZONA - NOVEMBER 2016



GOODYEAR, ARIZONA - NOVEMBER 2016





Option A Project Data

Subject Site (Net) +/- 1,556,500 sf
+/- 35.73 ac

Building Area	
Majors	210,000 sf
Shops	38,000 sf
Pads	57,000 sf
Total Area	305,000 sf

Lot Coverage 19.5 %

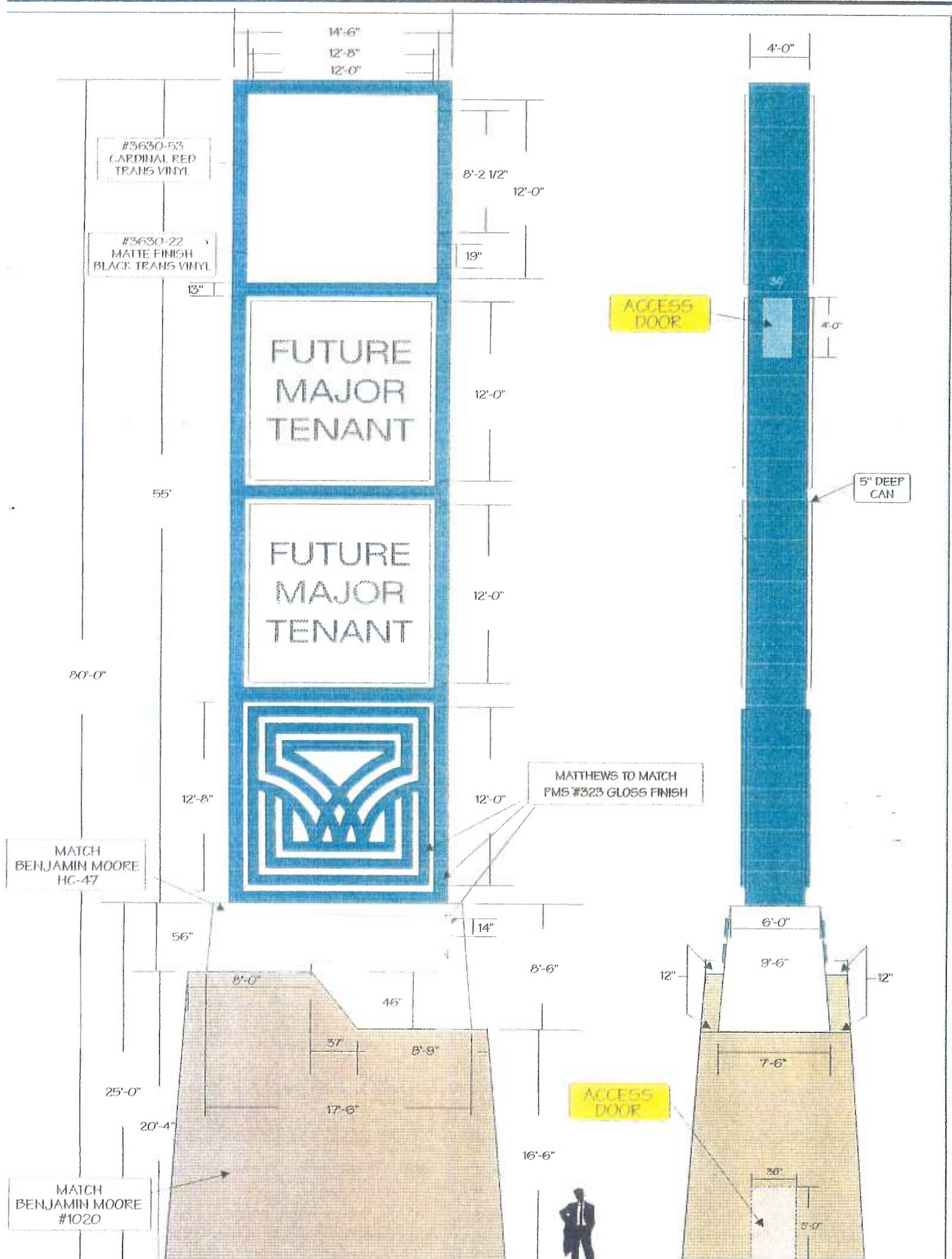
Parking Provided 1,500 spaces
(5.0/1000)

Disclaimer:
The information provided herein is based solely upon background site information provided by others. No warranty is granted for the accuracy of the data and information provided herein shall not be relied upon for the design or any business transaction. Actual property conditions may vary. Any building elevations for utility, access and other purposes are not fully known and may require verification to achieve the represented uses and configurations.



