

MAJOR RETAIL REDEVELOPMENT IN DOWNTOWN GOODYEAR!

NEIGHBORHOOD CENTER WITH REGIONAL DRAW!

FOR LEASE

1128 S Litchfield Road | Goodyear, AZ

**ANCHOR SPACE • CO-ANCHOR SPACE
IN-LINE SPACE • PADS AVAILABLE W/DRIVE-THRUS!**

WITHIN 3 MILES...

FESTIVAL FIELDS PARK

101 E Buckeye Rd, Avondale

- 4 Softball Fields
- Pickleball Courts
- Basketball Courts
- Skate Park
- Splash Pad
- 40+ Acres

GOODYEAR BALLPARK

1933 S Ballpark Way, Goodyear

- Spring Training Home of
Cleveland Guardians and Cincinnati Reds!
- 2026 Attendance - 146,446

WITHIN 1/4 MILE...

6,812 Employees



CAROL HARDER
LEASING DIRECTOR
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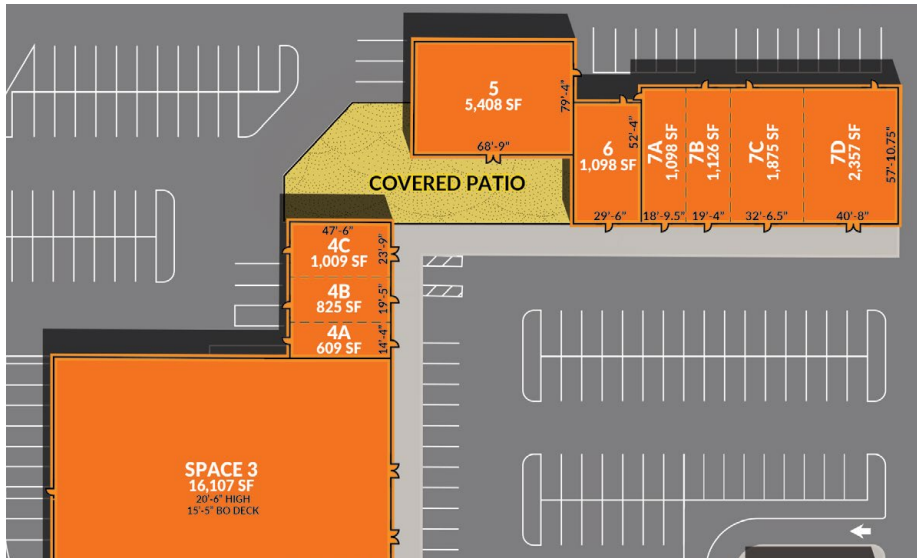
GOODYEAR CENTER



