

ESTRELLA MASTERPLAN COMMUNITY

NEC Elliot Rd & Estrella Pkwy | Goodyear, AZ

RETAIL PADS FOR SALE or LEASE



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HARVARD INVESTMENTS





ESTRELLA MASTERPLAN COMMUNITY

NEC Elliot Rd & Estrella Pkwy
Goodyear, AZ

✦ Estrella is one of Goodyear's most prominent master-planned communities, combining an amenity-rich lifestyle with continued residential growth and a strong sense of place. Its expanding population, affluent households and established community identity attract homebuyers from across the West Valley while generating increasing demand for convenient shopping, dining and services.

Property Specifications

AVAILABLE

Retail Pads

TOTAL AC

±9.7 AC

ZONING

PAD, Commercial, City of Goodyear

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About the Property

- ±9.7-acre retail development opportunity at the hard corner of Elliot Road and Estrella Parkway
- Multiple retail pads available from approximately 1.2 AC to 2.1 AC
- Conceptual site plan accommodates drive-thru users, and complementary retail services
- Prominent corner positioning with planned signalized access from both Elliot Road and Estrella Parkway
- Located within the growing Estrella Master-Planned Community in Goodyear
- Across from Safeway-anchored Mountain Ranch Marketplace

Traffic Counts

Estrella Parkway	31,608 VPD
Elliot Road	9,804 VPD

Year: 2025 | Source: ADOT

Surrounding Retailers



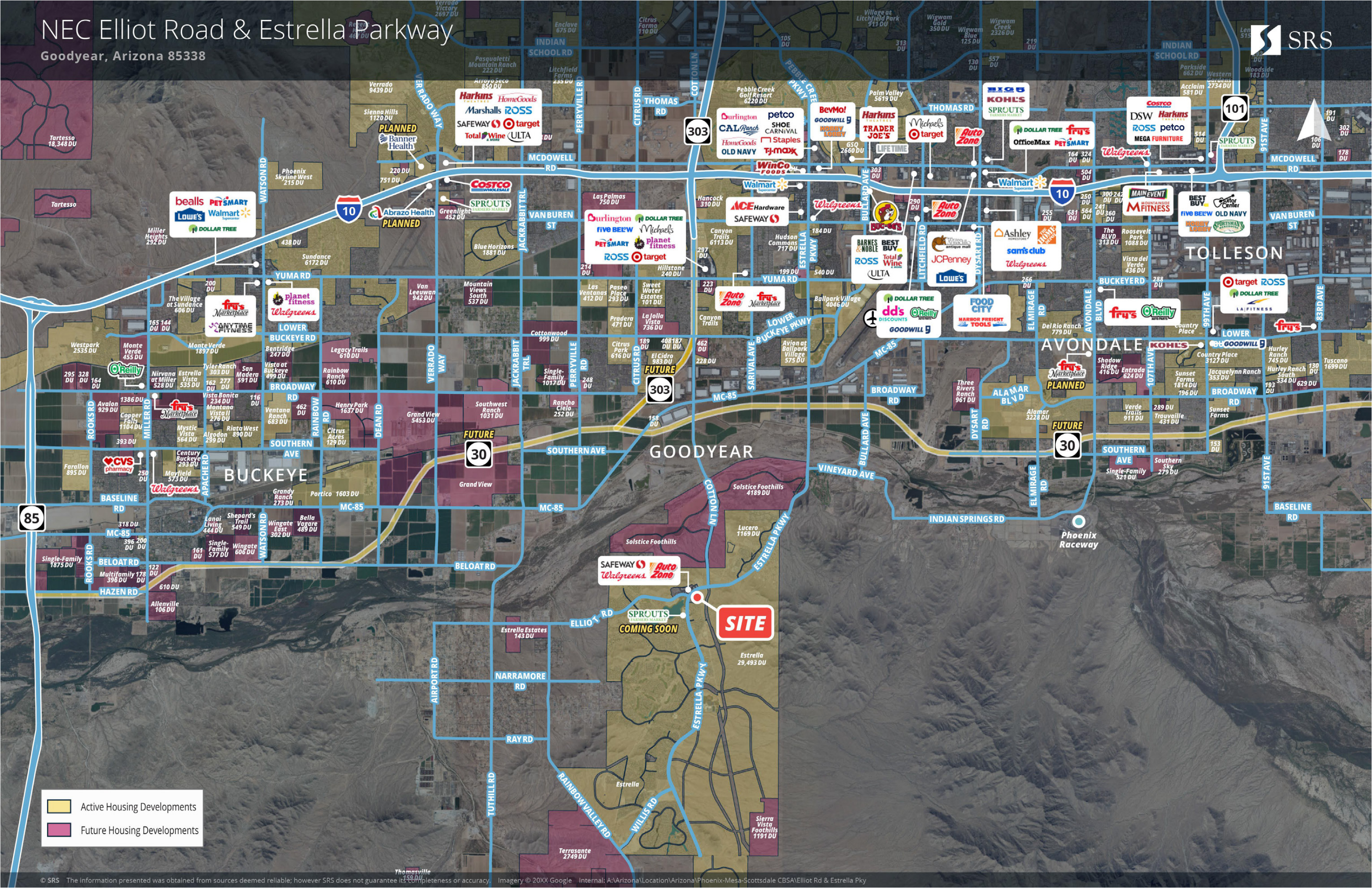
SRS



SITES	SIZE
CARWASH PAD	1.5 AC
C-STORE & GAS PAD	2.1 AC
PAD A	1.2 AC
PAD B	1.2 AC
PAD C	1.6 AC
PAD D	2.1 AC

NEC Elliot Road & Estrella Parkway

Goodyear, Arizona 85338



- Active Housing Developments
- Future Housing Developments



Area Snapshot

3 MILES

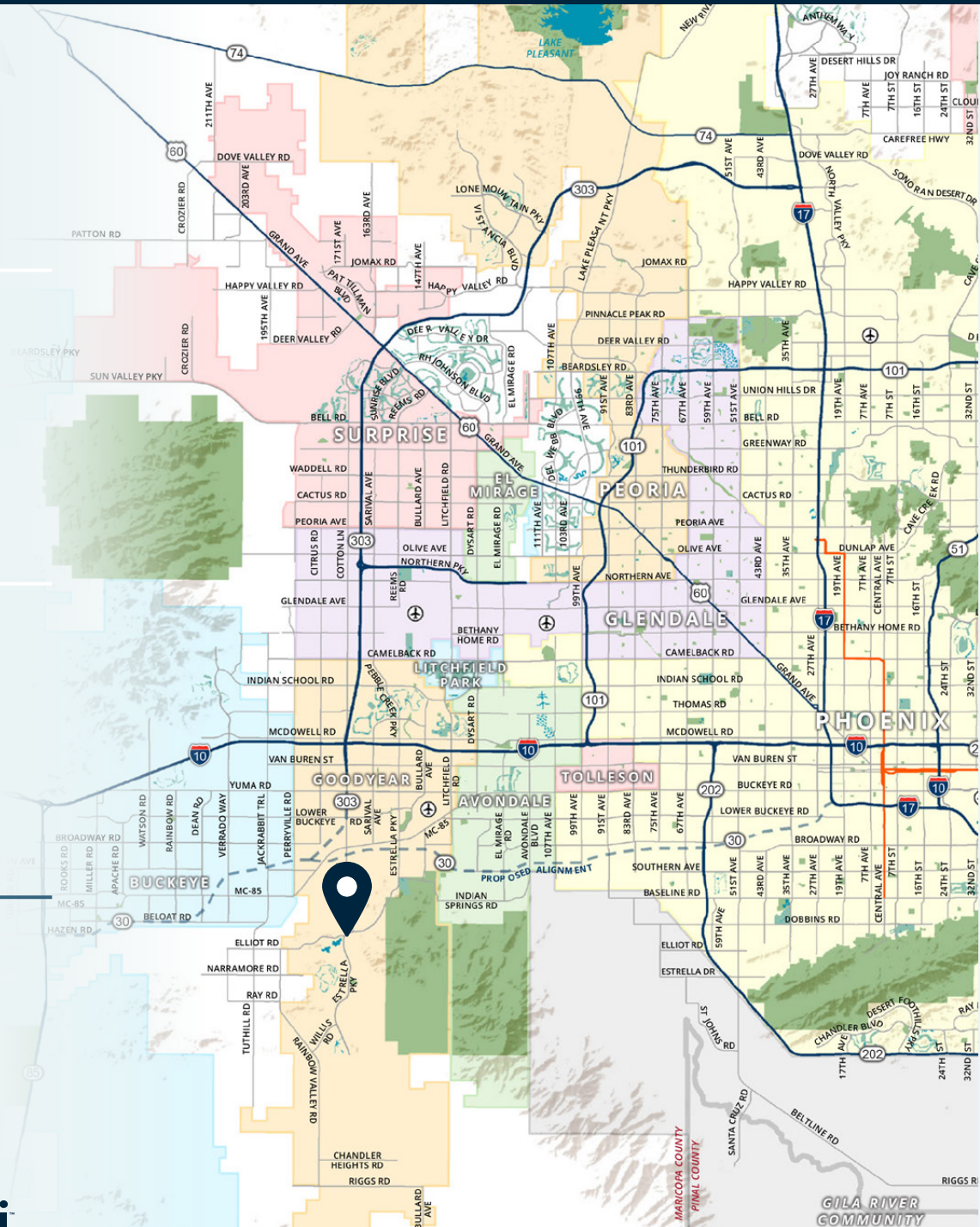
14,299	15,786	\$151,014	10,107
2026 Population	2031 Population	Average Household Income	Daytime Population

5 MILES

40,600	47,880	\$134,553	28,961
2026 Population	2031 Population	Average Household Income	Daytime Population

10 MILES

299,213	331,553	\$127,164	225,274
2026 Population	2031 Population	Average Household Income	Daytime Population



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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