

Available

FOR LEASE | OFFICE SPACE

PALM VALLEY CORNERSTONE OFFICE

1650 N Dysart Rd, Suite 2, Goodyear, AZ 85395



PROPERTY SUMMARY

Available SF:	2,536
Lease Rate:	\$24.00/sf/yr (NNN)
Lot Size:	2.31 Acres
Year Built:	2003
Building Size:	12,206
Zoning:	PAD, Goodyear

PROPERTY OVERVIEW

On the corner of two main streets in the West Valley (Dysart and McDowell) approximately 1/2 mile north of the I-10 in the middle of major anchored centers with a plethora of amenities and options to eat and a dense residential area.

PROPERTY HIGHLIGHTS

- Signage on Dysart Road
- Centered in major retail corridor
- Parking ratio 3.4/1,000 SF total; 2.4/1,000 SF covered
- High traffic counts

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PHOENIX WEST
commercial LLC

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Aerial

PALM VALLEY CORNERSTONE OFFICE

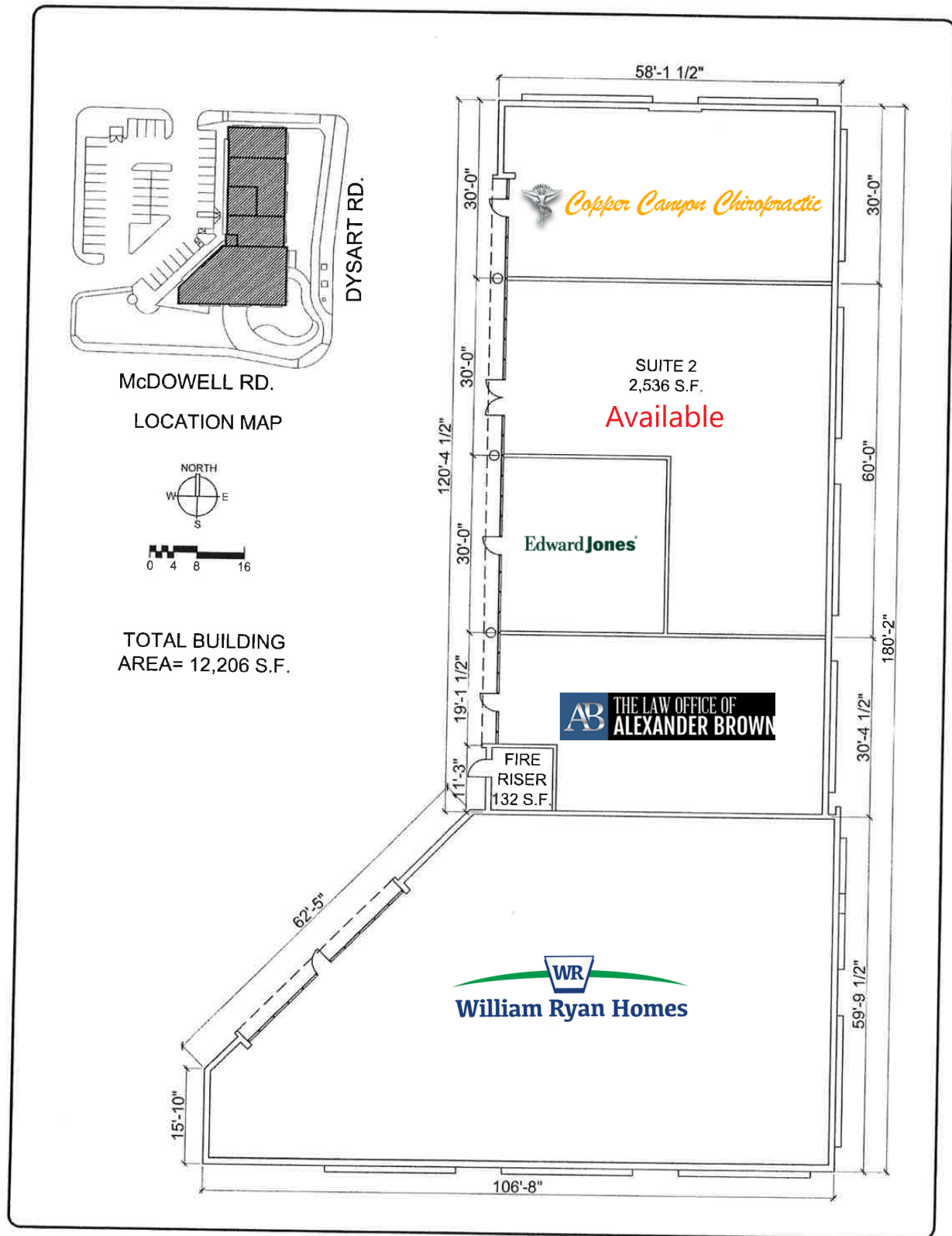
1650 North Dysart Road, Goodyear, AZ 85395