Centerscape, Goodyear, Arizona
1" = 200'-0"
01.19.16





	1 mi Ring	3 mi Ring	5 mi Ring	10 minutes Drivetime	20 minutes Drivetime
POPULATION					
2000 Population	37	32,252	54,257	63,593	506,420
2010 Population	2,112	69,169	142,801	152,005	695,888
2016 Population	2,342	80,227	163,558	174,598	771,543
2021 Population	2,811	92,109	189,067	201,466	855,042
% Population Change 2000 to 2010	5,608.11%	114.46%	163.19%	139.03%	37.41%
% Population Change 2000 to 2016	6,229.73%	148.75%	201.45%	174.56%	52.35%
% Population Change 2016 to 2021	20.03%	14.81%	15.60%	15.39%	10.82%
HOUSEHOLDS					
2000 Households	21	10,826	16,973	19,752	155,664
2010 Households	885	23,503	45,286	48,982	215,535
2016 Households	927	25,701	49,132	53,027	225,763
2021 Households	1,079	28,763	55,365	59,615	244,124
% Household Change 2000 to 2010	4,114.29%	117.10%	166.81%	147.99%	38.46%
% Household Change 2000 to 2016	4,314.29%	137.40%	189.47%	168.46%	45.03%
% Household Change 2010 to 2021	21.92%	22.38%	22.26%	21.71%	13.26%
2010 Average Household Size	2.9	2.9	3.1	3.1	3.2
2016 Average Household Size	3.0	3.1	3.3	3.2	3.4
2021 Average Household Size	3.1	3.2	3.3	3.3	3.4
FAMILIES					
% 2010 Family Households	72.77%	76.51%	78.00%	77.04%	72.75%
% 2010 Nonfamily Households	27.34%	23.49%	22.00%	22.96%	27.25%
INCOME					
2010 Per Capita Income	\$27,445	\$26,563	\$25,492	\$24,658	\$18,305
2016 Per Capita Income	\$29,158	\$25,840	\$24,234	\$23,311	\$17,426
2021 Per Capita Income	\$29,874	\$26,951	\$25,025	\$24,105	\$18,240
2010 Average Household Income	\$78,985	\$77,123	\$78,209	\$75,550	\$58,133
2016 Average Household Income	\$88,450	\$79,362	\$78,766	\$75,749	\$58,627
2021 Average Household Income	\$93,054	\$84,927	\$83,508	\$80,410	\$62,909
2010 Median Household Income	\$55,138	\$62,673	\$64,960	\$62,239	\$44,705
2016 Median Household Income	\$58,424	\$60,803	\$63,979	\$61,251	\$44,850
2021 Median Household Income	\$59,914	\$65,567	\$67,696	\$65,181	\$49,528
2010 Aggregate Household Income	\$69,901,660	\$1,812,613,000	\$3,541,769,000	\$3,700,588,000	\$12,529,630,000
2016 Aggregate Household Income	\$81,992,800	\$2,039,690,000	\$3,869,950,000	\$4,016,736,000	\$13,235,770,000
2021 Aggregate Household Income	\$100,405,500	\$2,442,768,000	\$4,623,427,000	\$4,793,622,000	\$15,357,500,000
HOUSEHOLD INCOME					
2010					
% <\$10,000	3.39%	5.25%	4.54%	4.59%	8.66%
% \$10,000 to \$14,999	1.69%	2.87%	2.44%	2.43%	5.63%
% \$15,000 to \$19,999	1.81%	3.73%	2.93%	3.34%	5.97%
% \$20,000 to \$24,999	1.36%	3.58%	3.63%	3.75%	6.40%
% \$25,000 to \$29,999	.34%	3.22%	3.30%	4.23%	5.93%
% \$30,000 to \$34,999	6.55%	4.17%	4.18%	4.56%	6.38%
% \$35,000 to \$39,999	8.93%	4.92%	4.83%	5.42%	5.79%
% \$40,000 to \$44,999	10.28%	5.60%	5.59%	5.70%	5.55%
% \$45,000 to \$49,999	9.38%	4.85%	4.67%	4.60%	4.94%
% \$50,000 to \$59,999	12.20%	9.49%	9.32%	9.33%	8.24%
% \$60,000 to \$74,999	11.64%	12.97%	13.85%	13.83%	10.68%
% \$75,000 to \$99,999	13.90%	15.73%	15.68%	15.15%	11.68%
% \$100,000 to \$124,999	6.10%	9.46%	10.99%	9.86%	6.54%
% \$125,000 to \$149,999	6.10%	6.52%	6.60%	6.29%	3.49%
% \$150,000 to \$199,999	.34%	4.45%	4.61%	4.24%	2.59%
% \$200,000+	5.99%	3.18%	2.85%	2.69%	1.51%

