



**Single Tenant Absolute NNN Lease Investment**

15600 W. McDowell Road | Goodyear, AZ 85395

**\$2,816,000**

Image: Roll-Em-Up Taquitos  
Representative Photo



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# DEAL SUMMARY



## Address

15600 W. McDowell Road  
Goodyear, AZ 85395

## Purchase Price

\$2,816,000

## Cap Rate

5.35%

## Annual Rent

\$150,656

## Lease Term

15 Years

## Rent Increases

10% Every 5 Years

## Year Built

2024

## Lease Type

Absolute NNN



# LEASE SUMMARY



Tenant Name	Roll 'Em Up Taquitos
Address	15600 W. McDowell Road Goodyear, AZ 85395
Lease Commencement	Estimated March 2024
Lease Expiration	Estimated March 2039
Lease Term	15 Years
Building Size	2,325 SF
Lot Size	1.32 AC
Renewal Options	4, 5-Year Options
Rent Increases	10% Every 5 Years
Parcel Number	508-14-9618



*Construction Status as of February 2024*



# INVESTMENT HIGHLIGHTS



## ▶ Long-Term Lease | Scheduled Rental Increases

Offering comes with a brand new 15-year Absolute NNN lease with 10% increases every 5 years in the initial term and option periods.

## ▶ Ideal Real Estate Fundamentals | I-10 Highway Proximity

Property sits conveniently with highly visible street frontage on McDowell Road and in close proximity to the I-10 Highway, which sees nearly 215,000 vehicles per day.

## ▶ Tremendous Retail Synergy | Over 1M+ Square Feet of Retail at Intersection

Roll Em Up is positioned prominently within a heavily trafficked trade area that consists of a long-list of anchored retailers including Hobby Lobby, EoS Fitness, WinCo (under construction), TJ Maxx, Harkins Theatres, HomeGoods, Burlington Coat Factory, & Petco to name a few.

## ▶ Strategically Located in the Heart of Goodyear, AZ | Dense & Stable Demographics

Goodyear, AZ is a thriving community located in the Southwest Valley of the Phoenix MSA with dense, affluent demographics consisting of over 163,578 people within 5-miles from the subject site and an average household income in excess of \$100,000. Year-over-year, Goodyear is consistently ranked as one of the fastest growing cities in the nation seeing growth exceed 45% over the past decade.

## ▶ Brand New Construction | Freestanding Drive-Thru Prototype

Building will be completed in early 2024 to fit Roll Em Up's drive-thru prototype.

## ▶ Passive Investment | Absolute NNN Lease Structure

The offering comes with zero landlord responsibilities making this a truly passive, hands-off investment for any prospective buyer.

## ▶ High-Growth Concept | Up & Coming Brand

Roll Em Up Taquitos is one of the fastest growing Mexican QSR concepts on the West Coast with 14 locations open & operating in Arizona & California and another 40-45 in the pipeline. Growth projections for the brand are well over 100 locations in the next few years.

## ▶ Signalized Corner Location | Proximity to the City of Goodyear's New Civic Square!

Roll Em Up is located on the hard corner of a signalized intersection (Pebble Creek Parkway & McDowell Road) providing an ease of access to all customers. The City of Goodyear's new Civic Square Development is directly to the East along McDowell Road and currently in the early construction phases. The project will consist of multiple hotels, 104,000 SF of Class A office, the Goodyear Civic Center building, park, Public Library along with nearly 50,000 SF of lifestyle and experiential retail.

# TENANT PROFILE



## **“One of the Fastest Growing Quick-Service Restaurant Concepts in the Country”**

Founded in 2019, Roll ‘Em Up Taquitos is the first street casual restaurant brand and only taquito-centric franchise opportunity in the world. Our menu isn’t small, it’s focused! Hand rolled daily and pan fried to order. Welcome to the next big thing in fast casual restaurants! Our story is simple. Father (Ron), Son (Ryan) and his wife (Tiffany) fell in love with Mama Karen’s taquitos and knew the rest of the world would too. Fast forward to today, we’re “blastin reggae” and have added a few more items like our famous street corn, churro donuts, queso, bomb af chips, proprietary house sauces, and homemade guacamole. On June 15th, 2019 we opened our first location in Chino Hills, California and the rest is history. Roll ‘Em Up Taquitos has plans to expand to 500+ locations in the next 5 years.