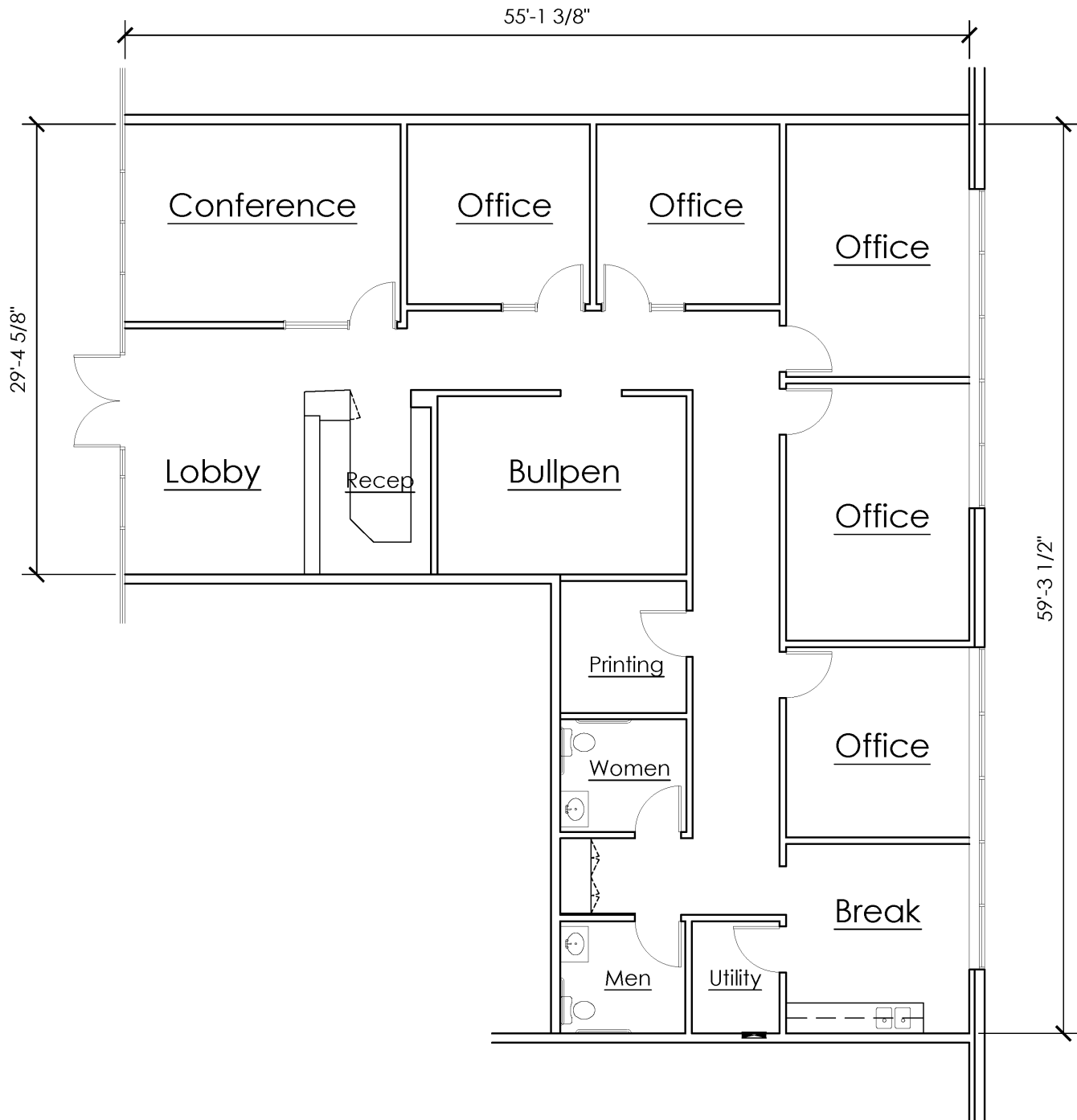


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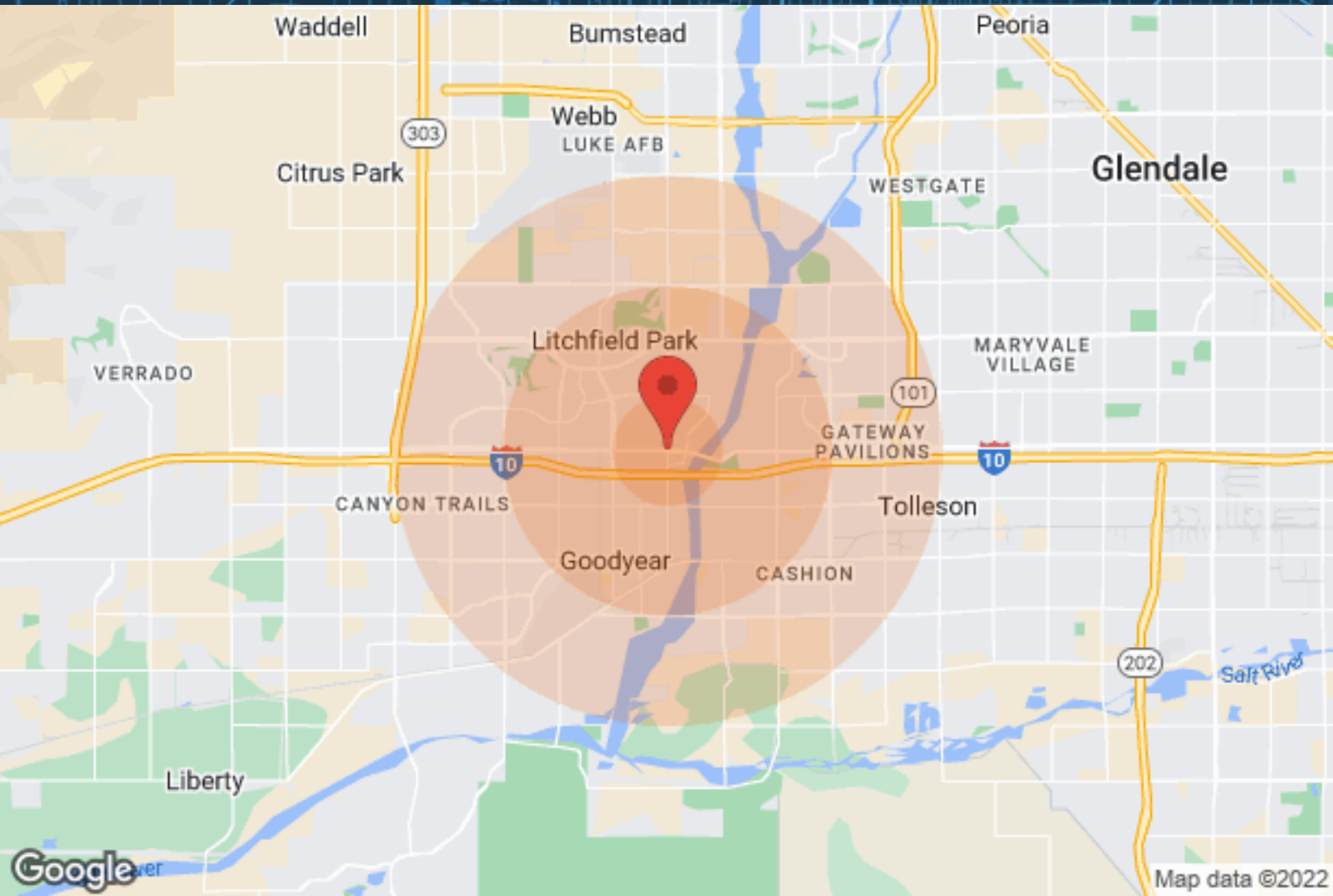












Population	1 Mile	3 Miles	5 Miles
Male	4,371	47,091	100,150
Female	4,292	50,891	105,670
Total Population	8,663	97,982	205,820

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,973	25,968	54,741
Ages 15-24	1,207	14,942	31,111
Ages 55-64	977	8,929	19,703
Ages 65+	932	15,646	31,341

Race	1 Mile	3 Miles	5 Miles
White	6,613	62,494	129,360
Black	528	7,566	15,995
Am In/AK Nat	5	485	1,060
Hawaiian	N/A	80	101
Hispanic	2,400	42,113	92,849
Multi-Racial	2,446	48,298	107,344

Income	1 Mile	3 Miles	5 Miles
Median	\$70,194	\$73,172	\$70,033
< \$15,000	189	2,692	5,112
\$15,000-\$24,999	188	2,147	4,326
\$25,000-\$34,999	87	2,670	6,139
\$35,000-\$49,999	344	4,129	9,452
\$50,000-\$74,999	765	6,769	14,792
\$75,000-\$99,999	654	5,209	10,803
\$10,000-\$149,999	620	6,169	11,548
\$150,000-\$199,999	140	1,196	2,556
> \$200,000	78	845	1,513

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,202	34,650	72,005
Occupied	2,876	30,005	62,383
Owner Occupied	2,076	18,925	40,445
Renter Occupied	800	11,080	21,938
Vacant	326	4,645	9,622

