

Avondale Commons

LIFESTYLE
CAMPUS

NWC AVONDALE BLVD & MCDOWELL RD



FOR SALE / LEASE – MEDICAL / PROFESSIONAL OFFICE SPACE

CBRE



THE IDEAL LOCATION TO SERVE THE GROWING AVONDALE COMMUNITY

Property Overview

Under Construction
Delivering amazing
space Q3 2025!

Avondale Commons is a well-designed mix of commercial and residential spaces, catering to various needs and creating a vibrant live-work-play environment. It offers a combination of retail, office, and residential units within the same development.

Property Highlights include:

PRIME LOCATION

The project is situated in a highly desirable location in Avondale, AZ, offering excellent visibility and easy accessibility. It benefits from being in a growing area with a strong residential and commercial presence.

OFFICE SPACES

The project offers modern and flexible medical/professional office spaces, catering to businesses of different sizes and industries. These spaces are designed to provide a productive and collaborative work environment, with amenities and infrastructure to support business operations.

AMENITIES AND SERVICES

The project is designed with a focus on enhancing the overall quality of life for residents and visitors. It may feature landscaped areas, pedestrian-friendly walkways, recreational facilities, dining options, and other amenities to create an engaging and enjoyable experience.

SUSTAINABILITY AND GREEN SPACES

The development incorporates sustainable design principles, such as energy efficient systems, water conservation measures, and the integration of green spaces. It aims to create a sustainable and environmentally friendly environment for occupants and the community.

GROWTH POTENTIAL

Avondale, Arizona is experiencing significant growth, and the mixed-use commercial project is poised to benefit from this upward trend.