**WEBSITE** [www.rollemup.com](http://www.rollemup.com)

**COMPANY TYPE** Private



**NO. OF STORES**  
**14 Stores**



**LOCATED IN:**  
**4 States & Growing**



**HEADQUARTERS:**  
**Chino Hills, CA**



**AVG. UNIT VOLUME**  
**\$2M+**

**Featured In:**

**QSR**

**PHOENIX Business Journal**

**Fast Casual.com**  
*insights for innovative restaurants*

# BUILDING ELEVATIONS



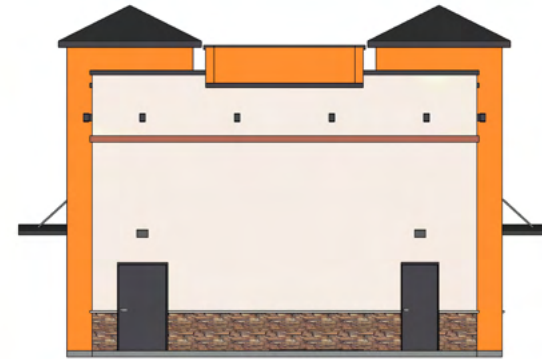
1 PATIO/SIDE ENTRY ELEVATION (SOUTH)  
1/4"=1'-0"



2 FRONT ENTRY ELEVATION (EAST)  
1/4"=1'-0"



3 DRIVE THRU ELEVATION (WEST)



4 REAR ELEVATION (NORTH)



EW-1  
WAINSCOT  
EL DORADO STONE  
RUSTIC LEDGE  
SEQUOIA



EW-2, EW-5  
CAST STONE, CEMENT STUCCO  
SHERWIN WILLIAMS  
SAND DOLLAR  
6099



EW-3, EP-1  
CEMENT STUCCO, PAINTED GRAPHICS  
BENJAMIN MOORE  
ORANGE BURST  
2015-20



EW-4  
CEMENT STUCCO, ACCENT BAND  
BENJAMIN MOORE  
GIANT SEQUOIA  
2094-30



EM-1, EM-2, EWS-1,  
EWS-2, EP-2  
STANDING SEAM METAL ROOF, METAL  
CAP FLASHING, EXTERIOR WINDOW  
SYSTEMS, CANOPIES  
BENJAMIN MOORE  
BLACK IRON  
2120-20

**PM**  
DESIGN  
Architectural  
Solutions Group

76 E. MITCHELL DR  
PHOENIX, AZ 85012

CONTACT: CHUCK BENNETT  
PHONE: 480.443.0396  
EMAIL: CBENNETT@PMDCORP.COM

KEN MCCRACKEN, ARCHITECT

SEAL:



Expires: 4/30/24 6-4-2024

PLANNING  
AND ZONING  
SUBMITTAL



**AVALON DEVELOPMENT**  
ROLL EM UP TAQUITOS  
PEBBLE CREEK PKWY & MCDOWELL RD  
GOODYEAR, AZ  
85395

REV DATE DESCRIPTION

DATE PREPARED: 05/16/2022

DRAWN BY: NM

CHECKED BY: CB

ARCH. PROJECT NO.:

AVA21001.0

CITY PROJECT NO.:

22-3000006

COBBLESTONE

CREEK PAD

SHEET NAME:

