



WESTERN  
RETAIL ADVISORS

EL MIRAGE RD

LEASE/BTS/SALE

VALLEY GOLF  
CENTER

INDIAN SCHOOL RD



RIO BONITA

SUBJECT  
PROPERTY

LAND FOR LEASE / BTS / SALE

# NEC INDIAN SCHOOL RD & EL MIRAGE RD

12290 West Indian School Road Avondale, AZ 85392

ARIZONA SELF  
STORAGE & RV

FOR SALE

DARRELL DESHAW

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[ddeshaw@w-retail.com](mailto:ddeshaw@w-retail.com)

WESTERN RETAIL ADVISORS

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Phoenix, AZ 85016

602.778.3747 | [w-retail.com](http://w-retail.com)

# 12290 WEST INDIAN SCHOOL ROAD

Avondale, AZ 85392



## LOCATION DESCRIPTION

Avondale is well-connected to the rest of the Phoenix metropolitan area through major transportation routes, including Interstate 10. The city's proximity to the freeway makes it accessible for commuters and businesses.

Avondale has seen residential and commercial growth, with new housing developments and shopping centers being established. The city has also attracted businesses and industries, contributing to its economic vitality.

Avondale continues to experience growth and development, with city officials focusing on infrastructure improvements, community engagement, and enhancing the overall quality of life for residents.