	1 mi Ring	3 mi Ring	5 mi Ring	10 minutes Drivetime	20 minutes Drivetime
2016					
% <\$10,000	3.78%	7.24%	5.85%	6.04%	9.67%
% \$10,000 to \$14,999	2.91%	3.24%	2.60%	2.71%	5.80%
% \$15,000 to \$19,999	.86%	3.65%	2.87%	3.08%	5.73%
% \$20,000 to \$24,999	.86%	2.32%	2.76%	3.21%	5.87%
% \$25,000 to \$29,999	2.91%	3.49%	3.62%	4.00%	5.75%
% \$30,000 to \$34,999	4.10%	5.12%	5.15%	5.64%	6.62%
% \$35,000 to \$39,999	5.50%	4.36%	4.65%	4.97%	5.47%
% \$40,000 to \$44,999	11.00%	5.79%	5.37%	5.82%	5.26%
% \$45,000 to \$49,999	4.85%	4.94%	4.48%	4.62%	4.84%
% \$50,000 to \$59,999	15.75%	9.27%	9.28%	8.83%	8.89%
% \$60,000 to \$74,999	8.52%	10.99%	12.78%	12.78%	10.35%
% \$75,000 to \$99,999	15.75%	15.14%	15.78%	15.45%	11.39%
% \$100,000 to \$124,999	8.85%	9.21%	10.39%	9.51%	6.71%
% \$125,000 to \$149,999	5.50%	6.35%	6.11%	5.66%	3.13%
% \$150,000 to \$199,999	.43%	4.37%	4.90%	4.54%	2.73%
% \$200,000+	8.52%	4.53%	3.43%	3.13%	1.80%
2021					
% <\$10,000	3.24%	6.42%	5.20%	5.39%	8.91%
% \$10,000 to \$14,999	2.97%	2.80%	2.23%	2.34%	5.11%
% \$15,000 to \$19,999	.74%	3.25%	2.57%	2.77%	5.33%
% \$20,000 to \$24,999	.74%	1.99%	2.30%	2.67%	5.02%
% \$25,000 to \$29,999	2.41%	2.96%	3.09%	3.46%	5.17%
% \$30,000 to \$34,999	3.99%	4.52%	4.49%	4.93%	5.99%
% \$35,000 to \$39,999	5.10%	3.85%	4.09%	4.42%	4.92%
% \$40,000 to \$44,999	9.36%	5.01%	4.55%	4.96%	4.69%
% \$45,000 to \$49,999	5.19%	5.16%	4.75%	4.96%	5.35%
% \$50,000 to \$59,999	16.40%	9.83%	9.87%	9.46%	9.77%
% \$60,000 to \$74,999	8.90%	11.37%	13.34%	13.46%	11.22%
% \$75,000 to \$99,999	15.94%	15.76%	16.37%	16.14%	12.30%
% \$100,000 to \$124,999	8.99%	9.87%	11.08%	10.17%	7.40%
% \$125,000 to \$149,999	5.93%	6.98%	6.61%	6.16%	3.48%
% \$150,000 to \$199,999	.46%	4.85%	5.37%	5.00%	3.10%
% \$200,000+	9.64%	5.39%	4.07%	3.72%	2.22%
EDUCATION					
