

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



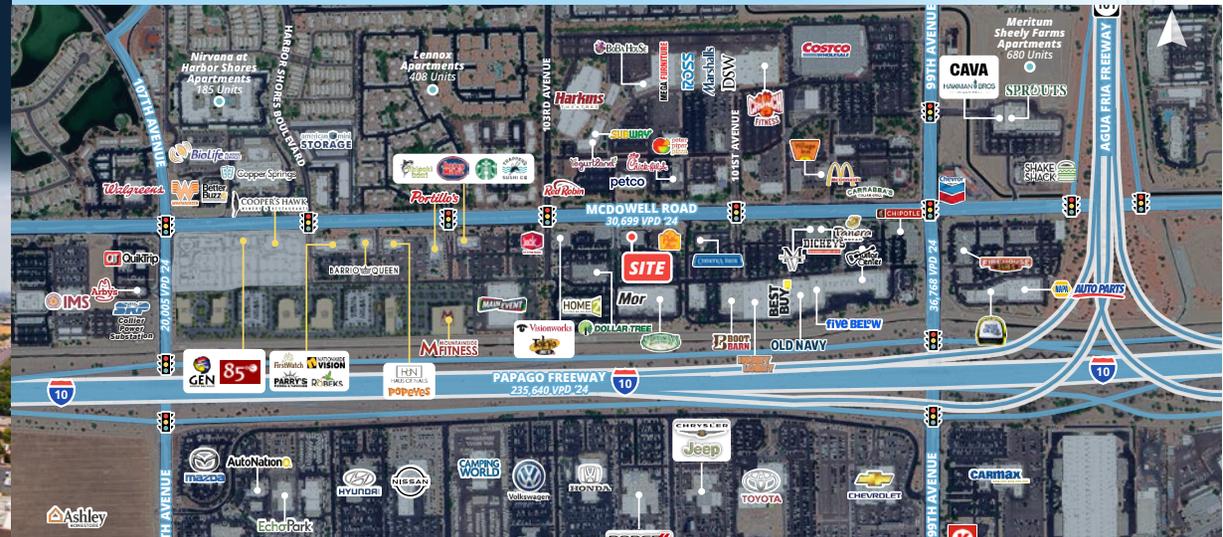
PROPERTY HIGHLIGHTS

- 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

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.





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 PAVILLIONS

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**

**For more
information,
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