

SWC - Dysart Road & Van Buren Street
1450 North Dysart Road | Avondale, Arizona

AVONDALE PLAZA

- ▷ Located Just South of Interstate 10
- ▷ Excellent Visibility Along Dysart Rd
- ▷ Average Household Income of \$79,820 Within 3 Miles of Center
- ▷ Busy Grocery Anchored Center with Strong National Retail Presence



PROPERTY DETAILS

AVAILABLE SF	900 SF
LEASE RATE	NEGOTIABLE
PROJECT SIZE	145,800 SF
YEAR BUILT	1987
ZONING	C-2
TRAFFIC COUNT	42,000+ VPD

FOR MORE INFORMATION PLEASE CONTACT:

JENNIFER EGGERT

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ORION
INVESTMENT REAL ESTATE

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JOIN:



DYSART RD - 27,175 VPD

VAN BUREN ST - 17,452 VPD

SUITE	TENANT	SF	SUITE	TENANT	SF
A15	JACKSON HEWITT	1,080	A1	CHECK INTO CASH	1,160
A14	SMOKE SHOP	980	SUB-ANCHOR	HARBOR FREIGHT TOOLS	13,000
A13	EYEBROW THREADING	900	ANCHOR	FOOD CITY SUPERMARKET	42,452
A12	CLASSY NAILS & HAIR	900	B2	TIO RICO TITLE SERVICES	2,240
A11/10	PIZZA HUT	1,800	B1	LAW OFFICES	1,120
A9	FREEWAY INSURANCE	960	SUB-ANCHOR	ST. VINCENT DE PAUL	14,000
A7-8	SOMOS DENTAL	3,008	PAD A	FILBERTO'S MEXICAN FOOD	
A5-6	HI FASHION	980	PAD B	PIZZA PATRON	
A4	ON TARGET STAFFING	900	PAD C	AALL INSURANCE	
A3	FORMER INSURANCE OFFICE AVAILABLE JAN. 1ST	900	PAD D	NAILS	
A2	CELULARES	900			



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AREA CO-TENANTS

INTERSTATE 10



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PROPERTY DEMOGRAPHICS

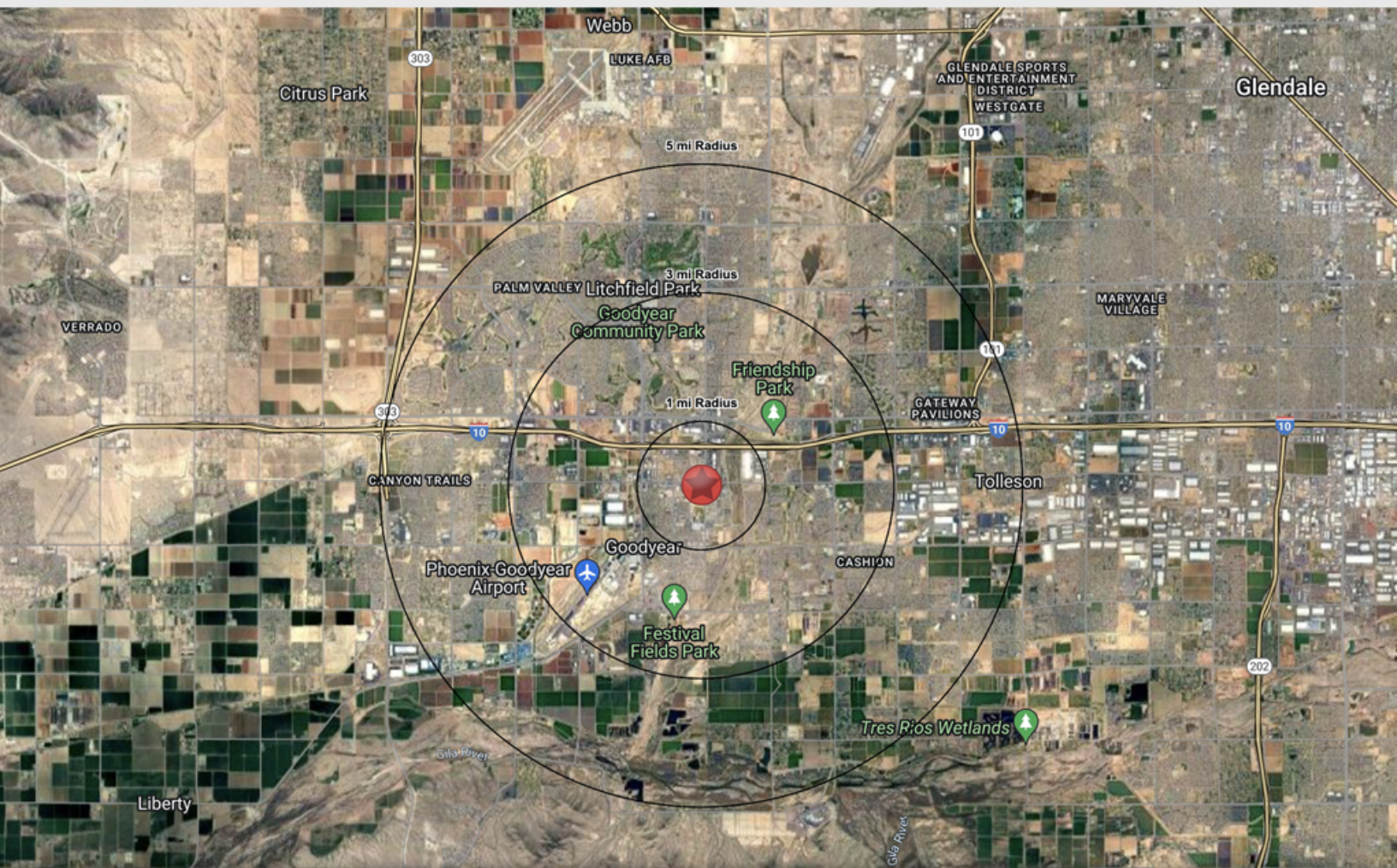
AVONDALE PLAZA

TRAFFIC COUNTS

DYSART ROAD 25,175 | VPD
 VAN BUREN STREET 17,452 | VPD

2022 SUMMARY (SOURCE: SITES USA)

	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	20,283	116,031	261,757
POPULATION	11,552	88,697	210,086
AVERAGE HH SIZE	3.1	3.2	3.1
AVERAGE HH INCOME	\$51,700	\$79,820	\$87,099
MEDIAN AGE	30.2	31.2	32.6



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