

SEC Avondale Boulevard & I-10

1035 N Avondale Boulevard
Avondale, AZ 85323

± 4,872 SF Former Ruby Tuesday
for Lease, GL, BTS or RBTS



PROPERTY HIGHLIGHTS:

- ± 4,872 SF Former Ruby Tuesday Restaurant on 30,696 SF parcel for Lease, GL, BTS or RBTS
- Prominent Freeway Visibility and Signage!
- Approximately 120 feet of frontage along N Avondale Boulevard
- Join Starbucks, Culvers, Dutch Bros and more!
- BLVD District - downtown Avondale Live/Work/Play corridor!
- Over 34,600 VPD on Avondale Blvd & 205,700 on I-10 (Papago Freeway)

AUSTIN PAYNE
Direct: 480.322.4264
austin.payne@dpcrc.com

MARTI WEINSTEIN
Direct: 224.612.2332
marti@dpcrc.com

D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

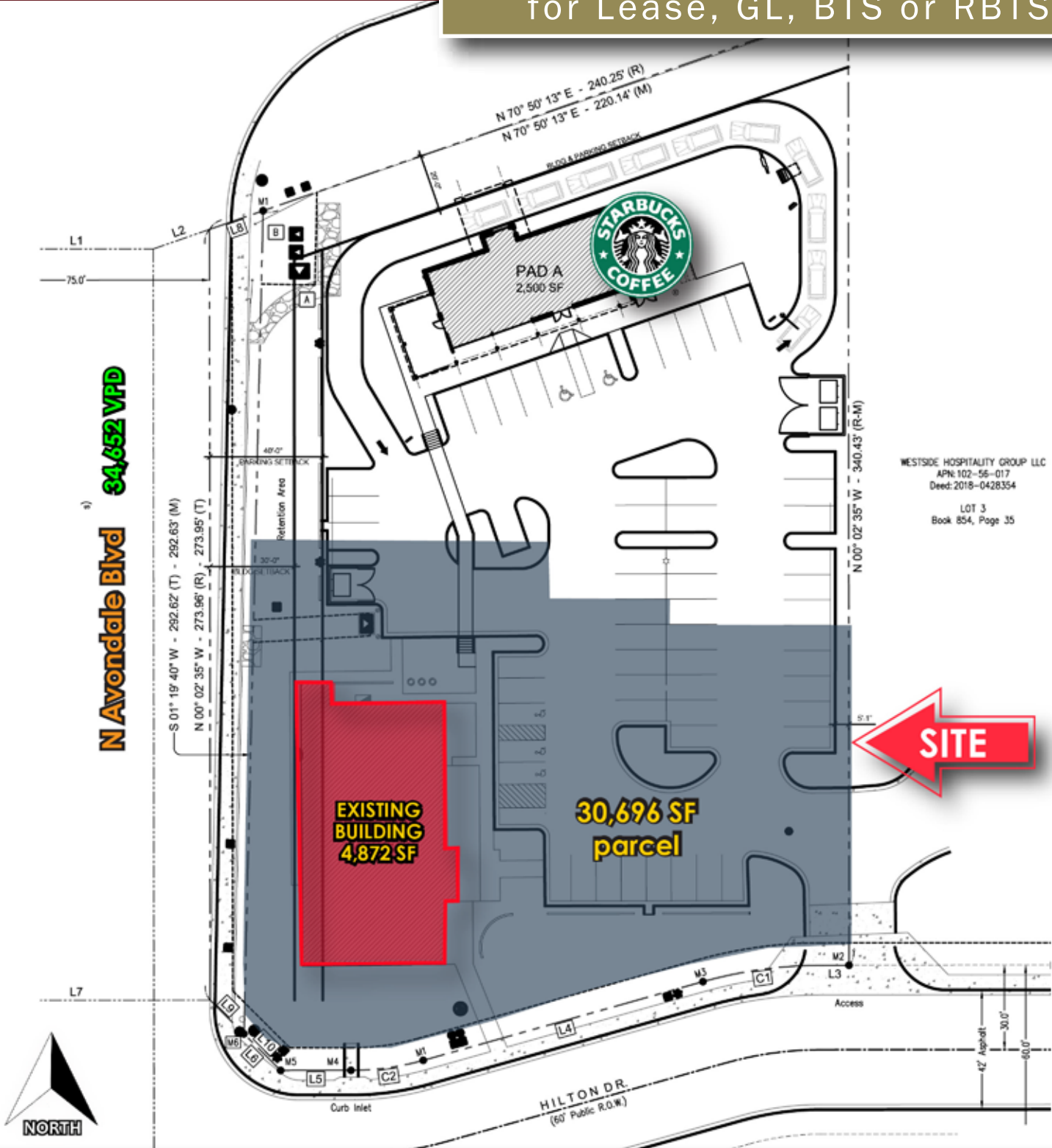
7500 E McDonald Dr, Suite 100A
Scottsdale, AZ 85250
(480) 947-8800
www.dpcrc.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

