



FOR LEASE | GROUND LEASE | BUILD-TO-SUIT

PARK 10

SEC **McDOWELL RD &
107TH AVE**

AVONDALE, ARIZONA

**Anchors, Shops &
Pads Available**





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SHOPS E, PAD F, and SHOPS G - NOW LEASING PLANNED FOR 2026 DELIVERY!

ABOUT THE PROPERTY

- 43 acre mixed-use site available for retail, restaurant, entertainment, hotel, medical, and office uses
- Anchored by Main Event and Mountainside Fitness
- Located just north of the I-10 Freeway; 1/4 mile from Loop 101 and I-10 interchange
- Adjacent to over 1 million square feet of existing and planned retail, restaurant, and entertainment
- Tremendous visibility to I-10 Freeway with over 230,000 VPD
- Directly across from the Avondale Automall

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Est. Population	13,309	124,206	318,510
2030 Est. Population	15,297	135,338	339,962
Average HH Income	\$108,101	\$106,980	\$108,261
Daytime Population	13,311	102,890	270,121

Year: 2025 | Source: Esri

TRAFFIC COUNTS

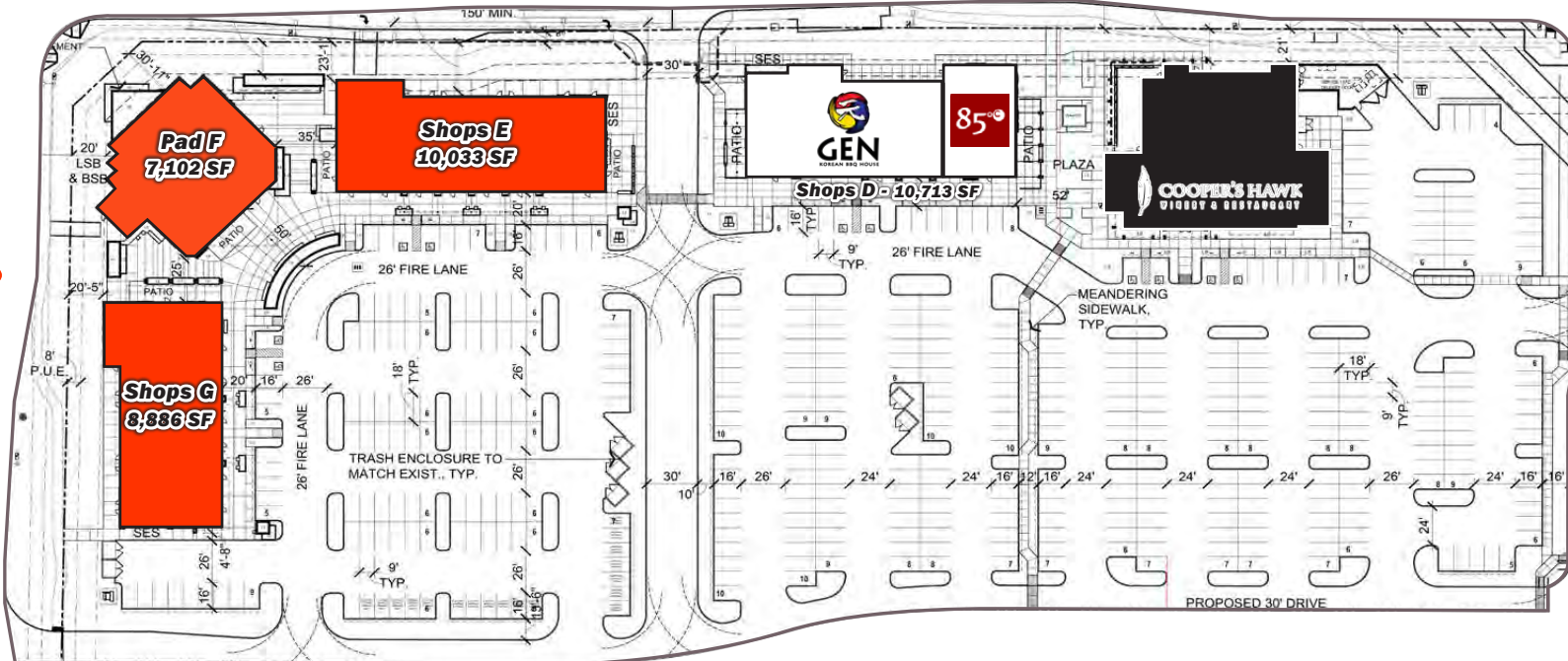
I-10 Freeway	235,640 VPD
McDowell Road	30,699 VPD
107th Avenue	20,005 VPD
103rd Avenue	3,938 VPD

