

FOR SALE OR LEASE

13035 W RANCHO SANTA FE BLVD

*±45,000 SF Freestanding Retail
Building with immediate access to I-10*

AVONDALE, AZ 85392

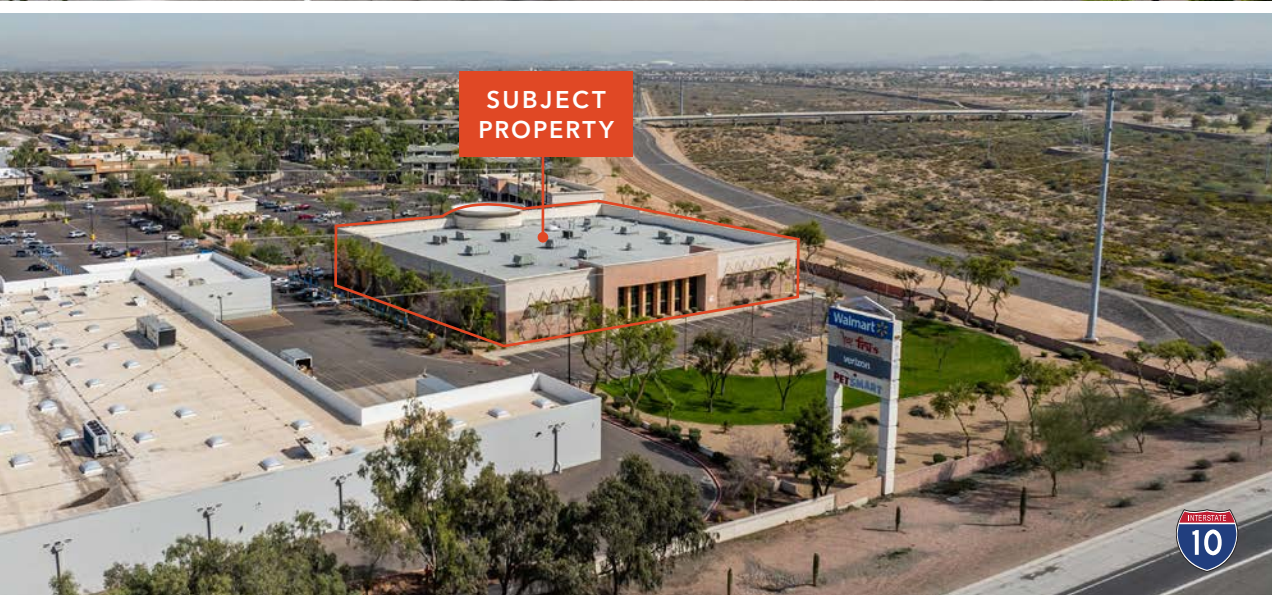
SUBJECT
PROPERTY

Walmart

W RANCHO SANTA FE BLVD

KIDDER.COM

km Kidder
Mathews



±45,000 SF freestanding retail building on ±4.84 acres

PROPERTY OVERVIEW

ADDRESS	13035 W Rancho Santa Fe Blvd Avondale, AZ 85392
PARCEL #	500-02-093
BUILDING SIZE	45,000 SF
LAND AREA	210,830 SF (4.84 Acres)
ZONING	C-C
YEAR BUILT	2006
PARKING SPACES	240

PROPERTY HIGHLIGHTS

Available on 11/1/2026

Excellent visibility directly off I-10 (±205,000 VPD)

Redevelopment friendly CC&R's / Allowable uses include: Hotel, Multifamily, Self-Storage, & Light industrial

Established cross-access and parking rights secured through existing CC&Rs

Ample parking field supporting high-traffic/heavily-parked users

13035 W RANCHO SANTA FE BLVD

HIGHLY- ACCESSIBLE LOCATION

Located at the high-traffic intersection of
Dysart Rd & I-10

Excellent I-10 visibility

Positioned within a Walmart-anchored
regional power center with multiple points
of ingress/egress

Dense surrounding residential base with
continued West Valley growth drawing from
Avondale, Goodyear, Litchfield Park, and
west Phoenix

