

Northwest Corner of Dysart Road & Van Buren Street - Goodyear, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	10,784	81,813	184,831
Projected Population (2021)	11,707	88,856	200,119
Estimated Avg. Household Income (2016)	\$44,455	\$67,353	\$75,722
Projected Avg. Household Income (2021)	\$49,324	\$77,144	\$87,556
Average Household Size (2016)	3.1	3.1	3.0
Total Daytime Employees (2016)	10,376	24,304	46,412
Median Age (2016)	29.7	30.9	32.6

TRAFFIC COUNTS (2012 Source: Arizona Department of Transportation)

Dysart Road	39,204
Van Buren Street	24,489
Total Cars Per Day	63,693



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.

BALDRIDGE COMMONS

Northwest Corner of Dysart Road & Van Buren Street - Goodyear, Arizona

1,068 SF, 1,167 SF & 1,296 SF AVAILABLE

FOR LEASE



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PROJECT HIGHLIGHTS

- Only ½ mile south from I-10 Freeway
- More than 63,000 VPD at the intersection
- Monument signage available
- Location is a heavily traveled intersection between Avondale and Goodyear
- Approximately 21,153 SF of newly constructed industrial suites open now adjacent center to the north

Tenants across the street:



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Cancer Treatment Centers of America



Macaroni Grill
Applebees
t5BANK
ROSS
CHASE
Freddy's
Denny's
FIVE GUYS
Target
West Valley Hospital
JCPenney
Lowe's
Mimi's Cafe

Tuesday Morning
PELWEI
Kohl's
fray's
OfficeMax
CHASE
DOLLAR TREE
Walmart
LA FITNESS
ZIONS BANK
BUFFALO WILD WINGS
W McDowell Rd

N Litchfield Rd
Cancer Treatment Centers of America
Wells Fargo
BIG LOTS
99c ONLY

golden corral
Walgreens
Sams Club
IHOP
Waffle House
The Home Depot
N Dysart Rd
E Van Buren St
FOOD CITY
FAMILY DOLLAR

Nel Mirage Rd
N 115th Ave
CVS pharmacy
W McDowell Rd

W Western Ave
True Value
Paints

Nel Mirage Rd
Fairway Dr
W Buckeye Rd

W Buckeye Rd
Bank of America
Wells Fargo