RENDERED

EXTERIOR

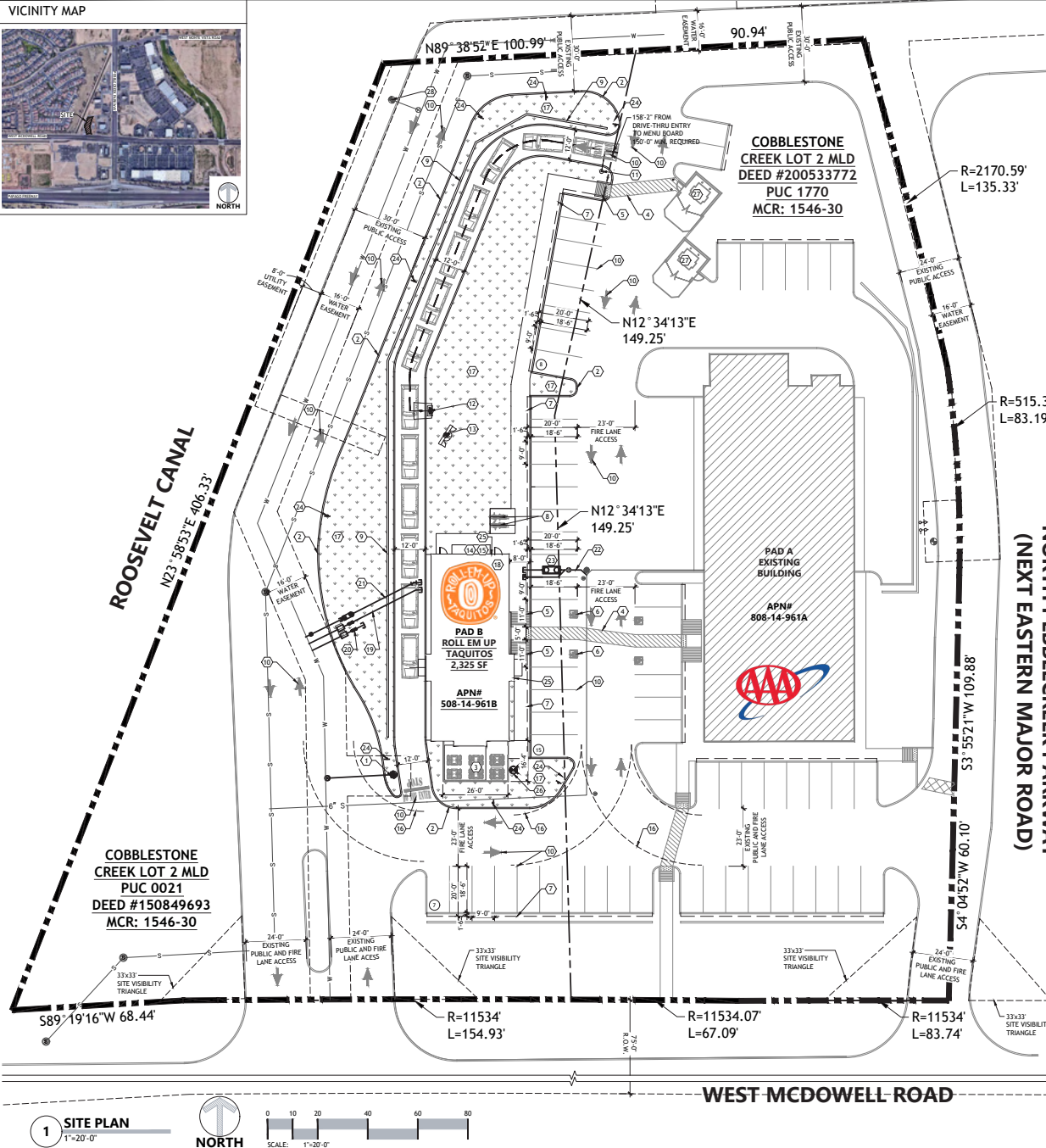
ELEVATIONS

SHEET NUMBER:

