



**Location:** SW Corner of Elliot Rd & San Miguel Dr, Goodyear AZ.

**Zoning:** PAD commercial, City of Goodyear

**Size:** +/- 5.99 acres

**Utilities:** At the intersection

**Price:** \$3,126,480 (\$12/S.F.)

**Comments:**

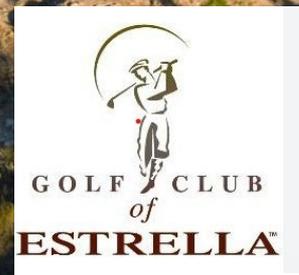
- Retail, medical and office potential
- 2023 Average household incomes from a one mile to a 10 mile radius range from \$111,000 to \$135,000
- Conceptual senior care site plans contemplates 68 to 72 units see package.
- 214,000 population within a 10 mile radius-2023 data
- limited supply of commercial sites in Estrella
- Easy access from both arterials

# Estrella Mountain Ranch Master Plan- Goodyear AZ

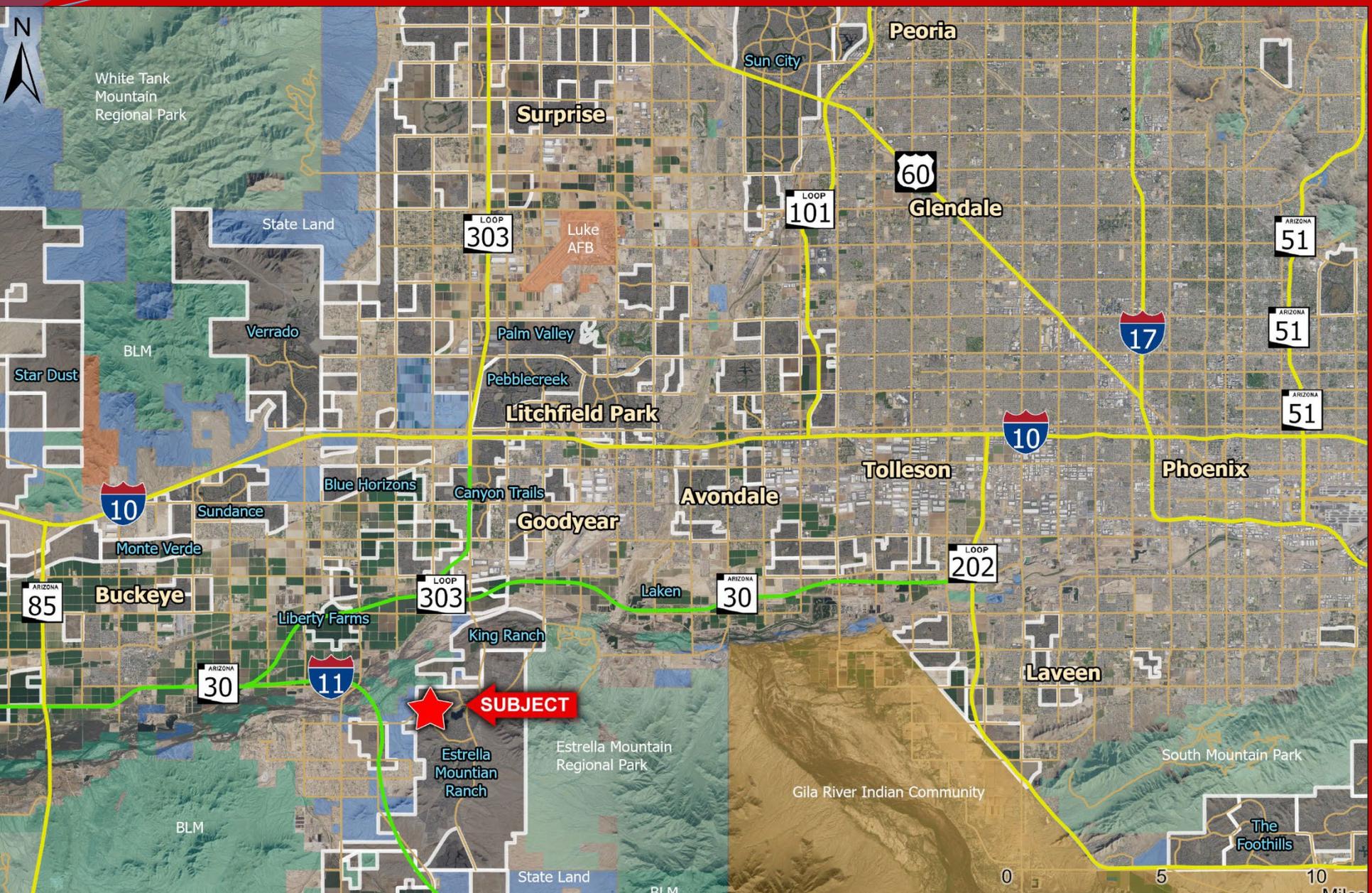
## Fully improved commercial site

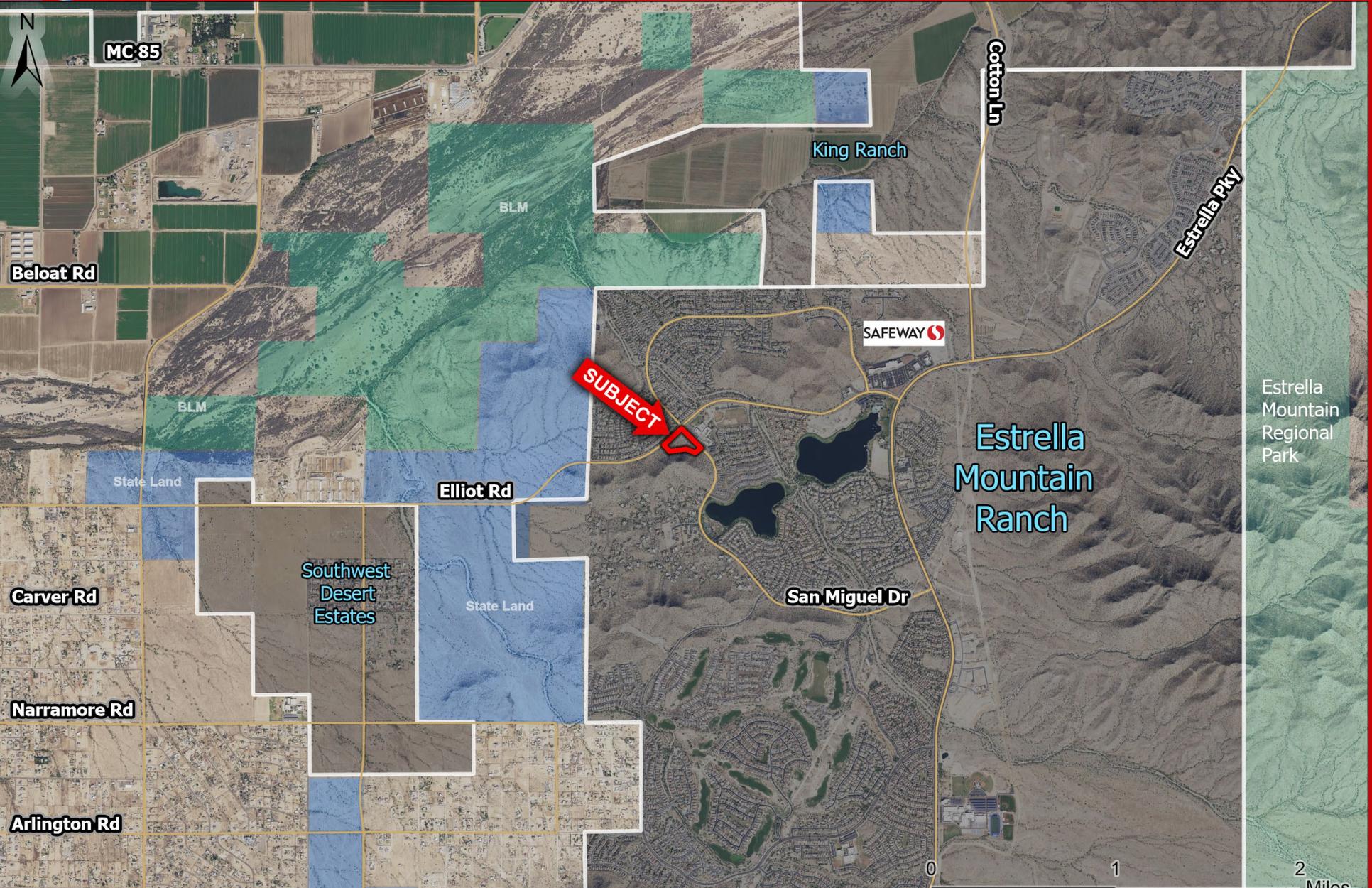


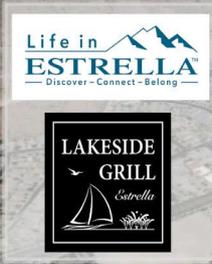
At the foothills of the Estrella mountains originally opened to the public in 1988 Estrella Mountain Ranch is now home to 8,000 families. This West Valley master-planned community contains Single family homes, commercial and office developments as well as 5 schools from elementary to high school .Estrella amenities include the award-winning Nicklaus Design course at the Golf Club of Estrella, multiple Residents' Clubs, resort-style pools and a waterpark, 72 acres of lakes, 65-plus miles of paths and trails, the Yacht Club of Estrella, a community welcome center, and more than 50 neighborhood parks. As of August of 2023 the medium sales price of a home in the community is \$497,000 and the new homes range in price from \$332,000 to \$1.8 million for an estate home in one of the 5 custom home communities.  
<https://estrella.com/the-life/>



