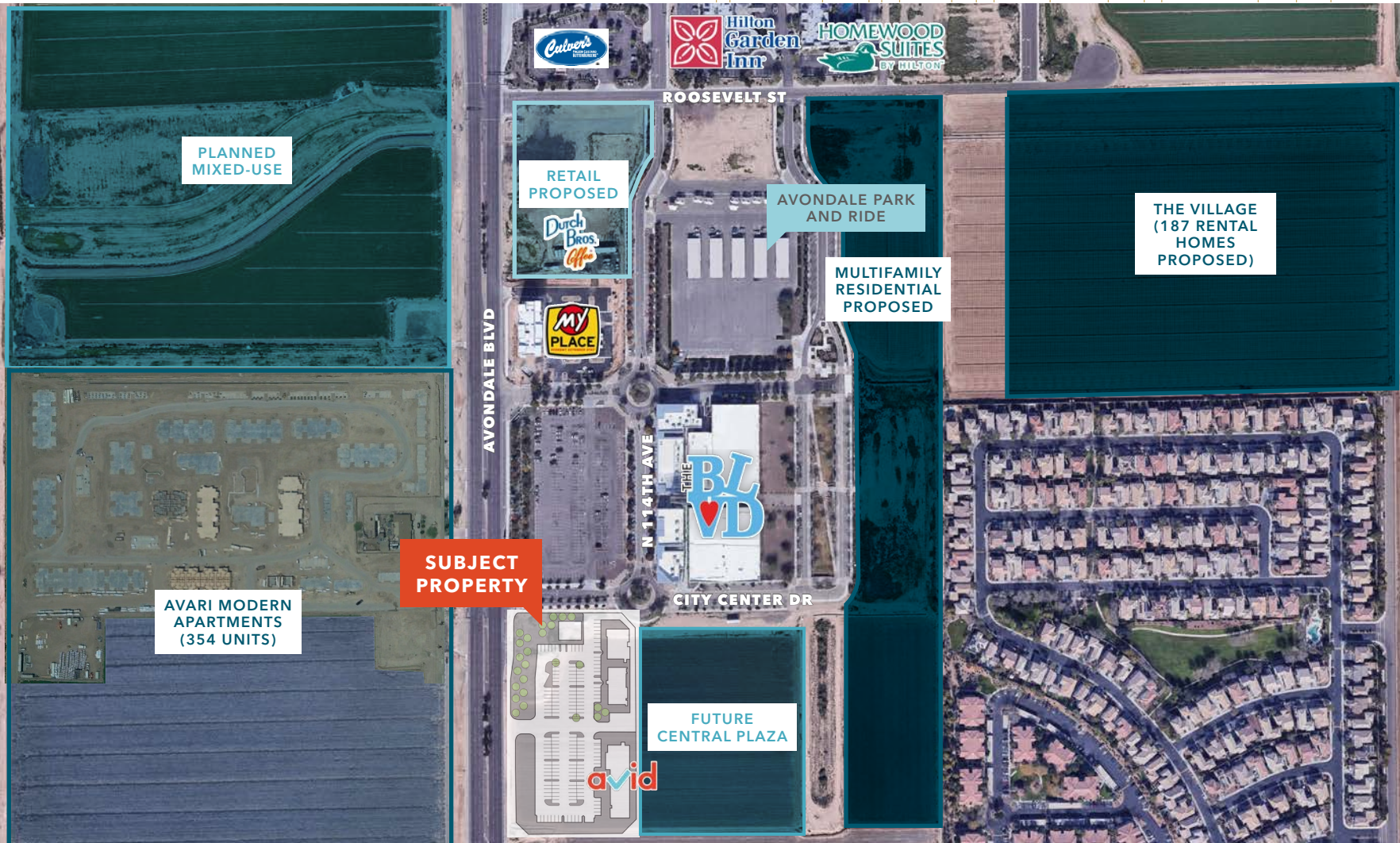




NEC Avondale & Van Buren

AVONDALE, ARIZONA | FUTURE DEVELOPMENT

FOR LEASE AVAIL Q4 '23



**Kidder
Mathews**

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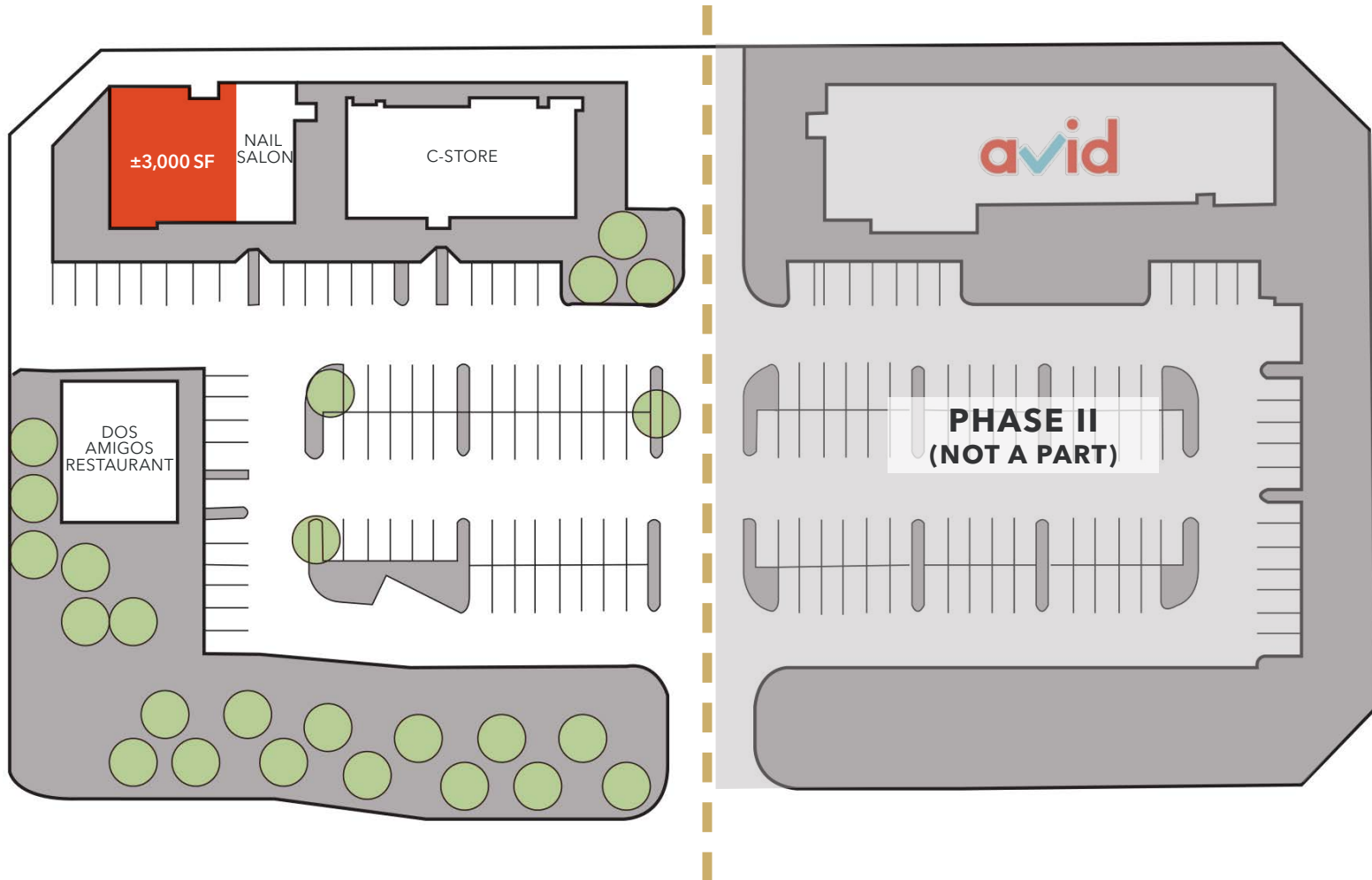
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- AVAILABLE
- LEASED



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AVONDALE, ARIZONA | FUTURE DEVELOPMENT

Avondale, Arizona

Avondale is a modern city, near the heart of the Phoenix-metropolitan area. The current population is over 81,000, and is expected to reach 105,000 by the year 2020. The anticipated build-out population is estimated to be 123,000 residents. That rapid growth makes Avondale one of the fastest-growing communities in the valley, and the nation.

LOCATION HIGHLIGHTS

Avondale's freeway development sites are premium locations in Greater Phoenix for new retail, restaurants, hotels, offices and business parks

Home to the new Phoenix Children's Hospital, Phoenix International Raceway (PIR), and Gangplank, a collaborative workspace for innovation and creativity