# SITE PLAN



## VICINITY MAP



## SITE PLAN NOTES

- IMPROVEMENTS SHALL BE MAINTAINED BY THE CITY OF GOODYEAR. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINSING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
  - A. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING AND WARRANTY ALL IMPROVEMENTS, ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
  - B. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO: WEEDING, TRIMMING, REMOVAL OF DEAD OR DAMAGED MATERIAL, MOWING, ROLLING, FERTILIZING, SPRINKLING, AND IRRIGATION CONTROL, RESEEDING, REPLANTING, AND ALL OTHER NECESSARY MEASURES TO MAINTAIN NORMAL HEALTHY GROWTH.
  - C. WHEN THE TURF HAS ESTABLISHED A FIRM ROOT STRUCTURE AND HAS GROWN TO AN APPROPRIATE HEIGHT OF 18 INCHES, MOWING SHALL BE NECESSARY TO MAINTAIN A TURF HEIGHT OF 3 INCHES. THE TURF SHALL BE MOWED THEREAFTER TO MAINTAIN THE TURF HEIGHT.
  - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNMOWED, AND FREE OF WEEDS AND INVASIVE SPECIES. ALL AREAS SHALL BE COMPLETELY VOID OF BARKERS SPOTS LARGER THAN 3 INCHES IN DIAMETER.
  - E. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- UNASSIGNED AREAS THAT WILL BE MAINTAINED BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS:
  - A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
  - B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, ANY DAMAGED IMPROVEMENTS OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
  - C. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO: WEEDING, TRIMMING, REMOVAL OF DEAD OR DAMAGED MATERIAL, MOWING, ROLLING, FERTILIZING, SPRINKLING, AND IRRIGATION CONTROL, RESEEDING, REPLANTING, AND ALL OTHER NECESSARY MEASURES TO MAINTAIN NORMAL HEALTHY GROWTH.
  - D. WHEN THE TURF HAS ESTABLISHED A FIRM ROOT STRUCTURE AND HAS GROWN TO AN APPROPRIATE HEIGHT OF 18 INCHES, MOWING SHALL BE NECESSARY TO MAINTAIN A TURF HEIGHT OF 3 INCHES. THE TURF SHALL BE MOWED THEREAFTER TO MAINTAIN THE TURF HEIGHT.
  - E. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNMOWED, AND FREE OF WEEDS AND INVASIVE SPECIES. ALL AREAS SHALL BE COMPLETELY VOID OF BARKERS SPOTS LARGER THAN 3 INCHES IN DIAMETER.
  - F. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- PER CITY OF GOODYEAR ENGINEERING DIVISION AND PROJECT MANUAL 1.5.C.10, THE FIRE DEPARTMENT DOES NOT ALLOW SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDEN AN EMERGENCY VEHICLE RESPONSE. ON THE DRIVEWAY ACCESS ROADWAY, PER INTERNATIONAL FIRE CODE SECTION 501.4.1, THERE SHALL BE NO OBSTRUCTIONS. THERE SHALL BE NO OBSTRUCTIONS UNLESS APPROVED BY THE FIRE CODE OFFICIAL.
- PER 2018 INTERNATIONAL FIRE CODE SEC. 501.2.1 - FIRE APPROVED ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, CLEARANCE OF SKULLERS, CURBS OR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 501.4, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. PER 2018 INTERNATIONAL FIRE CODE SEC. 501.2.2, THE FIRE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE GRADIENT WORK OR OTHER REQUIRED ACCESS WITHIN WHERE THEY ARE INADEQUATE FOR FIRE OR RESCUE OPERATIONS OR WHERE NECESSARY TO THE PUBLIC SAFETY OBJECTIVES OF THE JURISDICTION.
- ALL CHANGE REQUIRE A SEPARATE PERMIT REVIEW AND APPROVAL.

