

**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 <sup>LOOP 101</sup> and Agua Fria Freeway and Interstate 10 <sup>10</sup> interchange in Avondale, AZ - a strategic destination for retail customers in the West Phoenix Metro area

# Avondale

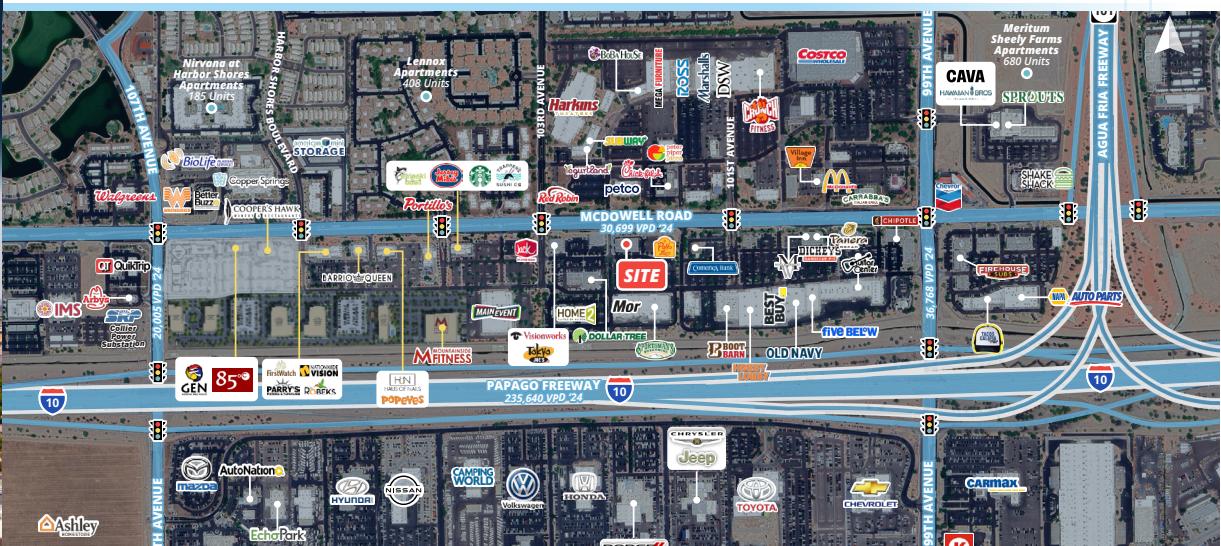
Aspiring. Achieving. Accelerating.

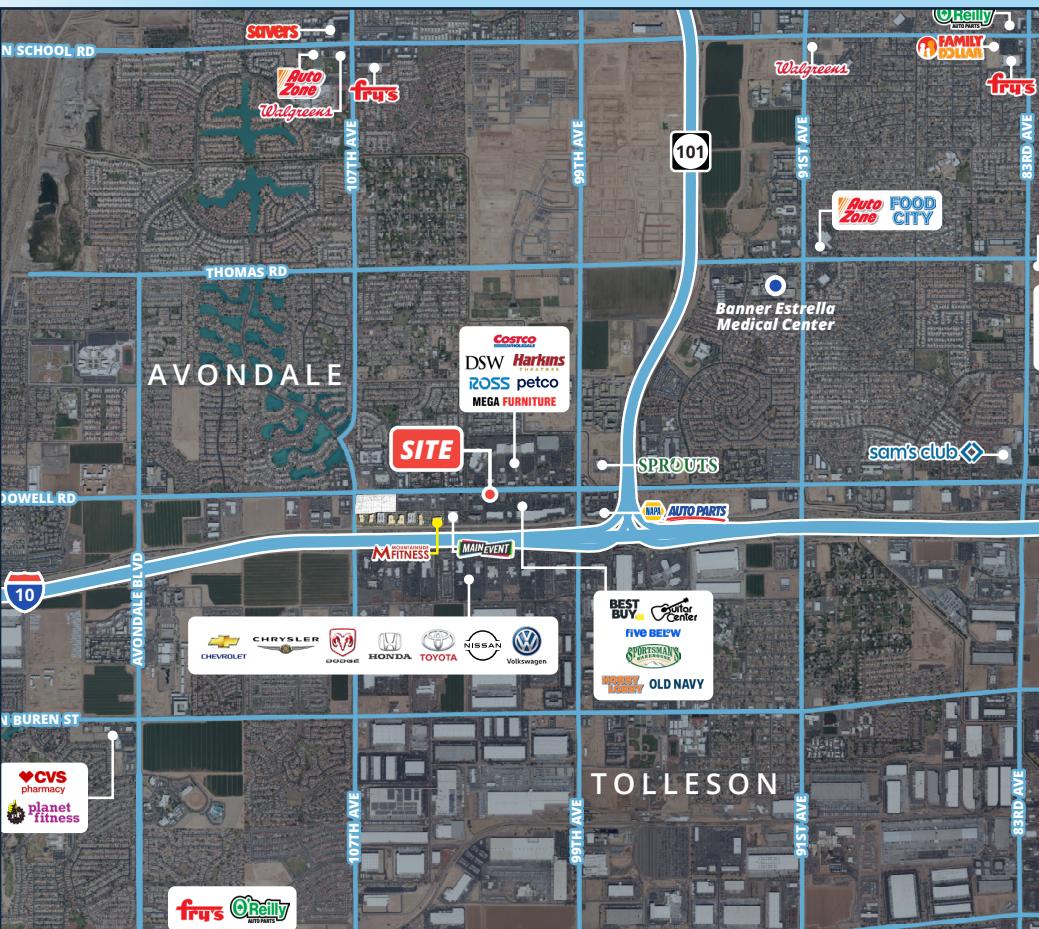
A rapidly growing West Valley community with a thriving retail and entertainment base, including Phoenix Raceway and the revitalized Old Town district. Located just west of Phoenix, the city offers strong residential expansion, diverse housing options, and easy freeway access. With continued population 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
- Across from Avondale AutoMall with an estimated 1,010 employees & > 20 dealerships
- Just East of the rapidly expanding West Valley "Healthcare Corridor" – estimated 27,080 healthcare workers
- 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

**BRAD BALBO**  
(D) 602.682.6016  
(M) 602.908.6322  
brad.balbo@srsre.com

**MATTHEW MURRAY**  
(D) 602.682.6010  
(M) 214.883.0468  
matthew.murray@srsre.com

