

FOR LEASE

PRIME RESTAURANT SPACE



10155 W. McDowell Road, Avondale, AZ 85392

SIZE:
2,860 SF

ANNUAL RENT:
\$56.00/PSF

ANNUAL EXPENSES:
\$17.12/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

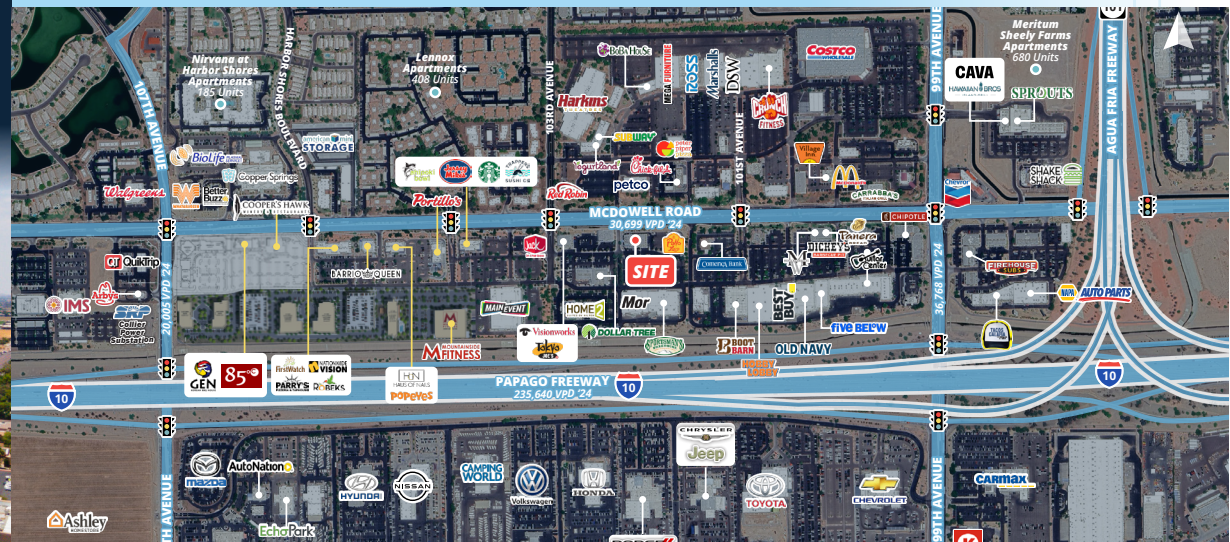
Aspiring. Achieving. Accelerating.

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



SITE

McDowell Rd

AVAILABLE

The Habit
BURGER GRILL

SUITE
C-100
2,800 S.F.

SUITE
C-103
2,860 S.F.

sleep number
SUITE
C-106
3,000 S.F.

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,
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