## PROJECT DATA

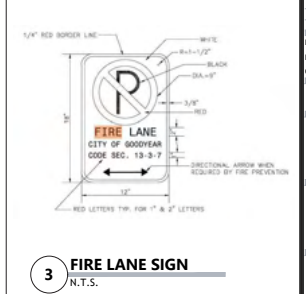
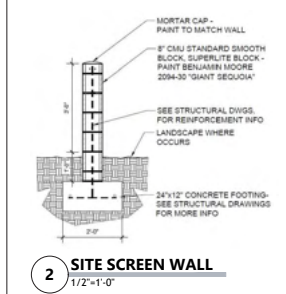
PROJECT NAME: ROLL EM UP TAQUITOS  
 PROJECT ADDRESS: PEBBLE CREEK PKWY & MCDOWELL RD, GOODYEAR, AZ 85395  
 PROPOSED USE: DRIVE THRU RESTAURANT  
 PROPERTY OWNER / DEVELOPER: AVALON DEVELOPMENT 7333 E DOUBLE TREE RANCH RD, STE 140 SCOTTSDALE, AZ 85258 CONTACT: SCOTT WOLSKI / 480-376-8750  
 ARCHITECT: PM DESIGN GROUP INC. 76 E MITCHELL DR, PHOENIX AZ 85012 CONTACT: CHUCK BENNETT / 424-432-0594  
 ENGINEER: SUSTAINABILITY ENGINEERING GROUP 8280 E GELBING DR, STE 101, SCOTTSDALE, AZ 85250 CONTACT: SCOTT ODVA / 480-466-0926  
 SURVEYOR: VESPIO 8302 E VIA DE VENTURA, STE 101 SCOTTSDALE, AZ 85258 CONTACT: PETER VESECKY / 480-393-3640

## SITE DATA

PARCEL # 508-14-961B  
 ZONING PAD (EXISTING - ORD. 2005-940) C-2 GENERAL COMMERCIAL  
 SITE AREA (GROSS) 57,595 SF / 1.32 ACRES  
 SITE AREA (NET) 86,650 SF / 1.98 ACRES  
 BUILDING AREA 2,325 SF  
 PATIO AREA 430 SF  
 OCCUPANCY TYPE A-2  
 CONSTRUCTION TYPE VB (SPRINKLERED)  
 BUILDING SETBACKS FRONT / STREET SIDE = 30'-0" SIDE / REAR = 0'-0"  
 LANDSCAPE SETBACKS STREET FRONT = 30'-0"  
 PARKING REQUIRED 25 SPACES REQUIRED 740 SF AT 1:50 = 15 SPACES KITCHEN 995 SF AT 1:150 = 3 SPACES OUTDOOR DINING 430 SF AT 1:150 = 3 SPACES  
 PARKING PROVIDED 30 SPACES PROVIDED  
 BICYCLE PARKING REQUIRED 25 BICYCLE SPACES AT 1:10 = 3 BICYCLE SPACES  
 BICYCLE PARKING PROVIDED 4 BICYCLE SPACES  
 LIGHTING ZONE ZONE 2