2010 Educational Attainment Age 25+	1,262	42,673	84,995	89,450	392,449
% No Schooling Completed	1.03%	1.50%	1.39%	1.45%	2.21%
% Nursery School to 4th Grade	.55%	.81%	.87%	.91%	2.18%
% 5th and 6th Grade	.48%	1.46%	1.63%	2.18%	5.35%
% 7th and 8th Grade	.79%	2.16%	2.29%	2.67%	3.98%
% 9th Grade	.95%	1.79%	1.91%	2.09%	3.44%
% 10th Grade	1.58%	1.62%	1.92%	2.15%	3.11%
% 11th Grade	.79%	2.06%	2.28%	2.36%	3.36%
% 12th Grade No Diploma	.55%	1.72%	1.79%	2.00%	2.98%
% High School Graduate, GED, or Alternative	25.03%	24.88%	25.44%	25.92%	28.00%
% Some College <1 Year	7.60%	6.99%	7.11%	7.38%	6.94%
% Some College 1+ Years No Degree	23.53%	20.72%	19.97%	19.17%	16.26%
% Associate's Degree	9.90%	9.13%	9.03%	8.82%	6.78%
% Bachelor's Degree	15.92%	16.68%	16.45%	15.69%	10.54%
% Master's Degree	7.68%	6.26%	6.02%	5.55%	3.68%
% Professional School Degree	2.53%	1.63%	1.33%	1.21%	.82%
% Doctorate Degree	.95%	.60%	.58%	.44%	.37%
2016 Educational Attainment Age 25+	1,443	51,354	100,789	106,467	451,183
% No Schooling Completed	1.39%	1.59%	1.57%	1.69%	2.31%
% Nursery School to 4th Grade	.35%	.59%	.71%	.74%	1.92%
% 5th and 6th Grade	.97%	1.29%	1.53%	1.97%	4.93%
% 7th and 8th Grade	.35%	1.85%	2.27%	2.58%	4.08%
% 9th Grade	1.18%	1.91%	1.76%	1.95%	3.13%
% 10th Grade	2.22%	2.04%	2.12%	2.28%	2.78%
% 11th Grade	1.39%	1.96%	2.14%	2.29%	3.21%
% 12th Grade No Diploma	.97%	1.26%	1.63%	1.82%	2.94%
% High School Graduate, GED, or Alternative	24.04%	24.85%	24.81%	25.57%	28.03%
% Some College <1 Year	9.29%	7.92%	7.95%	8.01%	7.17%
% Some College 1+ Years No Degree	22.80%	20.95%	20.58%	19.72%	16.65%
% Associate's Degree	8.45%	8.76%	8.85%	8.60%	6.74%
% Bachelor's Degree	14.83%	15.51%	15.23%	14.79%	10.69%
% Master's Degree	8.04%	7.06%	6.75%	6.12%	4.08%
% Professional School Degree	2.56%	1.69%	1.38%	1.29%	.87%
% Doctorate Degree	1.25%	.78%	.72%	.58%	.47%