Year: 2024 | Source: ADOT

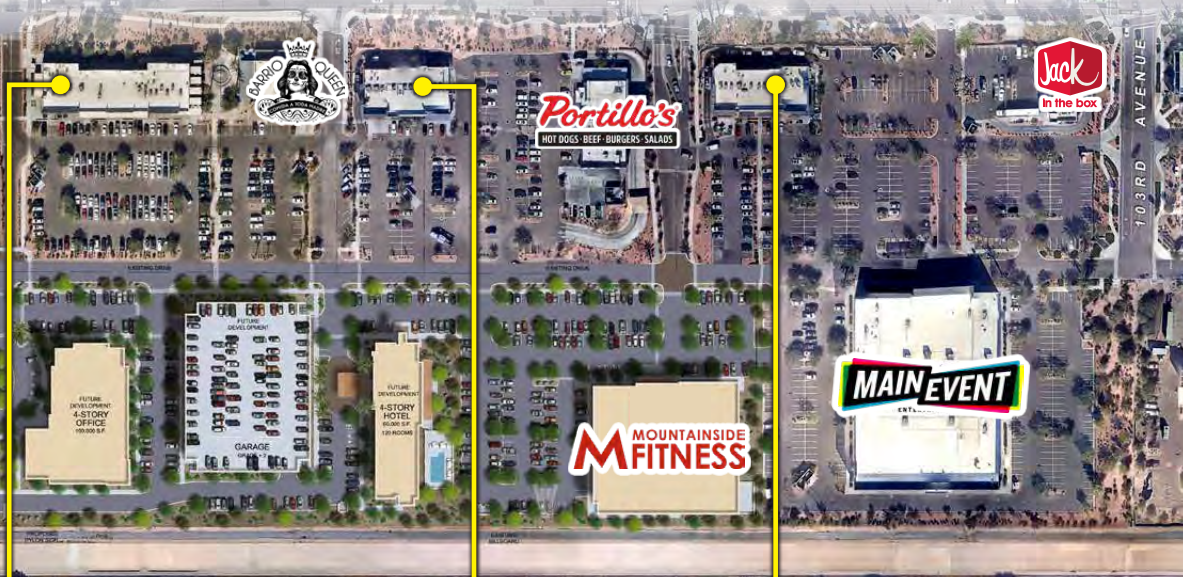
JOIN



Phase 4 Site Plan



NOW LEASING



Shops C

FirstWatch

PARRY'S
PIZZERIA & TAPIOUSE

NATIONWIDE VISION

ROBEKS

Shops B

HAUS OF NAILS

POPEYES

La Michoacana Premium

Shops A

Shi-poki bowl

Jersey Mike's

Starbucks

TRAPPERS SUSHI CO.





COOPER'S HAWK
WINERY & RESTAURANTS

85°

GEN
KOREAN BBQ HOUSE

Shops E

Pad F

OAK
STEAK
PARK 10

Shops G

MASSAGE BLAZE HUB 200
CAFE MILANO

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Phase 4 Retail Renderings





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No.	Project Name	Units
1	Cerro Vista	249
2	McDowell 117	217
3	Fuze 623 - Phase I	360
4	Fuze 623 - Phase II	321
5	Avondale Commons	484
6	V Townhomes at Encanto	98
7	Livano Avondale	316
8	Avari	354
9	Alta Avondale	360
10	Encore Avondale	300
11	The Village at the BLVD	187
12	Roosevelt Park	484
13	Nirvana at Harbor Shores	185
14	Virtua 99	250
15	Meritum Sheely Farms	678
16	Village at Paseo de Lucas	272
17	The Moderne at Roosevelt	185



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Planned Area Multifamily Developments



FOR MORE INFORMATION

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