## KEYNOTES

- RELOCATED FIRE HYDRANT.
- PROPOSED CONCRETE CURB.
- PROPOSED PATIO AREA AND PATIO FURNITURE.
- PROPOSED ADA ACCESSIBLE PATH.
- PROPOSED ADA ACCESSIBLE RAMP. 8% MAX. SLOPE AND 6% MAX. RISE.
- PROPOSED ADA PARKING SPACE.
- PROPOSED 1'-6" MAX. PARKING OVERHANG.
- PROPOSED BICYCLE PARKING.
- PROPOSED 3'-0" SITE SCREEN WALL.
- PROPOSED PAVEMENT STRIPING, TYPICAL.
- PROPOSED HEIGHT DETECTOR POLE.
- PROPOSED FREESTANDING SPEAKER POLE.
- PROPOSED MENU BOARD.
- PROPOSED GAS METER LOCATION.
- PROPOSED NEMA RATED ELECTRICAL PANEL LOCATION.
- PROPOSED 28" WIDE INSIDE AND 48" WIDE OUTSIDE FIRE LANE.
- PROPOSED LANDSCAPING.
- PROPOSED FIRE SPRINKLER RISER ROOM LOCATION.
- PROPOSED CONNECTION TO EXISTING 1 INCH WATER DOMESTIC.
- PROPOSED CONNECTION TO EXISTING 1 INCH WATER IRRIGATION.
- PROPOSED CONNECTION TO EXISTING 6 INCH FIRE LINE STUB.
- PROPOSED CONNECTION TO EXISTING SEWER LINE.
- PROPOSED GREASE INTERCEPTOR LOCATION.
- PROPOSED FIRE LANE SIGN. PROVIDED AND MAINTAINED BY PROPERTY OWNER/OCCUPANT. SIGN TO BE INSTALLED AT THE BEGINNING AND END OF EACH FIRE LANE WITH SPRINKLING HOSE AND WATER FLOW ARROW. SIGN SHALL BE MOUNTED TO EXISTING METAL POST WITH THE BOTTOM OF THE SIGN NO LESS THAN 5 FEET AND NO GREATER THAN 7 FEET ABOVE GROUND.
- PROPOSED KNOX BOX LOCATION.
- PROPOSED FDC LOCATION, WITHIN 150 FEET OF FIRE HYDRANT.
- EXISTING TRASH ENCLOSURE.
- EXISTING FIRE HYDRANT.



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 Architectural Solutions Group  
 76 E. MITCHELL DR  
 PHOENIX, AZ 85012  
 CONTACT: CHUCK BENNETT  
 PHONE: 424-432-0594  
 EMAIL: DIBENNETT@PMDGROUP.COM

**SEAL**  
 CHUCK BENNETT  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 15000  
 State of Arizona  
 Expires: 6/30/24

PLANNING AND ZONING SUBMITTAL

**AVALON DEVELOPMENT**  
**ROLLE-EM-UP**

**AVALON DEVELOPMENT**  
 ROLL EM UP TAQUITOS  
 PEBBLE CREEK PKWY & MCDOWELL RD  
 GOODYEAR, AZ  
 85395

REV	DATE	DESCRIPTION

DATE PREPARED: 05/16/2022  
 DRAWN BY: NM  
 CHECKED BY: CB  
 ARCH. PROJECT NO.:  
 CITY PROJECT NO.: AVA21001.0  
 PROJECT NAME: 22-3000006 COBBLESTONE CREEK PAD  
 SHEET NAME: SITE PLAN  
 SHEET NUMBER:

# PROPERTY AERIAL - East Facing



**TJ-maxx** **Party City** **OLD NAVY**  
**HomeGoods** **STAPLES** **SHOE CARNIVAL**

**Multi-Family (Proposed)**  
**Class A Office (104,000 SF)**  
**Goodyear City Hall & Library (125,000 SF)**  
**Proposed Mixed Use**  
**GSQ Parking Garage (525 Spaces (Under Construction))**  
**Future Hotel**  
**Future Commercial Development**  
**Future Commercial Development**

**Pebble Creek Parkway - 29,886 VPD**  
**West McDowell Road - 21,748 VPD**

**Brands shown:** Burlington Petco, Cal Fresh, Del Taco, Comerica Bank, Firestone, Taco Bell, AAA, Walgreens, Shake Shack, Cheddar's, Burger King, Olive Garden, Red Lobster, Rubio's, T-Mobile, Caladus, Jamba, BevMo!, Hobby Lobby, Goodwill, EoS Fitness, Urban Air, Conn's HomePlus, Circle K, Harkins Theatres, High Tide, Jamba, Multi-Family, Class A Office, Goodyear City Hall & Library, Proposed Mixed Use, GSQ Parking Garage, Future Hotel, Future Commercial Development, Future Commercial Development.



