

FOR LEASE

PRIME RETAIL END CAP

10155 W. McDowell Road, Avondale, AZ 85392

SIZE:
3,000 SF

ANNUAL RENT:
\$56.00/PSF

ANNUAL EXPENSES:
\$15.48/PSF

LOCATION:

Just 15 minutes West of Phoenix at the Loop 101 
Agua Fria Freeway and Interstate 10  interchange
in Avondale, AZ - a strategic destination for retail
customers in the West Phoenix Metro area

Avondale

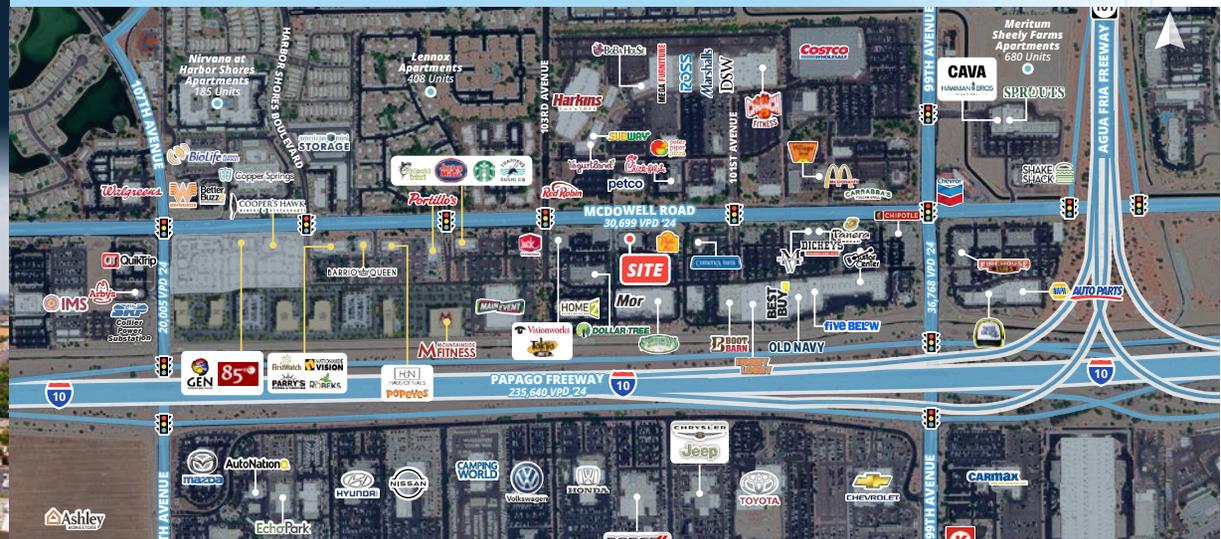
Aspiring. Achieving. Accelerating

A rapidly growing West Valley community with a thriving retail and entertainment base, including Phoenix Raceway and the revitalized Old Town district. Located just west of Phoenix, the city offers strong residential expansion, diverse housing options, and easy freeway access. With continued population and commercial growth, Avondale serves as a dynamic and attractive market for businesses, shoppers, and residents alike.



PROPERTY HIGHLIGHTS

- Adjacent to over 1 Million Square Feet of Retail, Restaurant and Entertainment
- Just East of the rapidly expanding West Valley "Healthcare Corridor" – estimated 27,080 healthcare workers
- Across from Avondale AutoMall with an estimated 1,010 employees & > 20 dealerships
- Avondale's Health-Tech Quarter is specifically leveraging a skilled labor force of over 40,900 healthcare and 11,700 technology workers in the surrounding area





Location Details

10155 W. McDowell Road, Avondale, AZ 85392

3 MILES

POPULATION
 123,081 (2025)
 133,461 (2030)

HOUSEHOLDS
 37,125 (2025)
 40,867 (2030)

INCOME
 \$85,703 - Median Household Income (2025)
 \$106,661 - Average Household Income (2025)

EMPLOYMENT & DAYTIME POPULATION
 104,103 - Total Daytime Population (2025)
 42,079 - Workers (2025)



For more information, please contact us

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REGIONAL RETAIL INTERSECTION

GATEWAY PAVILLIONS

NWC 99th Ave & McDowell Rd



NO. 1
COMMUNITY SHOPPING
CENTER IN ARIZONA



20
COMMUNITY SHOPPING
CENTER NATIONWIDE

NO. 1 STORES FOR RETAILERS IN THE STATE

Marshalls.
petco

ULTA
BEAUTY
verizon

COSTCO
WHOLESALE

IN THE TOP 20 PERCENT OF COSTCO'S
NATIONWIDE & NO. 4 IN ARIZONA



NO. 2

COSTCO GASOLINE
IN ARIZONA

CROSSROADS

SEC 99th Ave & McDowell Rd



TOP 5%
OF STRIP/CONVENIENCE
CENTERS NATIONWIDE



NO. 2
LOCATION IN THE STATE

NO. 8
LOCATION NATIONWIDE

GATEWAY CROSSING

SWC 99th Ave & McDowell Rd



TOP 15%
OF COMMUNITY SHOPPING
CENTERS IN ARIZONA



**103RD AVENUE / MCDOWELL
LOCATION DRAWS**

**Visitors from the entire
Phoenix Metro Market**

**For more
information,
please contact us**

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Primary Trade Area

Avondale, AZ



Gateway Crossing

- BEST BUY
- HOBBY LOBBY
- SPORTSMAN'S WAREHOUSE
- OLD NAVY
- DOLLAR TREE
- DAVID'S BRIDAL
- JARED
- FIREHOUSE SUBS
- MATTRESS FIRM
- ZUPAS
- Cane's
- five BELOW
- Mor
- PITA
- POTBELLY
- the Habit

Avondale Fiesta Shopping Center

- fray's
- O'Reilly AUTO PARTS
- Starbucks
- Domino's Pizza
- SUBWAY
- BURGER KING
- TACO BELL

CVS pharmacy

- planet fitness
- Jack in the box

Versante Apartment Homes

Avari Modern Apartments

Residence INN
BY MARRIOTT

- HOMewood SUITES
- Hilton Garden Inn

Calver's

- Starbucks

THE HOME DEPOT

- sam's club
- Ashley HOMESTORE

TOYOTA

- Jeep
- CHRYSLER
- RAM
- HONDA
- VW

PAPAGO FWY 200,400 VPD

W MCDOWELL RD 40,400 VPD

SITE

To be Developed

Lennox Apartments

Estrella Gateway Apartments

SmashBurger

- WaBa Grill
- CHIPOTLE MEXICAN GRILL

Bank of America

CARRABBA'S
ITALIAN GRILL

McDonald's

DISCOUNT TIRE

Village Inn

THE VITAMIN SHOPPE

Great Clips

PIER 88

jamba

crumbl

COSTCO WHOLESALE
Gas Station

COSTCO WHOLESALE

Chick-fil-A

peter piper pizza

petco

Red Robin

Yogurtland

Harkins THEATRES

COLD STONE CREAMERY

Gateway Pavilions

- Burlington
- ROSS DRESS FOR LESS
- Marshalls
- DSW
- MEGA FURNITURE
- ULTA BEAUTY
- GameStop
- verizon
- T Mobile
- SALLY.