RED MOUNTAIN
— GROUP —

PROPOSED PATIO FOR FOOD TENANTS

GOODYEAR CENTER





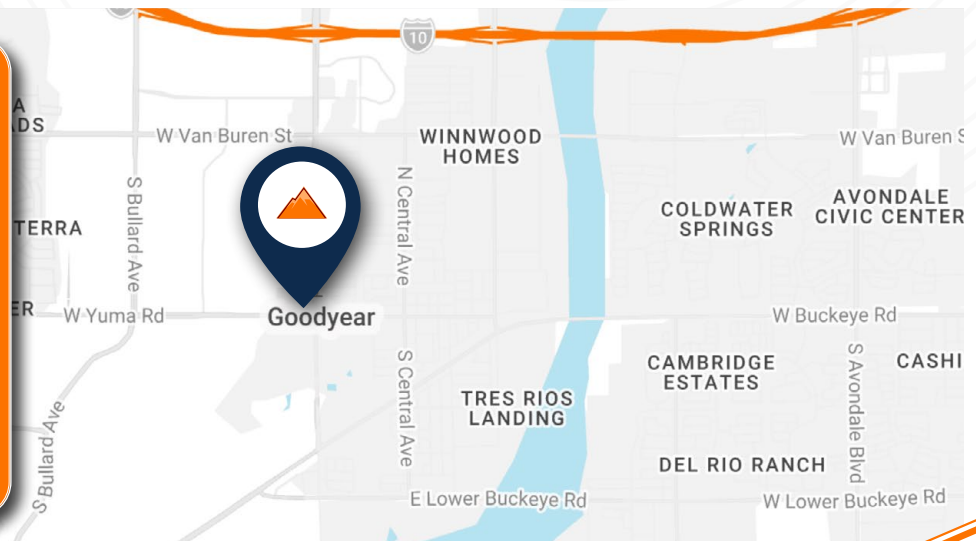
NEIGHBORHOOD CENTER WITH REGIONAL DRAW

- **Complete Retail Shopping Center Redevelopment!**
- **Only 1.5 miles south of I-10 Freeway**
- **Tremendous daytime population**
- **In the heart of downtown Goodyear**
- **Large parking field**
- **Monument signs**
- **Goodyear Airport (across the street) 400 students across multiple programs, living on site in dorms.**

european-flight-academy.com

aviateacademy.com

				
	POPULATION	DAYTIME POPULATION	HISPANIC POPULATION	MEDIAN HH INCOME
1 Mile	10,440	6,677	65.8%	\$71,916
2 Miles	31,123	13,986	59.6%	\$77,613
3 Miles	81,671	23,634	54.4%	\$92,318
5 Miles	209,436	40,681	51.1%	\$100,454



Goodyear Ballpark and Surrounding Development

Goodyear Ballpark should be viewed as more than a seasonal spring-training stadium. It is the centerpiece of a year-round sports, tourism and community-events district that includes two Major League Baseball player-development complexes, amateur baseball tournaments, citywide events and a growing concentration of multifamily housing.

Ballpark and adjacent facilities

Opened in 2009, the city-owned Goodyear Ballpark is the spring-training home of both the Cleveland Guardians and Cincinnati Reds. The venue includes more than 8,000 fixed seats, approximately 1,500 lawn seats, six luxury suites and several group hospitality areas capable of accommodating up to 300 guests. Hosting two MLB organizations creates an approximately 30-game home schedule during February and March, in addition to team practices and other baseball-related activity. The 2026 spring-training season attracted approximately 146,000 attendees to Goodyear Ballpark.

The ballpark is supported by separate, approximately 50-acre player-development complexes for the Guardians and Reds along Wood Boulevard. Each complex contains a roughly 42,750-square-foot clubhouse with major- and minor-league locker rooms, training and rehabilitation areas, hydrotherapy, weight rooms, video-coaching and classroom space, dining facilities and administrative offices. Each organization also has six full-size practice fields, additional infields and agility areas, batting tunnels and pitching mounds. Together, the ballpark and two team complexes represent an approximately \$150 million public investment in the district.

Guardians and Reds Player Development

Both organizations maintain a year-round presence in Goodyear. Beyond Major League Spring Training, the complexes support rehabilitation assignments, extended spring training, minor-league instruction and ongoing player-development operations. The Guardians and Reds also field teams in the Rookie-level Arizona Complex League, with games generally occurring from May through July at the development complexes and, periodically, inside the main stadium. Most Arizona Complex League games are open to the public with free admission.

This makes the area a recurring workplace and destination for players, coaches, trainers, scouts, team employees, visiting clubs and players' families—not simply a spectator venue operating during March.

Perfect Game and Amateur Sports Tourism

Goodyear has also established a significant partnership with Perfect Game, a leading national amateur baseball tournament and scouting organization. The partnership was initially announced with 26 tournaments and events planned at the Goodyear facilities. Its inaugural Memorial Day tournament was expected to bring more than 90 teams and approximately 1,000 players, in addition to coaches and accompanying family members.

Perfect Game programming now extends tournament activity through much of the summer and fall. Recent and current events include the Arizona Summer Kick-Off, Arizona Desert Classic, BCS Challenge, WWBA West National Championship, Southwest Select Championship, Arizona All-State Games and Perfect Game World Series events. These tournaments frequently operate across both the Guardians and Reds complexes and generate multiday demand for lodging, restaurants, grocery and convenience retail, family entertainment and other visitor services.

