

[CLICK HERE  
FOR VIDEO](#)

SEL MIRAGE ROAD

500-32-818  
96,724 SF

**SITE**  
5.0 AC

500-32-819  
68,768 SF

500-32-821  
46,796 SF

W LOWER BUCKEYE ROAD

FOR SALE OR LEASE

Prime Corner Pads Ready for Development

NEC El Mirage Road & Lower Buckeye Road | Avondale, AZ



# Prime Corner Pads Ready for Development

NEC El Mirage Road & Lower Buckeye Road | Avondale, AZ



**FOR SALE OR LEASE**



5.0

Land Size Acres

217,800

Land Size SF

C-2

Zoning

Contact Broker

Pricing & Rate

## PROPERTY HIGHLIGHTS

|                                                                |                      |
|----------------------------------------------------------------|----------------------|
| Land Size AC                                                   | 5.0                  |
| Land Size SF                                                   | 217,800              |
| Zoning                                                         | C-2, Avondale        |
| Traffic Count: (2024 ESRI)<br>W Lower Buckeye Rd / S 125th Ave | 5,880 (0.27 miles W) |
| Traffic Count: (2025 ESRI)<br>South El Mirage Rd / Durango St  | 5,307 (0.40 miles N) |
| Phoenix Sky Harbor International                               | 23.2 Miles           |
| Parcel: 500-32-819 / Hard Corner                               | 68,678 SF            |
| Parcel: 500-32-818 / N of Hard Corner<br>Fronting El Mirage    | 96,724 SF            |
| Parcel: 500-32-821 / E of Hard Corner                          | 46,796 SF            |

## ABOUT THE PROPERTY

- Located at a high-visibility intersection in a booming Avondale submarket.
- ±5 acres of commercial-zoned land (C-2, Avondale) ideal for retail development.
- Excellent opportunity for retail, QSR, and service-based tenants to tap into an underserved market.
- Average household income within 1 mile: \$101,461 (2018 ESRI).
- High daytime population and traffic with over 28,940 cars/day at the intersection.
- Potential incentives available on development and impact fees.

# Property Photos

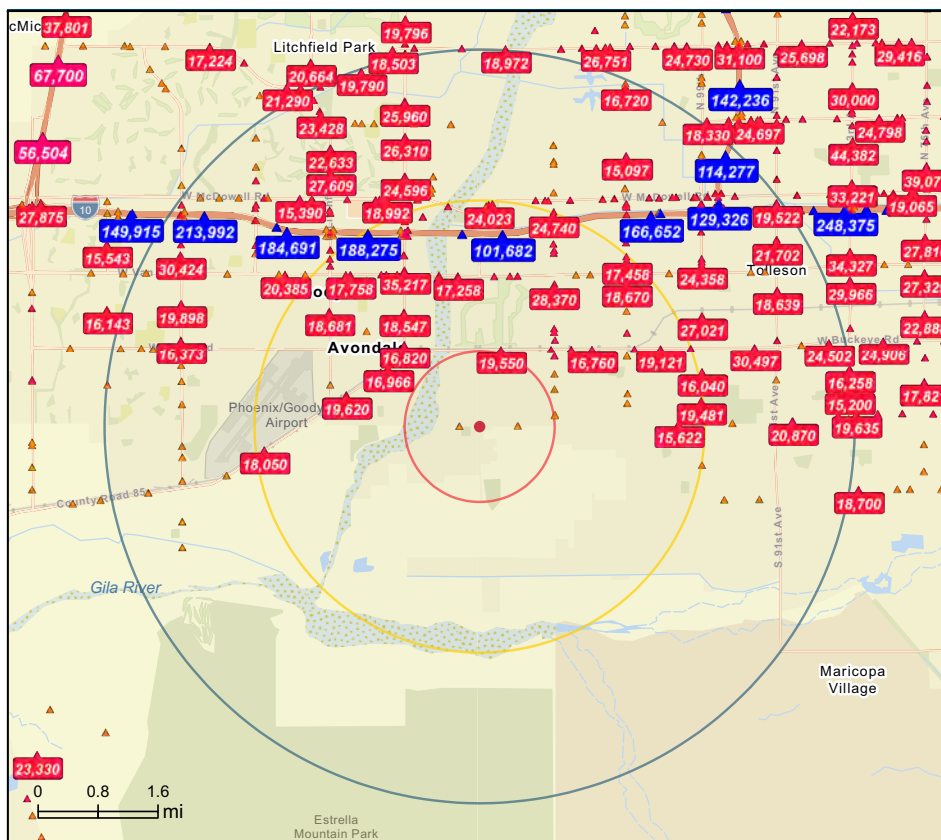
NEC El Mirage Road & Lower Buckeye Road | Avondale, AZ