## AREA CO-TENANTS

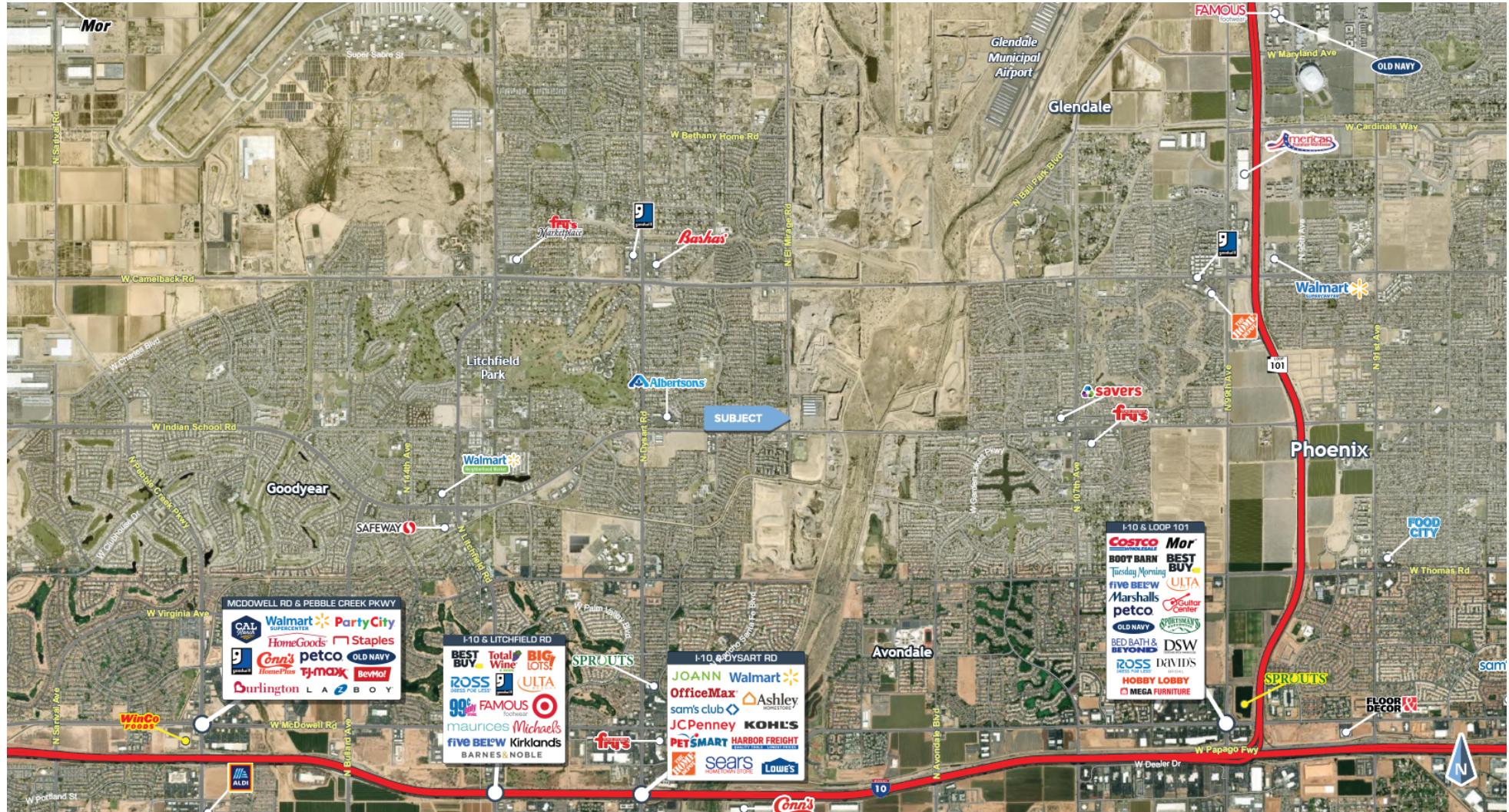


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## LAND FOR LEASE

## 12290 WEST INDIAN SCHOOL ROAD

Avondale, AZ 85392



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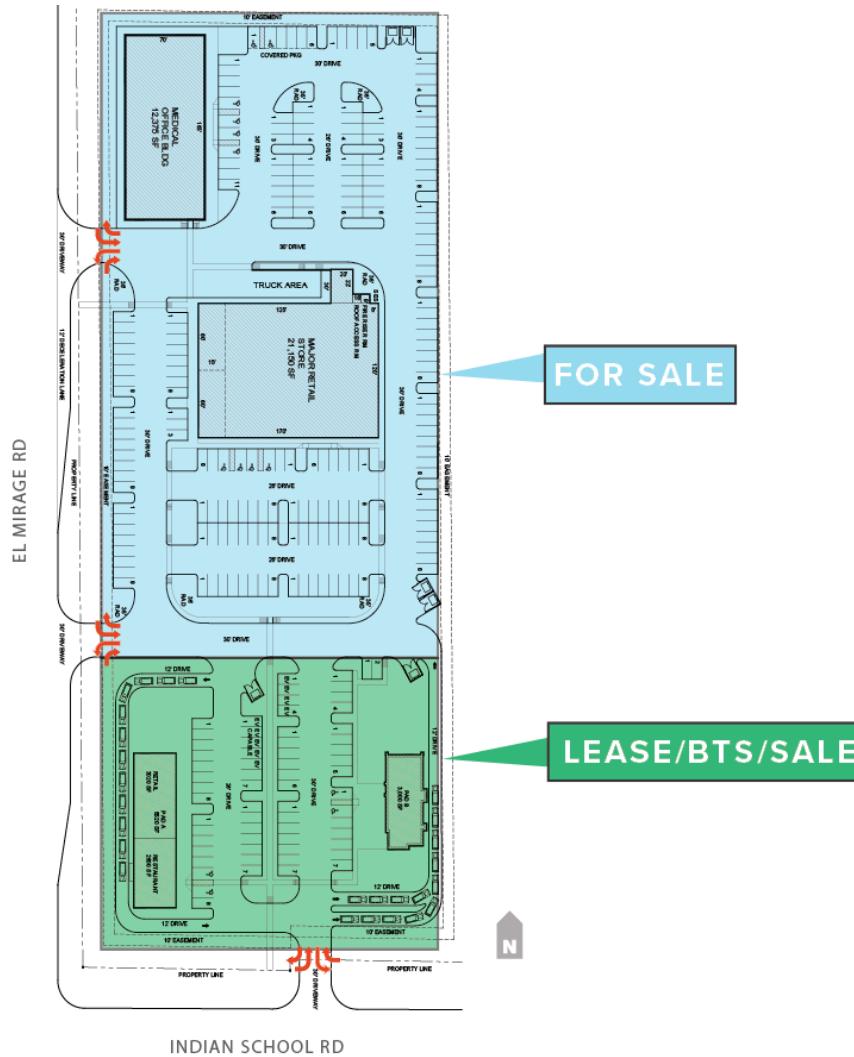


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POPULATION			HOUSEHOLD INCOME			DAYTIME WORKFORCE				
	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	
Area Total	11,312	95,892	239,518	Median	\$88,952	\$87,730	\$81,376	148	1,790	4,407
Median Age	32.2	33.8	32.8	Average	\$111,378	\$112,174	\$106,769	1,321	20,654	67,737
							Daytime Population	6,327	68,174	193,301

EDUCATION			EMPLOYMENT			HOUSEHOLD STATISTICS					
	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES		
Percentage with Degrees	44.95%	42.14%	38.18%	White Collar Occupation	68.4%	63.3%	58.2%	3,930	31,375	76,935	
				Services	15.5%	15.4%	16.0%				
				Blue Collar	16.2%	21.3%	25.8%	Median Home Value	\$331,442	\$357,840	\$350,683

\* 2023 Demographic data derived from ESRI

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