	1 mi Ring	3 mi Ring	5 mi Ring	10 minutes Drivetime	20 minutes Drivetime
MARITAL STATUS					
2010 Marital Status Age 15+	1,540	52,240	106,638	112,896	506,878
% Never Married	22.27%	29.30%	31.10%	31.97%	36.59%
% Now Married	59.61%	54.45%	53.16%	52.28%	46.22%
% Separated	.91%	1.95%	1.90%	2.08%	2.45%
% Widowed	4.22%	3.73%	3.61%	3.36%	4.47%
% Divorced	12.99%	10.57%	10.22%	10.31%	10.29%
2016 Marital Status Age 15+	1,747	61,925	124,538	132,403	574,971
% Never Married	25.24%	31.36%	33.09%	33.77%	37.95%
% Now Married	59.92%	53.33%	51.82%	51.12%	44.62%
% Separated	.92%	1.79%	1.71%	1.85%	2.63%
% Widowed	4.92%	3.96%	3.66%	3.52%	4.41%
% Divorced	8.99%	9.56%	9.72%	9.74%	10.39%
HOUSEHOLD BY TYPE					
2010					
% Family Households	72.77%	76.51%	78.00%	77.04%	72.75%
% Nonfamily Households	27.34%	23.49%	22.00%	22.96%	27.25%
% Married Couple Family	57.74%	57.85%	58.24%	56.15%	48.29%
% Married Couple Family w/ Children <18	32.66%	26.02%	29.03%	28.00%	25.95%
% Married Couple Family w/ No Children <18	25.08%	31.83%	29.21%	28.15%	22.34%
% Male Householder No Wife	5.08%	5.73%	6.23%	6.56%	7.94%
% Male Householder No Wife w/ Children <18	2.82%	3.39%	3.79%	3.92%	4.52%
% Male Householder No Wife w/ No Children <18	2.26%	2.34%	2.44%	2.64%	3.42%
% Female Householder No Husband	9.94%	12.94%	13.54%	14.34%	16.52%
% Female Householder No Husband w/ Children <18	6.78%	8.20%	8.68%	9.22%	10.43%
% Female Householder No Husband w/ No Children <18	3.16%	4.74%	4.86%	5.12%	6.09%
EMPLOYMENT BY OCCUPATION					
2010					
Occupation: White collar	603	18,392	38,296	40,197	137,862
% White Collar Occupation	60.87%	60.80%	60.80%	58.88%	49.90%
% Management	11.10%	10.03%	9.33%	8.91%	6.65%
% Business/Financial Operations	6.46%	4.81%	4.86%	4.59%	3.57%
% Sales/Related	11.20%	11.28%	11.44%	11.04%	9.88%
% Office/Administrative Support	13.32%	16.24%	16.90%	16.87%	15.77%
% Legal	.71%	.65%	.90%	.83%	.73%
% Computer/Mathematical	2.52%	2.09%	2.03%	1.79%	1.66%
% Architecture/Engineering	1.51%	1.72%	1.84%	1.96%	1.17%
% Life/Physical/Social Science	.30%	.13%	.17%	.24%	.31%
% Community/Social Service	.61%	1.84%	1.59%	1.54%	1.39%
% Education/Training/Library	6.26%	5.60%	5.77%	5.35%	4.36%
% Arts/Design/Entertainment/Sports/Media	.10%	.76%	.92%	1.01%	1.00%
% Health Diagnosing/Treating Practitioners	5.05%	4.22%	3.49%	3.28%	2.10%
% Health Technologists/Technicians	1.92%	1.42%	1.54%	1.45%	1.30%
Occupation: Blue collar	388	11,857	24,690	28,077	138,391
% Blue Collar Occupation	39.12%	39.20%	39.20%	41.12%	50.10%
% Healthcare Support	2.93%	2.80%	2.64%	2.56%	2.30%
% Personal Care/Service	3.83%	2.99%	3.68%	4.03%	3.57%
% Food Preparation/Serving/Related	6.16%	5.86%	5.07%	5.04%	6.02%
% Fire Fighting/Prevention	1.01%	1.09%	1.04%	1.11%	1.41%
% Law Enforcement Workers	1.72%	2.60%	2.34%	2.27%	1.33%
% Building/Grounds Cleaning/Maintenance	3.03%	3.09%	2.79%	3.02%	6.45%
% Farming/Fishing/Forestry	.00%	.63%	.55%	.67%	.51%
% Construction/Extraction	2.93%	3.47%	3.56%	3.87%	8.40%
% Installation/Maintenance/Repair	6.36%	5.09%	5.02%	5.21%	4.77%
% Production	3.03%	3.75%	4.35%	4.76%	6.41%
% Transportation	4.34%	4.44%	4.73%	4.81%	4.73%
% Material Moving	3.63%	3.38%	3.42%	3.78%	4.21%