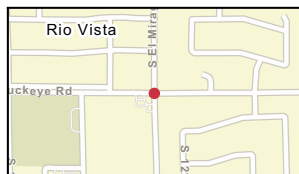
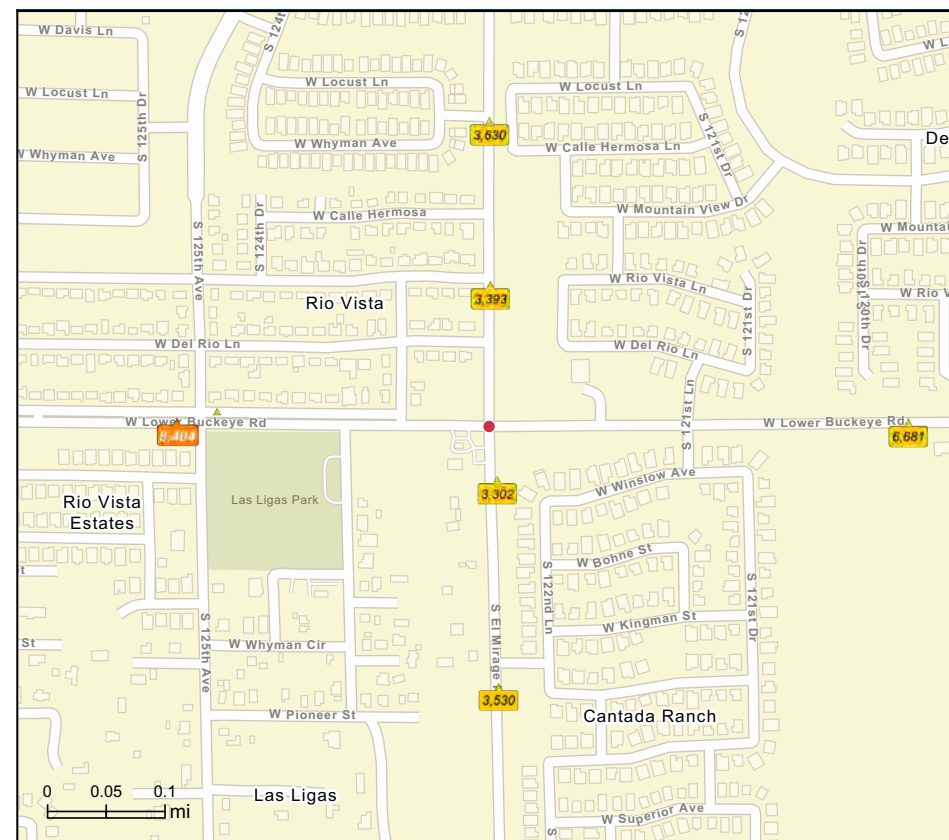
# Traffic Count Map

NEC El Mirage Road & Lower Buckeye Road | Avondale, AZ

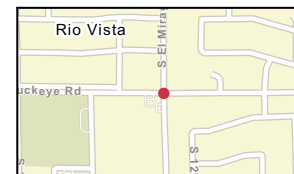
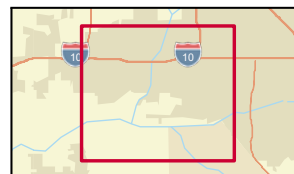
## TRAFFIC COUNT MAP



