

# S/SEC W VIRGINIA AVE & N PEBBLE CREEK PKWY

2455 N Pebble Creek Pkwy  
Goodyear, AZ 85395



1,989 SF AVAILABLE

8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

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# FOR LEASE

2455 N PEBBLE CREEK PARKWAY

## Site Information

2455 N Pebble Creek Parkway  
Goodyear, AZ 85395

### Features

- 1,989 SF Available
- Proximity to I-10 and Loop 303
- Above Average Household Incomes:  
\$110,328 Within a 2-Mile Radius
- More than 166,000 Residents Within a 5-Mile Radius



- Nearby Tenants:



- Coming Soon Nearby:



## DEMOGRAPHICS (2023)

	2 MILE	5 MILE	10 MILE
Population	38,0229	166,007	524,324
Average Household Income	\$110,328	\$98,066	\$91,587
Total Households	15,029	57,302	171,608

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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Goodyear By The Numbers

Total Acres  
**122,369**

Total Square Miles  
**191.2**

Total Population  
age 15 and over  
within 30 minute drive time  
**1.3 M**

Professional Workers  
management, business,  
sales, office  
**63.6%**

Education Attainment,  
population 25 years and older  
**38%**  
Some College or  
Associate Degree

**33.2%**  
Bachelor Degree  
or Higher

Days of Sunshine  
**300+**



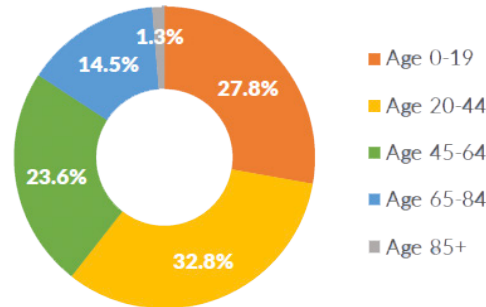
Population  
**106,090**

Median Age  
**38.7**

Male  
**46.6%**

Female  
**53.4%**

## POPULATION BY AGE



## WORKFORCE OCCUPATIONS

Management, Business, Science, Arts	42.1%
Service (healthcare, fire/police, personal care, food)	14.6%
Sales, Office	21.5%
Natural Resources, Construction, Maintenance	9.1%
Production, Transport, Material Moving	12.8%



Total Housing Units  
**40,916**

Median Home Value  
**\$410,300**

Single-Family Home Permits  
**7,309**

5 Year | FY2018-2022  
(fiscal year - June thru July)

## TOP EMPLOYERS BY # OF JOBS

Amazon (multiple facilities)	4,165
UPS Regional Operations Centers	1,852
Macy's - Bloomingdale's	1,550
Chewy.com	1,547
Abrazo West Campus	1,003
Cancer Treatment Centers of American	768
Sub-Zero	693
Cavco Industries	385
McLane Sunwest	375
AerSale	358
REI	340
Huhtamaki	330

## EDUCATION

Elementary:	4 elementary & middle school districts (30 public, private & charter schools)
High School:	3 high school districts (10 public, private & charter schools)
Higher Ed:	Franklin Pierce University - Goodyear, Estrella Mountain Community College, ASU, ASU West, Arizona Christian University, Grand Canyon University, Midwestern University, Ottawa University, Thunderbird School of Global Management, University of Phoenix



Median Household Income  
**\$90,577**

Mean Household Income  
**\$103,387**

Median Gross Rent  
**\$1,543**

## WORKER COMMUTE FLOWS



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## Retailer Map



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