	1 mi Ring	3 mi Ring	5 mi Ring	10 minutes Drivetime	20 minutes Drivetime
2016					
Occupation: White collar	667	21,380	44,371	46,151	155,197
% White Collar Occupation	60.24%	60.73%	60.63%	58.60%	50.65%
% Management	10.11%	9.29%	8.80%	8.24%	6.50%
% Business/Financial Operations	7.22%	5.45%	4.97%	4.70%	3.66%
% Sales/Related	11.37%	11.49%	11.28%	10.82%	10.28%
% Office/Administrative Support	11.46%	15.08%	16.55%	16.69%	15.56%
% Legal	.27%	.56%	.76%	.67%	.70%
% Computer/Mathematical	1.35%	1.60%	1.71%	1.57%	1.43%
% Architecture/Engineering	2.62%	1.81%	1.65%	1.77%	1.10%
% Life/Physical/Social Science	.63%	.28%	.28%	.30%	.37%
% Community/Social Service	1.26%	1.95%	1.95%	1.85%	1.53%
% Education/Training/Library	6.14%	5.67%	5.77%	5.44%	4.41%
% Arts/Design/Entertainment/Sports/Media	.36%	.88%	1.08%	1.12%	1.20%
% Health Diagnosing/Treating Practitioners	5.14%	4.83%	3.96%	3.64%	2.39%
% Health Technologists/Technicians	2.26%	1.83%	1.88%	1.79%	1.51%
Occupation: Blue collar	440	13,825	28,810	32,601	151,186
% Blue Collar Occupation	39.72%	39.27%	39.37%	41.40%	49.35%
% Healthcare Support	1.99%	2.14%	2.50%	2.47%	2.58%
% Personal Care/Service	2.89%	3.05%	3.41%	3.61%	3.71%
% Food Preparation/Serving/Related	7.31%	5.39%	4.93%	4.84%	6.02%
% Fire Fighting/Prevention	.81%	1.51%	1.41%	1.46%	1.51%
% Law Enforcement Workers	3.52%	3.30%	2.65%	2.64%	1.38%
% Building/Grounds Cleaning/Maintenance	5.60%	3.82%	3.32%	3.35%	6.38%
% Farming/Fishing/Forestry	.27%	.56%	.46%	.51%	.57%
% Construction/Extraction	3.52%	3.26%	3.47%	3.98%	7.46%
% Installation/Maintenance/Repair	3.88%	4.14%	4.42%	4.54%	4.32%
% Production	3.52%	4.20%	4.26%	4.72%	6.31%
% Transportation	3.25%	4.25%	4.57%	4.95%	4.61%
% Material Moving	3.25%	3.65%	3.96%	4.33%	4.49%
VEHICLES AVAILABLE					
2010					
Aggregate Vehicles	1,422	41,553	83,896	90,496	368,102
Average Vehicles	1.61	1.77	1.85	1.85	1.71
% Households No vehicle available	6.33%	4.45%	3.35%	3.28%	8.53%
% Households 1 vehicle available	39.32%	35.97%	32.67%	33.48%	36.86%
% Households 2 vehicles available	44.41%	43.10%	44.46%	44.24%	37.54%
% Households 3 vehicles available	8.02%	13.30%	15.70%	14.96%	12.69%
% Households 4 vehicles available	.79%	2.31%	2.83%	2.96%	3.22%
% Households 5 or more vehicles available	1.13%	.87%	.98%	1.08%	1.16%
2016					
Aggregate Vehicles	1,491	45,318	90,869	97,688	388,457
Average Vehicles	1.61	1.76	1.85	1.84	1.72