# Surrounding Communities







Estrella Parkway

Estrella Foothills High School



Golf Club of Estrella



Estrella Mountain Ranch South Park



Estrella Mountain Ranch HOA Mixed Use Park

Estrella Mountain Elementary School

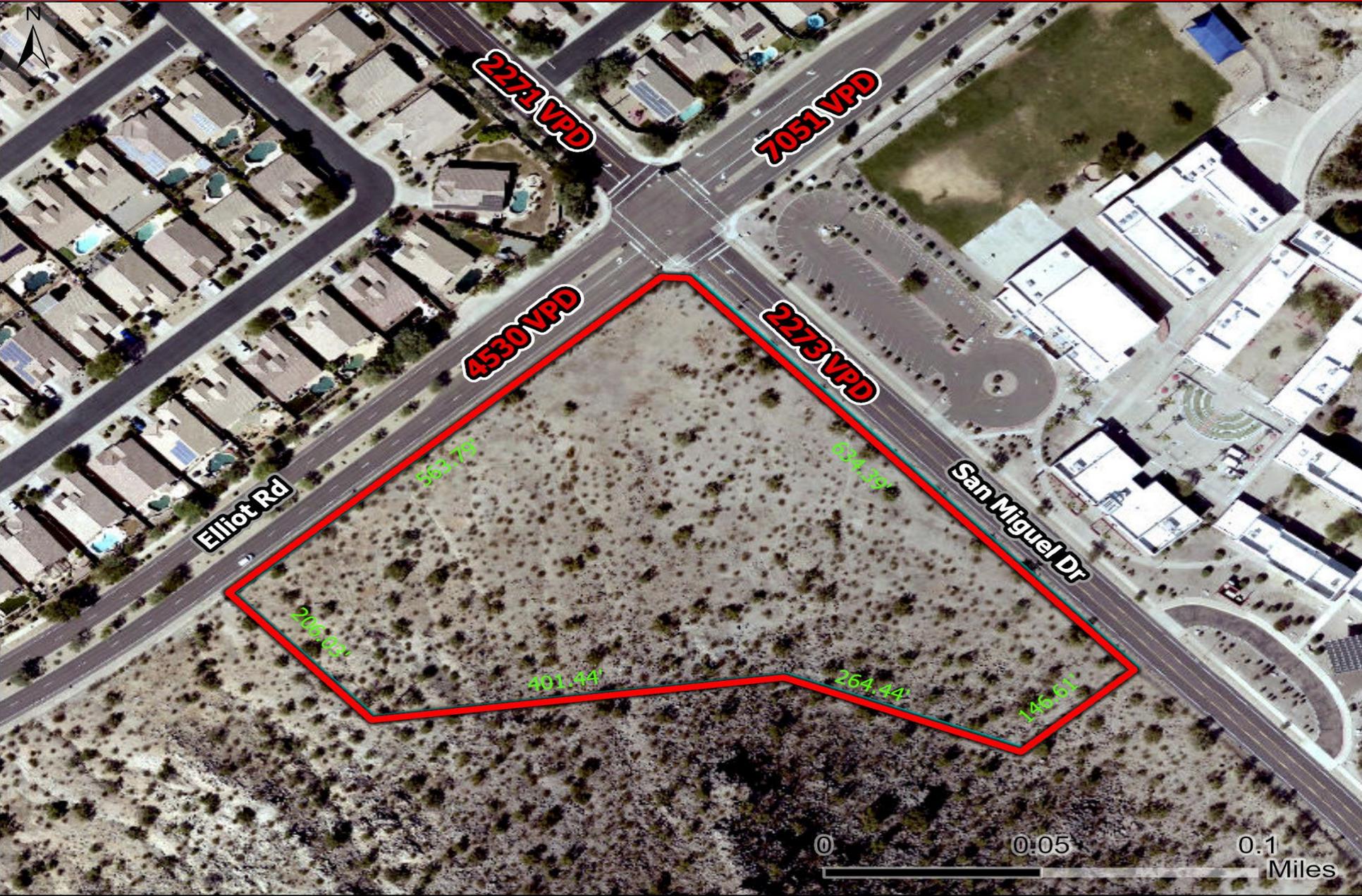
San Miguel Dr

Estrella Mountain Ranch Custom Homes

Elliot Rd

**SUBJECT**







## Age and Income Summary Profile

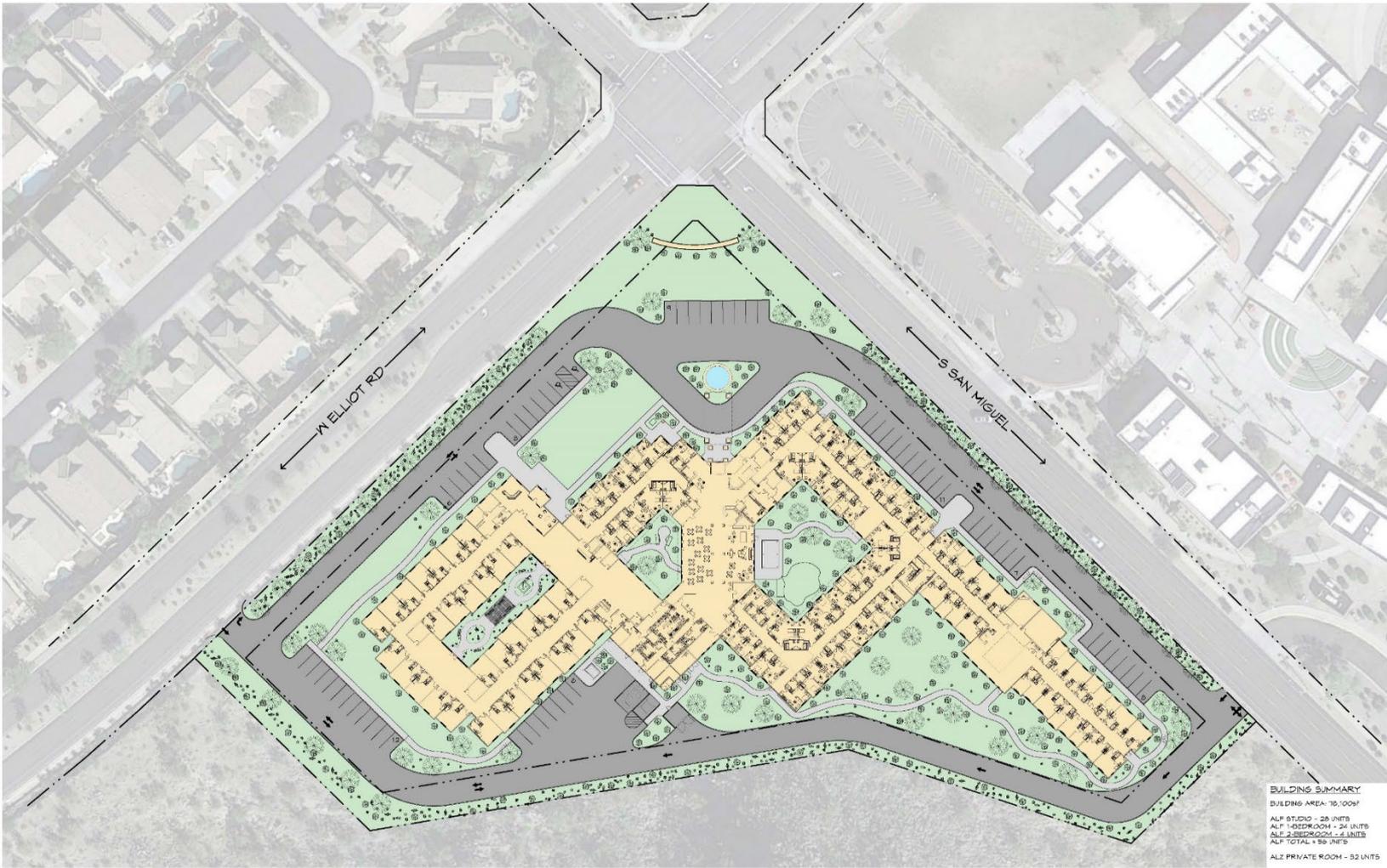
2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solution

Lat/Lon: 33.3537/-112.4449

Goodyear, AZ 85338	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Population</b>								
Estimated Population (2023)	5,260		17,232		29,095		214,950	
Projected Population (2028)	5,673		19,016		32,729		239,073	
Estimated Annual Growth (2020 to 2023)	2	-	1,032	2.1%	1,791	2.2%	10,339	1.7%
