

**FOR LEASE**



# RESTAURANT SPACE END CAP & PATIO

10285 W McDowell Rd A102, Avondale, AZ 85392

**SIZE:**  
2,500 SF

**ANNUAL RENT:**  
Call Broker for Pricing

**ANNUAL EXPENSES:**  
\$17.94 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

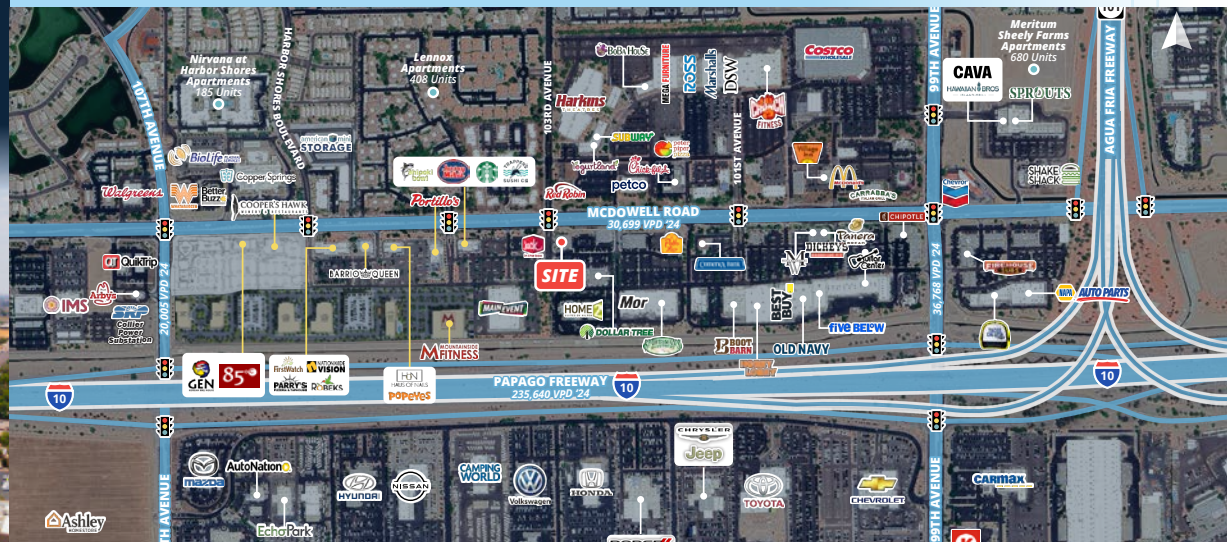
Aspiring. Achieving. Accelerating

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

- Available: Q2 2026
- Operating Tenant: DND
- Adjacent to over 1 Million Square Feet of Retail, Restaurant and Entertainment
- Across from Avondale AutoMall with an estimated 1,010 employees & > 20 dealerships
- Just East of the rapidly expanding West Valley "Healthcare Corridor" – estimated 27,080 healthcare workers
- 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





McDowell Rd

**SITE**

**AVAILABLE**

SUITE  
A-100  
2,614 S.F.

# Location Details

10285 W McDowell Rd A102, 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

**BRAD BALBO**  
(D) 602.682.6016  
(M) 602.908.6322  
brad.balbo@srsre.com





## REGIONAL RETAIL INTERSECTION

### GATEWAY PAVILLIONS

NWC 99th Ave & McDowell Rd



**NO. 1**

COMMUNITY SHOPPING  
CENTER IN ARIZONA



**# 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



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# Primary Trade Area

Avondale, AZ



**Gateway Crossing**

**BEST BUY**  
DAVID'S BRIDAL  
BOOT BARN  
The Habit

**HOBBY LOBBY**  
DOLLAR TREE  
MATTRESS FIRM  
five BELOW  
Mor

**SPORTSMAN'S WAREHOUSE**  
BLAZE PIZZA  
ZUPAS  
PITA  
POTBELLY

**OLD NAVY**  
FIREHOUSE SUBS  
Cane's  
POTBELLY

**Avondale Fiesta Shopping Center**

**fray's**  
Starbucks  
BURGER KING

**O'Reilly AUTO PARTS**  
Domino's Pizza  
SUBWAY  
TACO BELL

**CVS pharmacy**  
planet fitness  
Jack in the box

**Versante Apartment Homes**

**POPEYES**  
ROBEKS  
PARRY'S  
Portillo's  
FirstWatch

**Residence INN**  
HOMewood SUITES  
Hilton Garden Inn

**Calver's**  
Starbucks

**sam's club**  
Ashley HOMESTORE

**Arbys**  
QT

**Lennox Apartments**

**Estrella Gateway Apartments**

**Gateway Pavilions**

**Burlington**  
Marshall's  
MEGA FURNITURE  
GameStop  
verizon

**ROSS DRESS FOR LESS**  
DSW  
ULTA  
T Mobile  
SALLY.