SEC Avondale Boulevard & I-10

1035 N Avondale Boulevard
Avondale, AZ 85323

± 4,872 SF Former Ruby Tuesday
for Lease, GL, BTS or RBTS



WESTSIDE HOSPITALITY GROUP LLC
APN: 102-56-017
Deed: 2018-0428354
LOT 3
Book 854, Page 35

AUSTIN PAYNE
Direct: 480.322.4264
austin.payne@dpcrc.com

MARTI WEINSTEIN
Direct: 224.612.2332
marti@dpcrc.com



7500 E McDonald Dr, Suite 100A
Scottsdale, AZ 85250
(480) 947-8800
www.dpcrc.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

SEC Avondale Boulevard & I-10

1035 N Avondale Boulevard
Avondale, AZ 85323

± 4,872 SF Former Ruby Tuesday
for Lease, GL, BTS or RBTS



SITE

Avari Apartments
(354 units)
Under
Construction

**The Village at
The BLVD**
(187 detached,
1-story rental units)
Coming Soon

Click here for more
details about

**THE
BLVD**

W Van Buren St

Avondale Blvd



AUSTIN PAYNE
Direct: 480.322.4264
austin.payne@dpcrc.com

MARTI WEINSTEIN
Direct: 224.612.2332
marti@dpcrc.com

D **DIVERSIFIED
PARTNERS**
Nationwide Real Estate Services

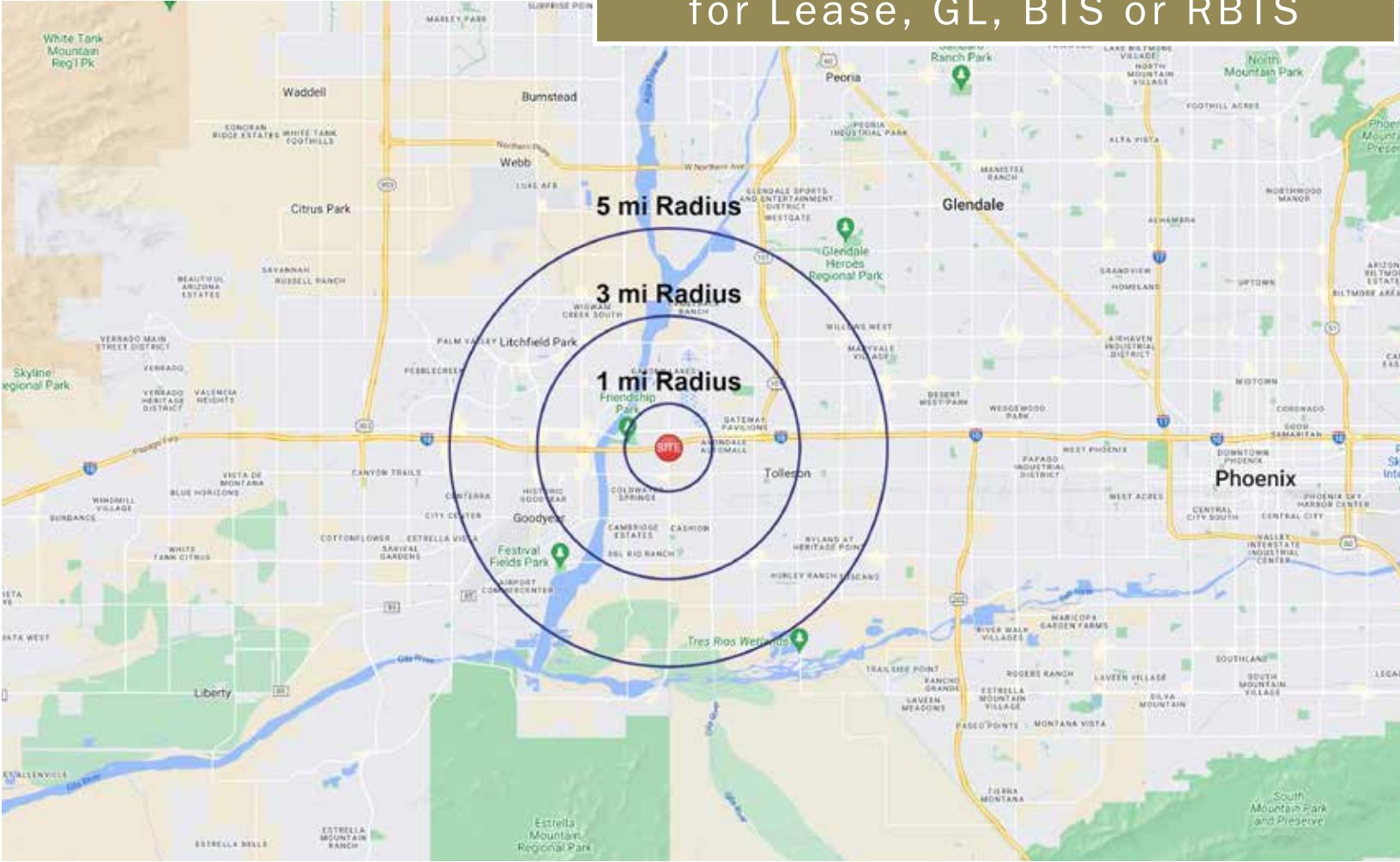