Historical Annual Growth (2010 to 2020)	1,147	2.8%	5,520	5.2%	10,809	6.6%	63,549	4.5%
Median Age (2023)	41.2		39.6		38.4		34.2	
<b>Households</b>								
Estimated Households (2023)	1,816		5,831		9,871		68,756	
Projected Households (2028)	2,032		6,687		11,543		79,281	
<b>Age (2023)</b>								
Age Under 5 Years	245	4.7%	869	5.0%	1,494	5.1%	13,875	6.5%
Age 5 to 9 Years	352	6.7%	1,184	6.9%	1,907	6.6%	15,583	7.2%
Age 10 to 14 Years	412	7.8%	1,366	7.9%	2,250	7.7%	16,724	7.8%
Age 15 to 19 Years	366	6.9%	1,183	6.9%	2,069	7.1%	15,721	7.3%
Age 20 to 24 Years	194	3.7%	672	3.9%	1,332	4.6%	13,756	6.4%
Age 25 to 34 Years	489	9.3%	1,832	10.6%	3,610	12.4%	33,386	15.5%
Age 35 to 44 Years	827	15.7%	2,759	16.0%	4,411	15.2%	30,458	14.2%
Age 45 to 54 Years	802	15.2%	2,566	14.9%	4,175	14.4%	25,344	11.8%
Age 55 to 64 Years	751	14.3%	2,461	14.3%	3,957	13.6%	24,033	11.2%
Age 65 to 74 Years	568	10.8%	1,614	9.4%	2,597	8.9%	17,714	8.2%
Age 75 to 84 Years	203	3.9%	583	3.4%	1,027	3.5%	6,669	3.1%
Age 85 Years or More	50	1.0%	144	0.8%	266	0.9%	1,688	0.8%
<b>Occupation (2010)</b>								
White Collar	1,591	64.1%	5,283	66.0%	8,334	60.3%	61,916	58.8%
Blue Collar	891	35.9%	2,717	34.0%	5,494	39.7%	43,403	41.2%
<b>Income (2023)</b>								
Estimated Per Capita Income	\$44,136		\$45,896		\$43,112		\$35,875	
Estimated Median Household Income	\$115,225		\$121,311		\$107,536		\$90,351	
Estimated Average Household Income	\$127,852		\$135,633		\$127,069		\$111,156	
Estimated Average Family Income	\$138,363		\$139,953		\$132,318		\$118,525	
<b>Home Values (2023)</b>								
Owner-Occupied Median Home Value	\$369,455		\$377,902		\$371,618		\$351,040	