# PROPERTY AERIAL - South Facing



**BevMo!**  
**HOBBY LOBBY**

**urbanAir**  
ADVENTURE PARK

**Conn's**  
HomePlus

**goodwill**

**EOS FITNESS**

**Estrella Commons**  
352-Unit Multi-Family  
(Proposed)

**ALDI**

**STARBUCKS**  
COFFEE

**Walmart**

**Olive Garden**  
ITALIAN KITCHEN

**Red Lobster**

**rubio's**  
CREATED BEER

**T Mobile**

**COLADOS**  
COFFEE|CREPES

**jamba.**

**Panera**  
BREAD

**I-10 Highway - 137,114 VPD**

**Grayson Place**  
296 Units  
(Planned)

**CIRCLE K**

**WinCo**  
**FOODS**  
(Projected Opening  
September 2024)

**babb**  
italian eatery

**Pebble Creek Parkway - 29,886 VPD**

**BIVINI BEARS**  
COFFEE

**Walgreens**

**AAA**

**ROLLEM-UP**  
TAQUITOS

**West McDowell Road - 21,748 VPD**

# TRADE AREA - Goodyear, AZ



# DEMOGRAPHICS - Goodyear, AZ



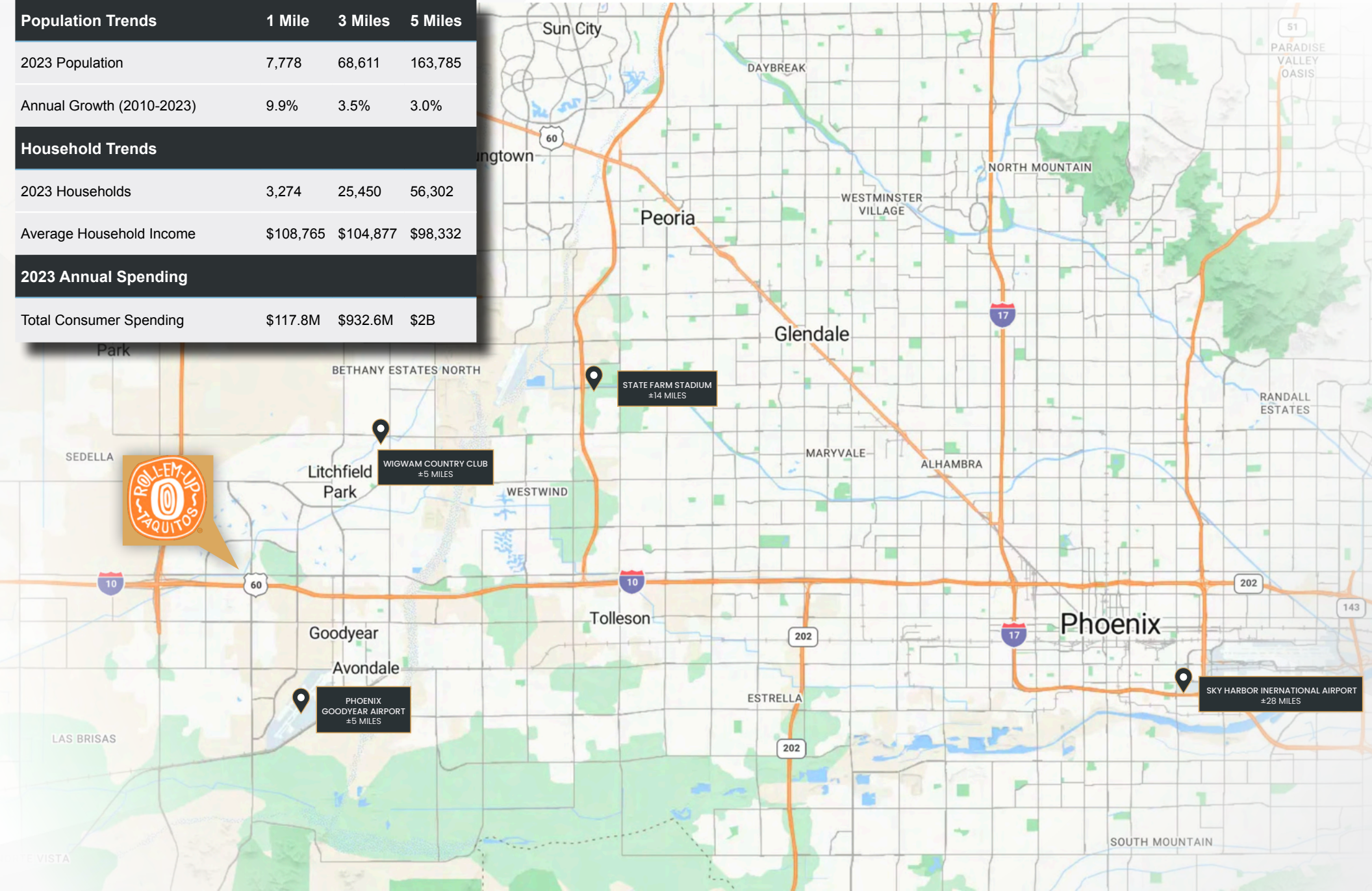
Population Trends	1 Mile	3 Miles	5 Miles
2023 Population	7,778	68,611	163,785
Annual Growth (2010-2023)	9.9%	3.5%	3.0%