Year-Round Event Activity

The ballpark's programming provides several overlapping periods of activity:

- Major League Spring Training and team practices during February and March.
- Extended spring training and ongoing player-development activity during the spring.
- Arizona Complex League games from approximately May through July.
- Perfect Game tournaments from late spring through the fall.
- Major community events such as the Star Spangled Fourth and the city's annual Fall Festival.
- Farmers markets, food-truck events, runs, vendor fairs and other public or privately produced events.
- Corporate outings, private rentals, recreational leagues, car shows and trade-show uses supported by the stadium, hospitality spaces and surrounding parking areas.

The resulting pattern is not uniform daily stadium traffic; instead, it combines a dependable residential and employment base with recurring periods of concentrated visitation. That distinction is important when evaluating restaurant, hospitality, entertainment and service-oriented development near the ballpark.

Multifamily Development in the Immediate Area

Ballpark Village is also emerging as a significant residential district. Identified projects in and around the immediate Ballpark Village area represent nearly 2,000 existing, leasing or planned rental homes. This does not include planned Single Family Developments, which will bring the total up to close to 5,000 at full Ballpark Village buildout.

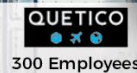
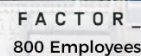
CORPORATE NEIGHBORS



DAYTIME EMPLOYMENT WITHIN 1/4 MILE!

UPS	320 Employees
Amazon	2,992 Employees
Chewy	819 Employees
Factor_	800 Employees
Quetico	300 Employees
Flite	600 Employees
Phoenix Goodyear Airport	711 Employees
Cornell	270 Employees
TOTAL	6,812 Employees

**SUBJECT
PROPERTY**
1128
S Litchfield Rd
Goodyear, AZ



W Yuma Rd



AREA MAP



Palm Valley Pavilions West

ULTA BEAUTY ROSS DRESS FOR LESS BEST BUY Bath & Body Works

Total Wine & More carter's Wendy's BARNES & NOBLE Freddy's five BELOW FAMOUS footwear chili's CYCLE GEAR Denny's

Goodyear Centerpointe

HOBBY LOBBY EoS FITNESS MATTRESS FIRM TEXAS 9 goodwill Red Lobster BevMo! Olive Garden

SUBJECT PROPERTY

1128
S Litchfield Rd
Goodyear, AZ

GOODYEAR BALLPARK

GYR
PHOENIX GOODYEAR AIRPORT

Estrella Pkwy

Litchfield Rd

MOUNTAIN PARK HEALTH CENTER

Palm Valley Pavilions East

Michael's FIVE GUYS PNC TARGET STARBUCKS COFFEE Cackler Barrel Cafe Rio

LOWE'S JCPenney Chick-fil-A BUFFALO WILD WINGS Jersey Mike's PANDA EXPRESS CHUCK E. CHEESE

Shops At Alameda Crossing

Burlington KOHL'S BIG 5 SPORTS AND OUTDOORS UPTOWN JUNGLE FARMERS MARKET

Palmilla Center

fray's PETSMART OfficeMax SHERWIN WILLIAMS CHASE verizon

Walmart Supercenter

FOOD CITY WHATABurger HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

Festival Fields Park, Avondale

Desert Sky Mall

Dillard's AT&T Lids foot Locker JD curacao HOT TOPIC

Coldwater Plaza

THE HOME DEPOT Sam's Club ASHLEY IHOP peten piper pizza Krispy Kreme DELTACO cricket wireless

Grand Ave



STATE ROUTE 30 (TRES RIOS FWY)



Construction is planned for FY 2046

Anticipated construction timeline:

Construction is planned for FY 2045

97th Ave to Loop 202 – starts FY 2027
Dysart Rd to 97th Ave – starts FY 2029
Estrella Pkwy to Dysart Rd – starts FY 2031
Loop 303 to Estrella Pkwy – starts FY 2033