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**3 REAR BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"

**2 SIDE BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"

**1 FRONT BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"

Pinnacle Architecture Professional Association  
 701 EAST BAY STREET, SUITE 302  
 CHARLESTON, SOUTH CAROLINA 29405  
 PH: (843) 942-5345 FAX: (843) 942-5374  
 LICENSE NO. 12-05-2021  
 PROJECT NO. K20  
 PROJECT  
 ESTRELLA ASSISTED LIVING  
 GOODYEAR, AZ  
 BUILDING ELEVATIONS (ALF)  
 REVISION SCHEDULE  
 DATE DESCRIPTION

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CONTRACTOR TO VERIFY ALL DIMENSIONS

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PLANNED AREA DEVELOPMENT FOR  
**ESTRELLA ASSISTED LIVING**  
GOODYEAR, AZ

REVISION	SCHEDULE	DESCRIPTION
1		

ISSUE DATE: 12-05-2022  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT:



**PINNACLE ARCHITECTURE**  
PROFESSIONAL ASSOCIATION  
P.O. BOX 167, ASU THRU ROAD, SUITE 200  
CHARLESTON, SOUTH CAROLINA 29405  
PH: (843) 84-4982 FAX: (843) 84-4983

RENDERING - STREET VIEW

ESTRELLA ASSISTED LIVING AND MEMORY CARE  
10240 S. SAN MIGUEL DR.  
GOODYEAR, AZ 85338

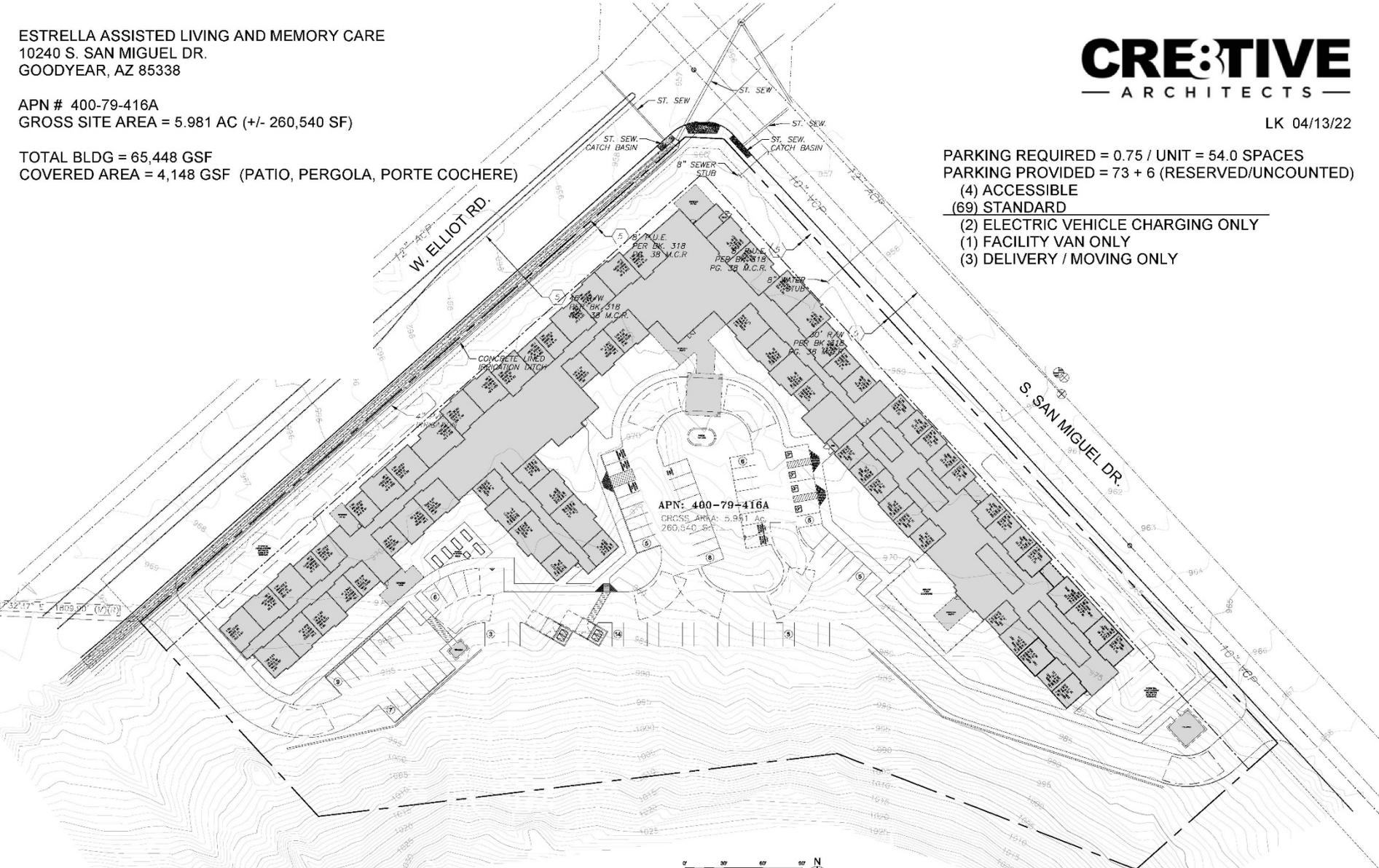
APN # 400-79-416A  
GROSS SITE AREA = 5.981 AC (+/- 260,540 SF)

TOTAL BLDG = 65,448 GSF  
COVERED AREA = 4,148 GSF (PATIO, PERGOLA, PORTE COCHERE)