Household Trends	1 Mile	3 Miles	5 Miles
2023 Households	3,274	25,450	56,302
Average Household Income	\$108,765	\$104,877	\$98,332

2023 Annual Spending	1 Mile	3 Miles	5 Miles
Total Consumer Spending	\$117.8M	\$932.6M	\$2B





# LOCATION OVERVIEW - Goodyear, AZ

Located less than 20 minutes from downtown Phoenix, Goodyear has over 300+ days of sunshine and a diverse blend of amenities with abundant cultural, educational, and entertainment resources. Today Goodyear is a Valley leader in providing great opportunities for families and businesses to achieve their full potential. The highly educated and skilled workforce, affordable housing, low cost of doing business and a lot of southwest charm, create the right economic conditions for businesses to thrive; all within close proximity to Interstate 10, the Loop 101 and 303 freeways and excellent transportation access to airports and rail services. Goodyear is one of the fastest growing cities in the nation with best-in-class companies such as Sub-Zero, Cancer Treatments of America, REI, AerSale, Dick's Sporting Goods, UPS and more. Goodyear has over 100 restaurants, many of which are top performers, and seven different shopping centers within its city limits, which will soon be enhanced by the new retail being developed at GSQ.

## Propelling Opportunity. Powering Connections

- Goodyear, AZ was rated one of the “**Best Places to Live in the U.S.**” by Money Magazine (2021).
- Goodyear is the **9<sup>th</sup> fastest growing city in the nation**, it **grew 46% from a population of 65,275 to 95,294** according to 2020 U.S. Census.
- Ranked **#14 fastest growing large cities in 2022** by the U.S. Census Bureau.
- Goodyear was recently featured in Movoto’s “**Top 10 Places Near Phoenix for Young Professionals**” along with the best “**Phoenix Suburbs for Young Couples**” (2022).
- With a brand-new Microsoft campus and a Nike manufacturing facility set to bring in more than 500 full-time jobs, the city of Goodyear, has ample career opportunities. Job growth in the surrounding county increased by **23.1% from 2010 to 2018** and is **projected to go up to 7.7% by 2023-2024**.
- **2<sup>nd</sup> fastest growing city in Arizona.**
- Population of **1.3M people aged 15 and over within a 30-minute drive time** of Goodyear, Arizona
- Red Development and Scottsdale-based Globe Corporation are working on developing about an **150-acre mixed-use development** that is aimed to be the keyhole solution to answer the market demand for familiar, fan-favorite grocery, dining, retail, and entertainment concepts united by the new, walkable thoroughfare: Goodyear Way
- To read more on the growth of the city of Goodyear, [click here](#).





# ECHOWEST

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Representative Photo

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