Rare large-format retail opportunity in
Avondale's dominant retail corridor

204,158+
AVERAGE DAILY TRAFFIC
ON I-10

41,008+
AVERAGE DAILY TRAFFIC
N DYSART RD



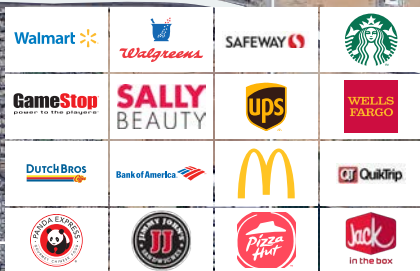
13035 W RANCHO SANTA FE BLVD



ESTRELLA MOUNTAIN
COMMUNITY COLLEGE

WEST POINT
HIGH SCHOOL

SUBJECT
PROPERTY



DATA CENTERS

AVONDALE
COMMERCE CENTER

DESERT EDGE
HIGH SCHOOL

CALYPSO AT
BALLPARK VILLAGE

GYR PHOENIX GOODYEAR AIRPORT

LA JOYA
COMMUNITY
HIGH SCHOOL

AVAILABLE FOR SALE OR LEASE

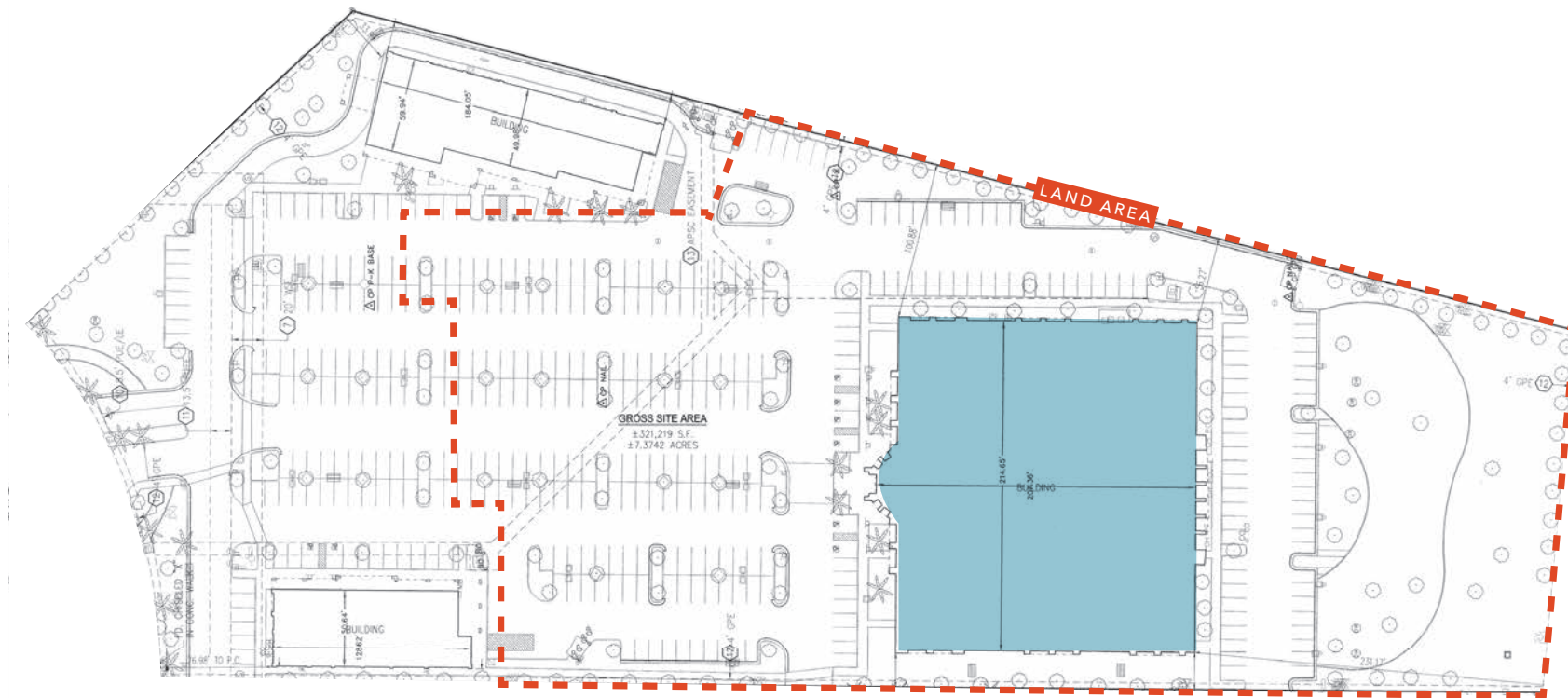


KIDDER MATHEWS

SITE PLAN

$\pm 45,000$ SF
BUILDING

± 4.84 AC
LAND AREA



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 POPULATION	8,133	106,297	247,184
DAYTIME EMPLOYMENT	7,125	54,686	115,321
TOTAL BUSINESSES	560	3,379	6,503
TOTAL EMPLOYEES	5,195	27,286	49,905

