

**FOR LEASE**

# PRIME RESTAURANT SPACE



10155 W. McDowell Road, Avondale, AZ 85392

**SIZE:**  
2,860 SF

**ANNUAL RENT:**  
\$56.00/PSF

**ANNUAL EXPENSES:**  
\$15.48/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

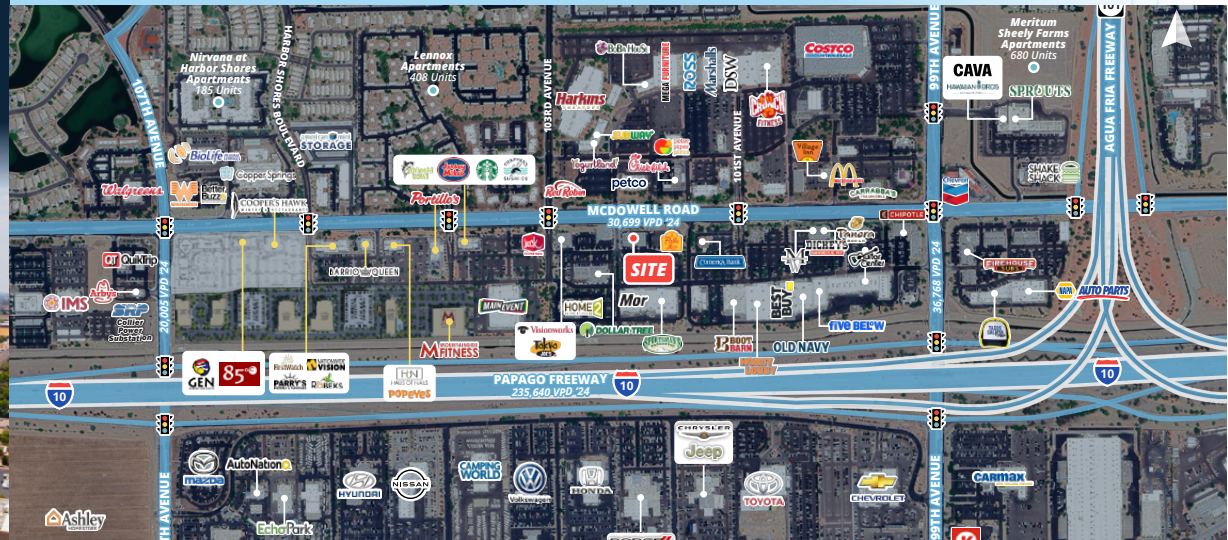
Aspiring. Achieving. Accelerating.

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





# 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

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## REGIONAL RETAIL INTERSECTION

### GATEWAY PAVILIONS

NWC 99th Ave & McDowell Rd

**1** **NO. 1**  
COMMUNITY SHOPPING  
CENTER IN ARIZONA

**1** **# 20**  
COMMUNITY SHOPPING  
CENTER NATIONWIDE

NO. 1 STORES FOR RETAILERS IN THE STATE

Marshalls.  
petco

ULTA  
BEAUTY  
verizon

**COSTCO**  
WHOLESALE

IN THE TOP 20 PERCENT OF COSTCO'S  
NATIONWIDE & NO. 4 IN ARIZONA



**NO. 2**

COSTCO GASOLINE  
IN ARIZONA

### CROSSROADS

SEC 99th Ave & McDowell Rd

**TOP 5%**  
OF STRIP/CONVENIENCE  
CENTERS NATIONWIDE



**NO. 2**  
LOCATION IN THE STATE

**NO. 8**  
LOCATION NATIONWIDE

### GATEWAY CROSSING

SWC 99th Ave & McDowell Rd



**TOP 15%**

OF COMMUNITY SHOPPING  
CENTERS IN ARIZONA



**103RD AVENUE / MCDOWELL  
LOCATION DRAWS**

**Visitors from the entire  
Phoenix Metro Market**

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