The City of Avondale has over 5,900 SF of restaurant and 10,900 SF of retail/office space available for lease in the BLVD.

Leading educational institutions including, Estrella Mountain Community College, Universal Technical Institute (UTI), Rio Salado, and more

Focus on healthcare and healthcare technology; advanced manufacturing; advanced business services; amateur sports recreation and tourism; retail; and higher education/lifelong learning

MAJOR BUSINESSES WITHIN 3 MILES:



**WEST POINT
HIGH SCHOOL**
±2,400 EMPLOYEES



**CITY OF AVONDALE CIVIC
CENTER COMPLEX**
±600 EMPLOYEES



**AVONDALE
COMMERCE CENTER**
±1,200 EMPLOYEES



**AVONDALE
AUTO MALL**
±1,200 EMPLOYEES



**UNIVERSAL
TECHNICAL INSTITUTE**
±1,800 EMPLOYEES

DEMOGRAPHICS

Avondale boasts a young affluent 1st generation labor force. These employees are the living embodiment of the Avondale brand, Achieving, Aspiring and Accelerating.



MEDIAN AGE
30



**AVERAGE HOUSEHOLD
INCOME**
\$78,397



**AVERAGE HOUSEHOLD
SIZE**
3



MEDIAN HOME VALUE
\$242,463

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AMENITIES MAP | FUTURE DEVELOPMENT



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