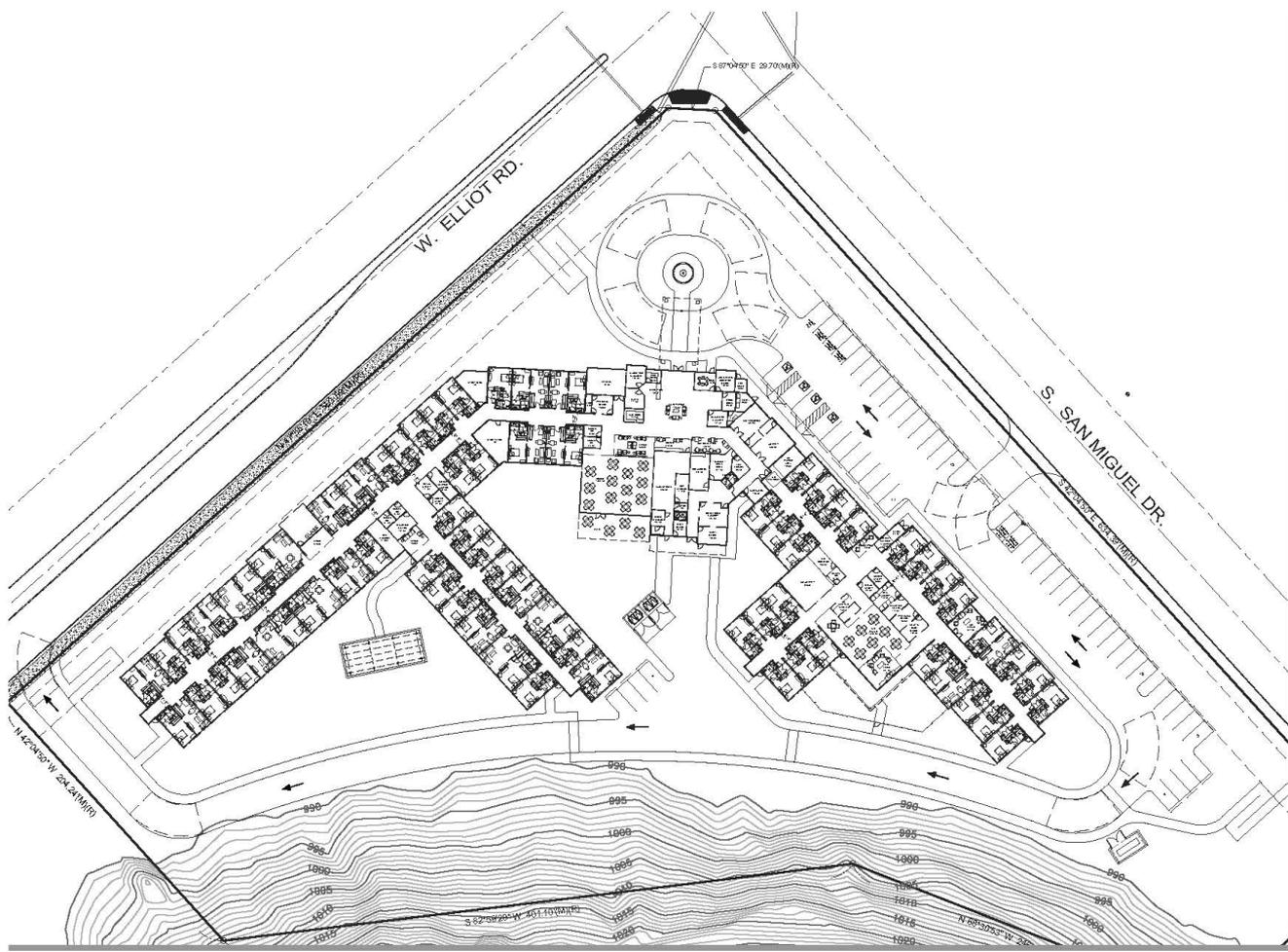
**CREATIVE**  
ARCHITECTS

LK 04/13/22

- PARKING REQUIRED = 0.75 / UNIT = 54.0 SPACES  
PARKING PROVIDED = 73 + 6 (RESERVED/UNCOUNTED)
- (4) ACCESSIBLE
  - (69) STANDARD
- 
- (2) ELECTRIC VEHICLE CHARGING ONLY
  - (1) FACILITY VAN ONLY
  - (3) DELIVERY / MOVING ONLY



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**SITE INFORMATION: OPTION A**

APN:	400-79-416A
ZONING:	PAD (EXISTING)
SITE AREA:	260,540 ± SF; 5.981 ACRES
BUILDING AREAS:	
MC/AL BLDG. (1-STORY):	59,591 SF
LOT COVERAGE:	
59,591 SF / 260,540 SF:	22.9 %

0'      70'      140'      210'

SCALE: 1" = 70'-0"

NORTH

**ESTRELLA ASSISTED LIVING AND MEMORY CARE**  
 SWC W. ELLIOT RD. & S. SAN MIGUEL DR.  
 10240 S. San Miguel Dr., Goodyear, AZ 85338  
 Project No: 22001

**CREATIVE**  
 ARCHITECTS  
 7047 E. Greenway Parkway, Suite 300  
 Scottsdale, AZ 85254  
 Office: 602.834.0520

APPROVED 02/17/2023

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