

AVONDALE COMMONS

NWC Avondale Boulevard
& McDowell Road
Avondale, AZ 85392



New
Retail
Property
for
Lease

A 22-acre, modern, mixed-use development featuring 73,000 SF of commercial and retail space and a 420,000 SF resort-style apartment community.

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

AVONDALE COMMONS

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Resort-Style
Apartment
Community

Delivery April 2025
324 Units
Pickleball courts, pool, park
& garage parking

Office/
Hotel

FUTURE MEDICAL
OFFICE

26,517 VPD



Avondale Blvd

26,214 VPD

McDowell Rd

“Avondale Commons, a premier mixed-use development, was designed to foster a stronger sense of community and minimize the need to travel by car, by having various amenities and services within close walking distance of residential areas.” FFKR ARCHITECTS

AVONDALE COMMONS

Retail PADs
Available for Lease



SITE PLAN



AVONDALE COMMONS

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PROPERTY HIGHLIGHTS

- ± 37,985 SF of retail space available for Lease
- Join Starbucks & Pinky's Nail Spa
- Over 50K VPD at the intersection of Avondale Blvd & McDowell Rd
- 1/2 mile from I-10 Interchange
- Located just north of Avondale's BLVD District (Entertainment, Restaurants & more)
- Thousands of planned and under-construction apartment units in the immediate vicinity



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demographics 2024



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$281.98 M	\$2.67 B	\$6.4 B
Total Non-Retail	\$148.52 M	\$1.41 B	\$3.37 B
Total Retail	\$133.46 M	\$1.26 B	\$5.03 B
Entertainment	\$16.06 M	\$152.56 M	\$366.28 M
Food & Beverages	\$41.56 M	\$393.11 M	\$940.62 M
Personal Care	\$3.79 M	\$35.88 M	\$85.86 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$6,210	\$6,275	\$6,312
Total Non-Retail	\$3,271	\$3,305	\$3,328
Total Retail	\$2,939	\$2,970	\$2,984
Entertainment	\$354	\$359	\$361
Food & Beverages	\$915	\$924	\$928
Personal Care	\$83	\$84	\$85

DEMOGRAPHICS 2024

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	11,117	111,301	270,957
PROJECTED POPULATION (2029)	11,707	116,534	288,265
AVG HH INCOME	\$106,351	\$109,119	\$112,234
PROJECTED AVG HH INCOME (2029)	\$112,118	\$113,131	\$116,660
DAYTIME POPULATION	3,673	51,615	122,370
MEDIAN AGE	31.4	31.5	31.5
TOTAL BUSINESSES	195	3,074	6,730

Source: Sites USA

AVONDALE COMMONS

Mixed-Use Development



Retail Space



Retail Space

Resort-Style Apartment Community



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Exclusively Listed By:



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