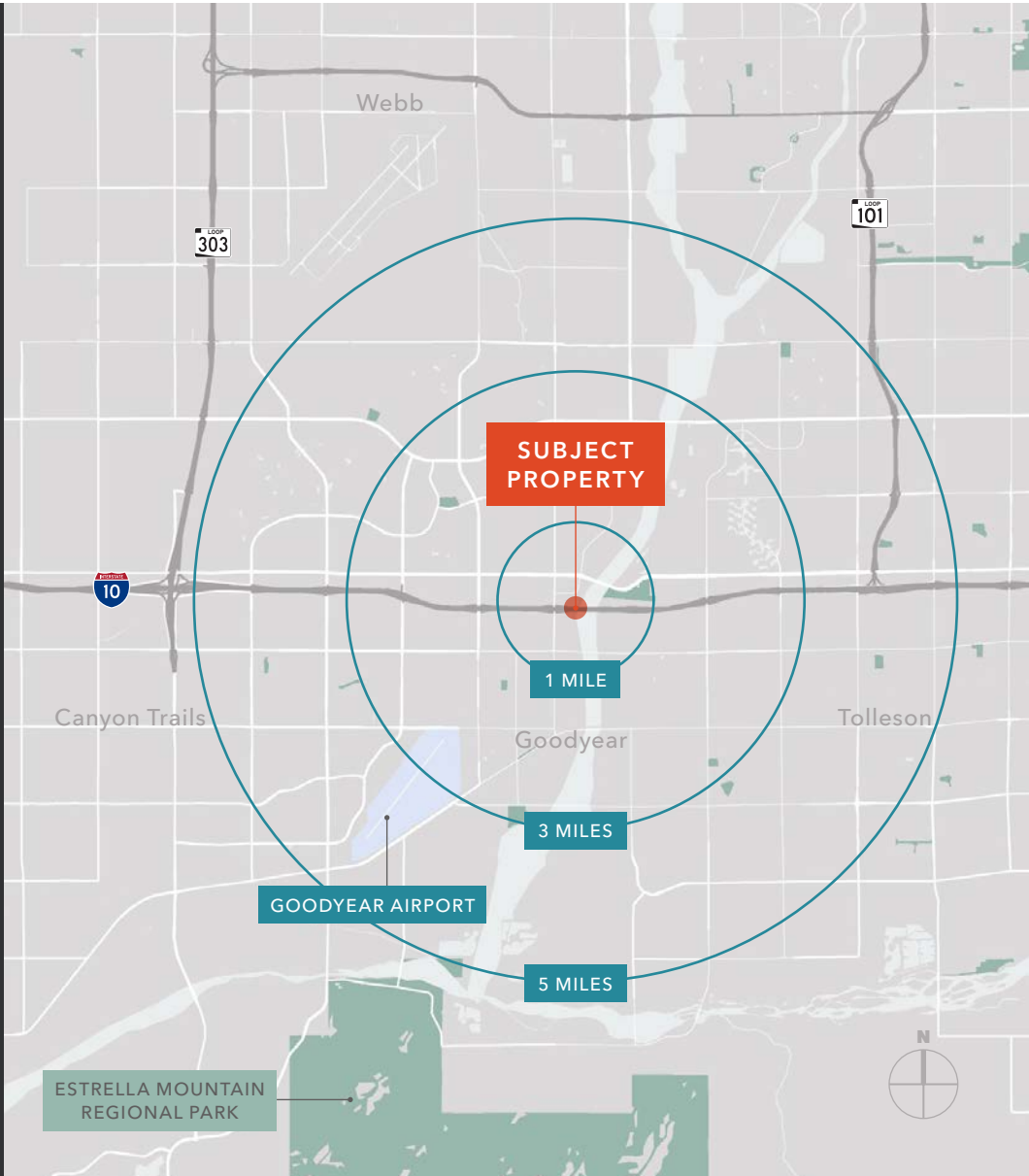
MEDIAN AGE & GENDER

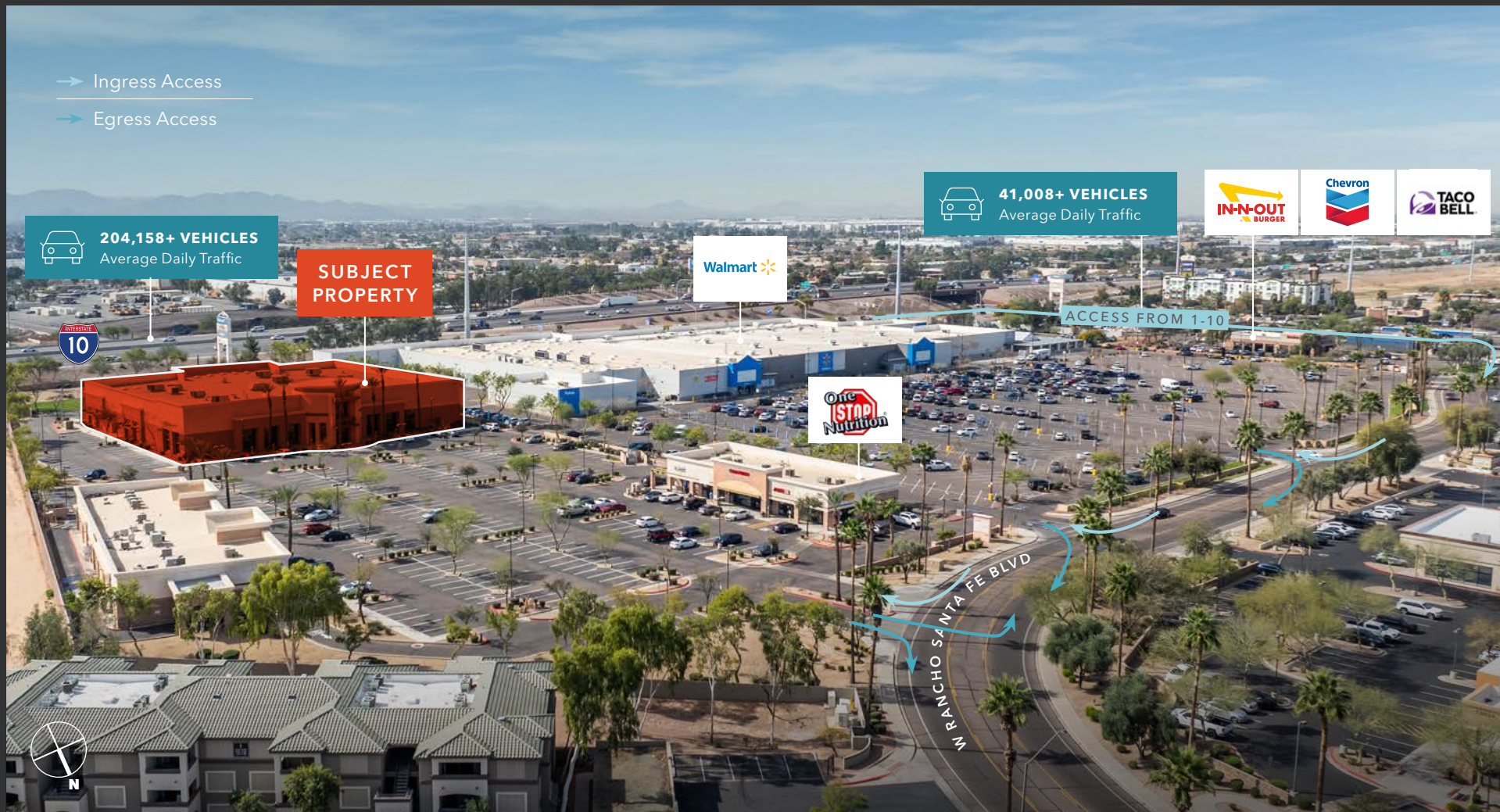
	1 Mile	3 Miles	5 Miles
MEDIAN AGE	33.1	33.2	34.1
% FEMALE	50.7%	50.7%	51.0%
% MALE	49.3%	49.3%	49.0%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 HOUSEHOLDS	2,842	35,535	82,846
AVERAGE HOUSEHOLD INCOME	\$96,001	\$111,558	\$118,867
MEDIAN HOUSEHOLD INCOME	\$79,871	\$91,757	\$97,423
2025 PER CAPITA INCOME	\$33,611	\$37,340	\$39,893

Data Source: ©2025, Costar





For more information, contact

TIM HURLEY
602.513.5168
tim.hurley@kidder.com

TRASK SWITZENBERG
602.513.5144
trask.switzenberg@kidder.com

KIDDER.COM

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