GENEROUS TIS

Available



MONUMENT SIGN

Illuminated LED display



PARKING

COVERED, RESERVED;
5.0/1,000 SF ratio

Site Details

Impressive balance of open green space to meet personal and business needs

SALE

SALE RATE

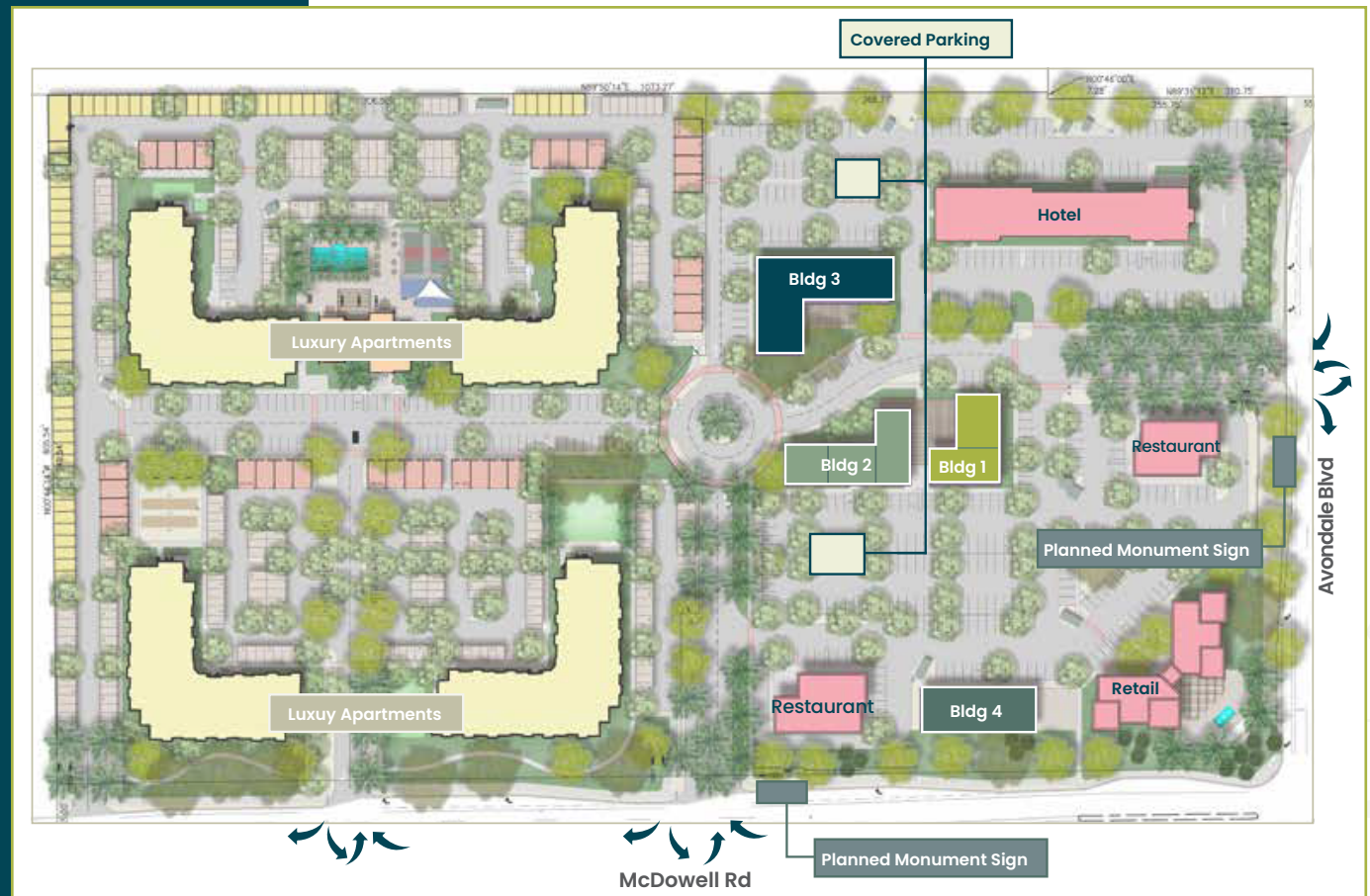
\$430/SF

LEASE

LEASE RATE

\$32/SF NNN

Bldg #	Suite	SF (±)
1	100	3,000 SF
1	110	3,000 SF
2	200	2,550 SF
2	210	2,550 SF
2	220	2,550 SF
3	1st Floor	10,000 SF
3	2nd Floor	10,000 SF
4	100	6,000 SF



Location

Located in one of the fastest growing areas in the Valley.



101

GLENDALE

Proposed Mountainside Fitness

Copper Springs
Therapies, Therapy, LLC

AVONDALE COMMONS

Banner Health.

Abrazo Spine Institute
Abrazo Medical Group

Industrial Warehouse Under Construction

AVONDALE

Ashton Pointe
Luxury Apartments

PAPAGO FWY



Proposed Retail /
Restaurants

Proposed Hotel
(AVID)

Proposed Retail /
Rehab Center /Hotel

AKOS Medical
Campus Phase 2

GOODYEAR

GATEWAY CROSSING

✈ Phoenix/Goodyear



Avondale Highlights

Choice Location For Healthcare Opportunities

Avondale is a vibrant city offering something for everyone. It is nestled at the base of scenic Estrella mountains, southwest of Phoenix-Glendale metro area, Avondale is just a 15-minute drive from Downtown Phoenix and a stone's throw from the major-league sports teams in Glendale.

Avondale prides itself in:

- family-oriented neighborhoods
- attractive open spaces
- recreational amenities
- continually striving to attract quality business and employers to the area

Avondale offers a welcoming, safe environment to all those who choose to live, work, invest and do business here.



Area Demographics



POPULATION

1-mile radius: 12,078
3-mile radius: 111,594

source: ESRI



TRAFFIC COUNTS

±45,205 vpd
AVONDALE & MCDOWELL



MEDIAN AGE

1-mile radius: 31.0
3-mile radius: 31.4

Avondale Health Corridor

The Avondale Healthcare Corridor is a growing center for specialty healthcare and technology organizations in the Greater Phoenix region.

AKOS Telemedicine, Copper Springs Hospital, Phoenix Children's Southwest Specialty and Urgent Care Center, the Arizona Center for Cancer Care, Integrated Medical Services, and many others have recently made significant investment in Avondale's Health-Tech Corridor.

Due to the community's geographic advantage, companies that locate in Avondale enjoy a skilled labor force of over ±40,900 healthcare and ±11,700 technology workers, within a 25-minute commute.

SIGNIFICANT HEALTHCARE OPERATIONS

- Abrazo West Valley Hospital
- Banner Estrella Medical Center
- Cancer Treatment Centers of America
- St. Joseph's Westgate Medical Center
- Phoenix Children's Hospital
- Canyon Orthopedics

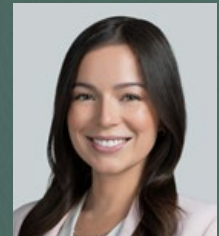
RECENT RELOCATIONS AND EXPANSIONS

- AKOS Medical Campus
- Arizona Center for Cancer Care
- Bio Life
- Bridgewater Assisted Living
- Copper Springs Hospital
- IORA Health by Humana
- Legacy House of Arizona

CONTACT US:



PHILIP WURTH, CCIM
+1 602 369 9261
philip.wurth@cbre.com



NIKKI TATE
+1 602 513 6443
nikki.tate@cbre.com

CBRE



40,900
HEALTHCARE
WORKERS



106,400
BUSINESS SERVICES
WORKERS



61,200
MANUFACTURING
& LOGISTICS WORKERS



13,806
INFORMATION
TECHNOLOGY WORKERS



31.0
MEDIAN
AGE



\$84,320
MEDIAN HH
INCOME



\$373,985
AVERAGE
HOME VALUE