

**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 <sup>LOOP 101</sup> 101  
Agua Fria Freeway and Interstate 10 <sup>INTERSTATE 10</sup> 10 interchange  
in Avondale, AZ - a strategic destination for retail  
customers in the West Phoenix Metro area

# Avondale

Aspiring. Achieving. Accelerating

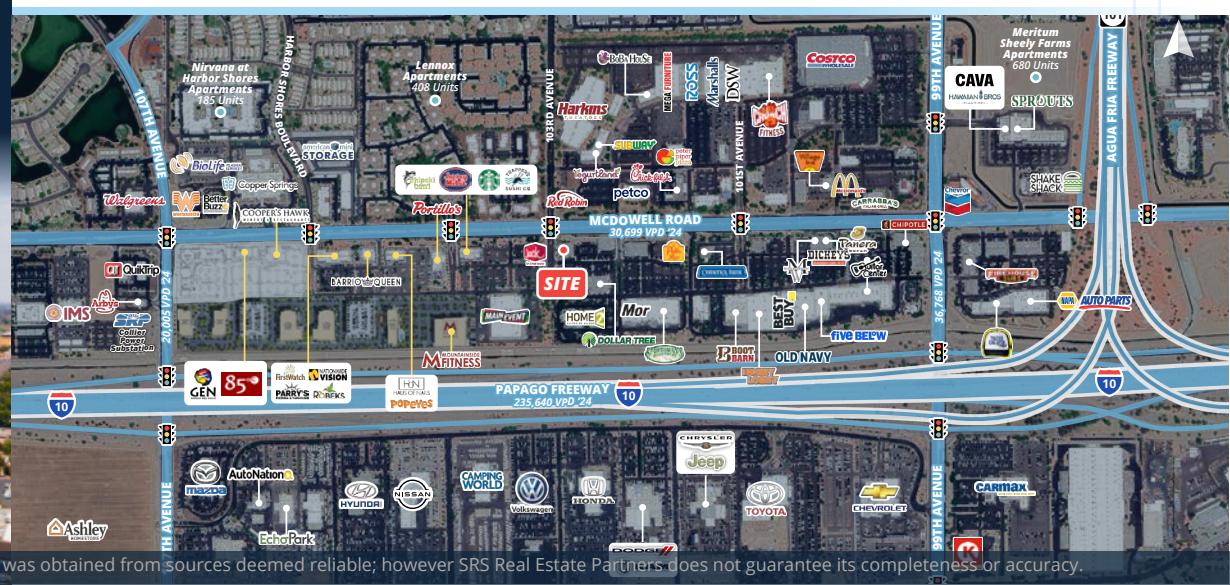
A rapidly growing West Valley community with a thriving retail and entertainment base, including Phoenix Raceway and the revitalized Old Town district. Located just west of Phoenix, the city offers strong residential expansion, diverse housing options, and easy freeway access. With continued population and commercial growth, Avondale serves as a dynamic and attractive market for businesses, shoppers, and residents alike.



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## PROPERTY HIGHLIGHTS

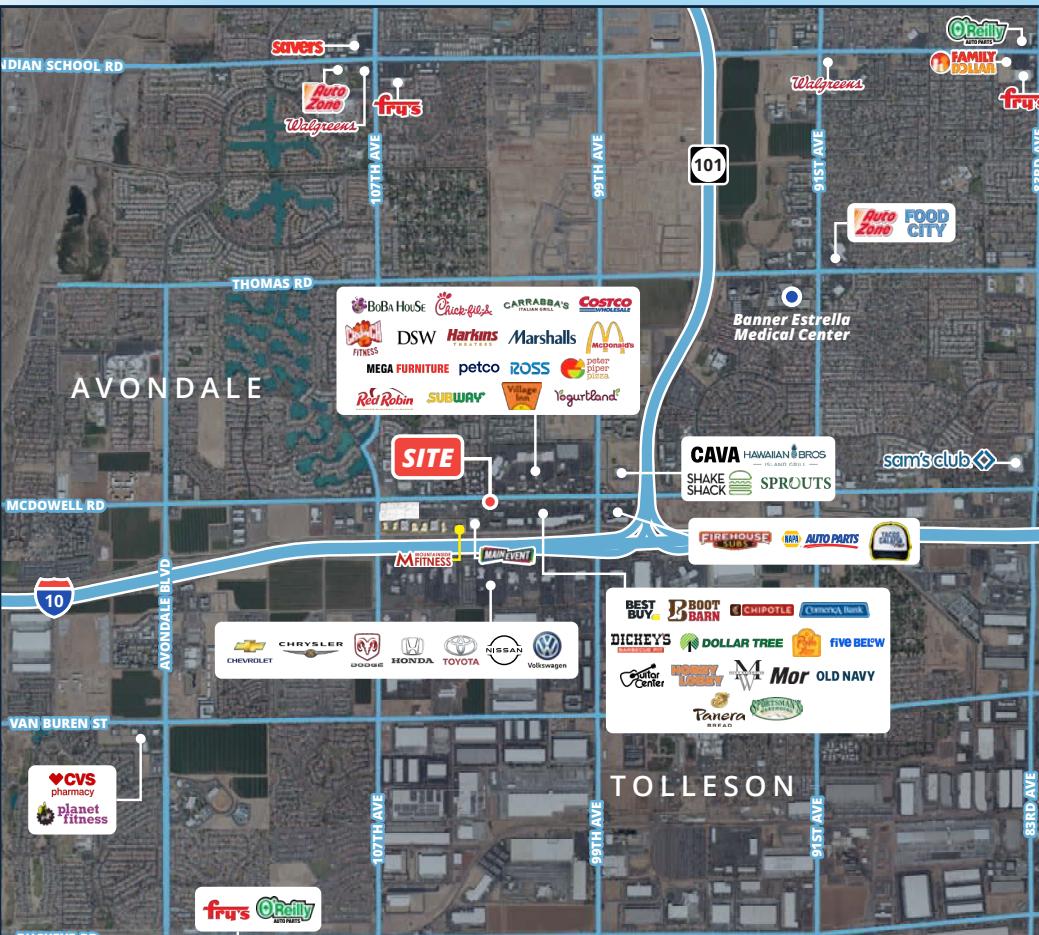
- Available: Q2 2026
- Operating Tenant: DND
- Adjacent to over 1 Million Square Feet of Retail, Restaurant and Entertainment
- Across from Avondale AutoMall with an estimated 1,010 employees & > 20 dealerships
- Just East of the rapidly expanding West Valley "Healthcare Corridor" – estimated 27,080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



# 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**  
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## 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



**NO. 2**

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

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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