7500 E McDonald Dr, Suite 100A
Scottsdale, AZ 85250
(480) 947-8800
www.dpcrc.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

SEC Avondale Boulevard & I-10

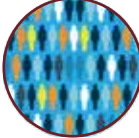





1035 N Avondale Boulevard
Avondale, AZ 85323

± 4,872 SF Former Ruby Tuesday
for Lease, GL, BTS or RBTS



Demographics 2024

Source: SitesUSA

 POPULATION	1 MILE	9,089	 HOUSEHOLDS	1 MILE	3,174	 AVG. HH INCOME	1 MILE	\$103,859
	3 MILES	105,091		3 MILES	33,011		3 MILES	\$105,625
	5 MILES	252,799		5 MILES	78,028		5 MILES	\$111,647
 MEDIAN AGE	1 MILE	29.9	 DAYTIME POPULATION	1 MILE	3,362	 TRAFFIC COUNTS	I-10 (PAPAGO FWY) 217,169	
	3 MILES	31.2		3 MILES	49,928		AVONDALE BLVD 45,003	
	5 MILES	31.1		5 MILES	115,443		Vehicles Per Day	

AUSTIN PAYNE
Direct: 480.322.4264
austin.payne@dpcrc.com

MARTI WEINSTEIN
Direct: 224.612.2332
marti@dpcrc.com

DIVERSIFIED PARTNERS
Nationwide Real Estate Services

7500 E McDonald Dr, Suite 100A
Scottsdale, AZ 85250
(480) 947-8800
www.dpcrc.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.