## TRAFFIC COUNT MAP | CLOSE UP



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day

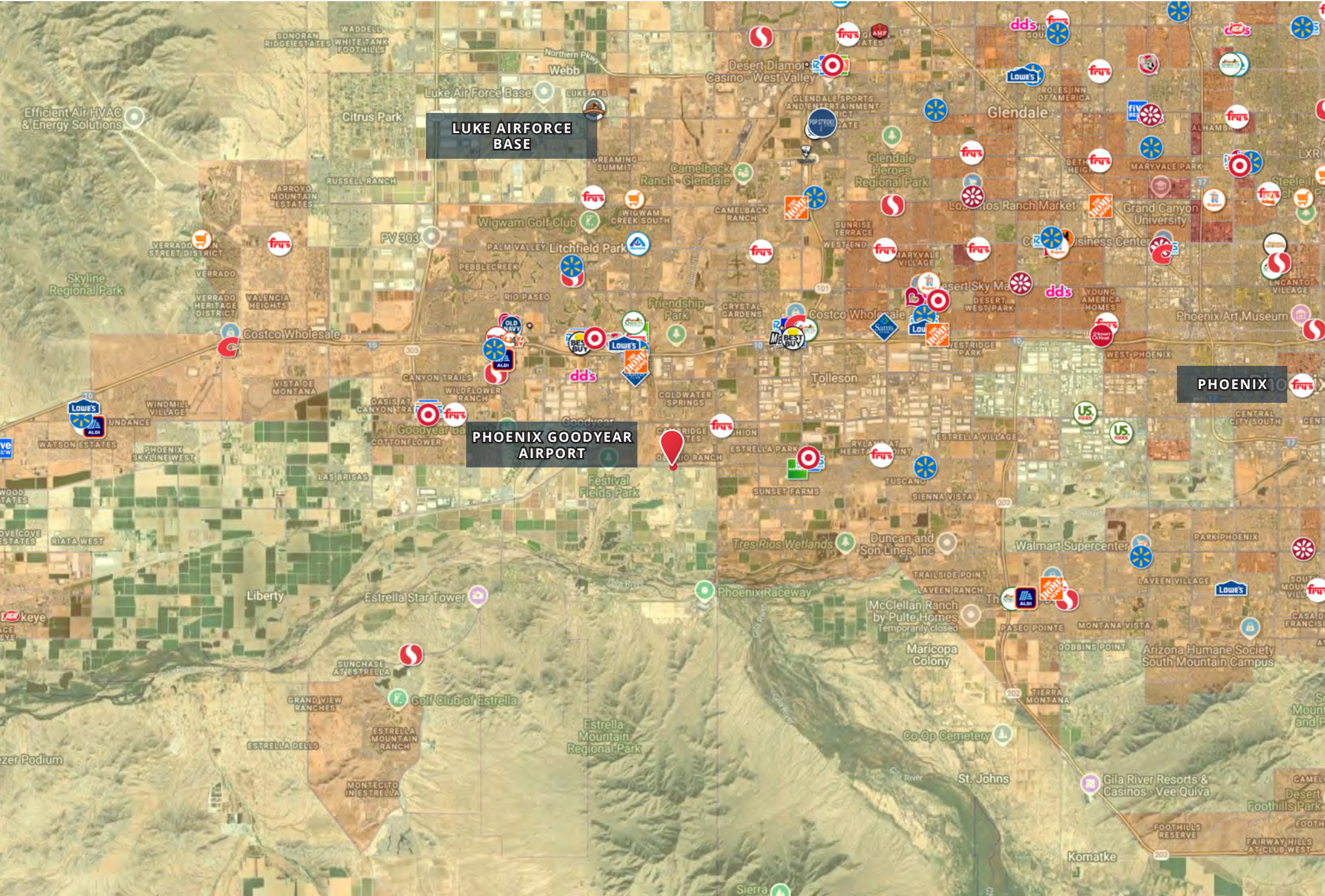


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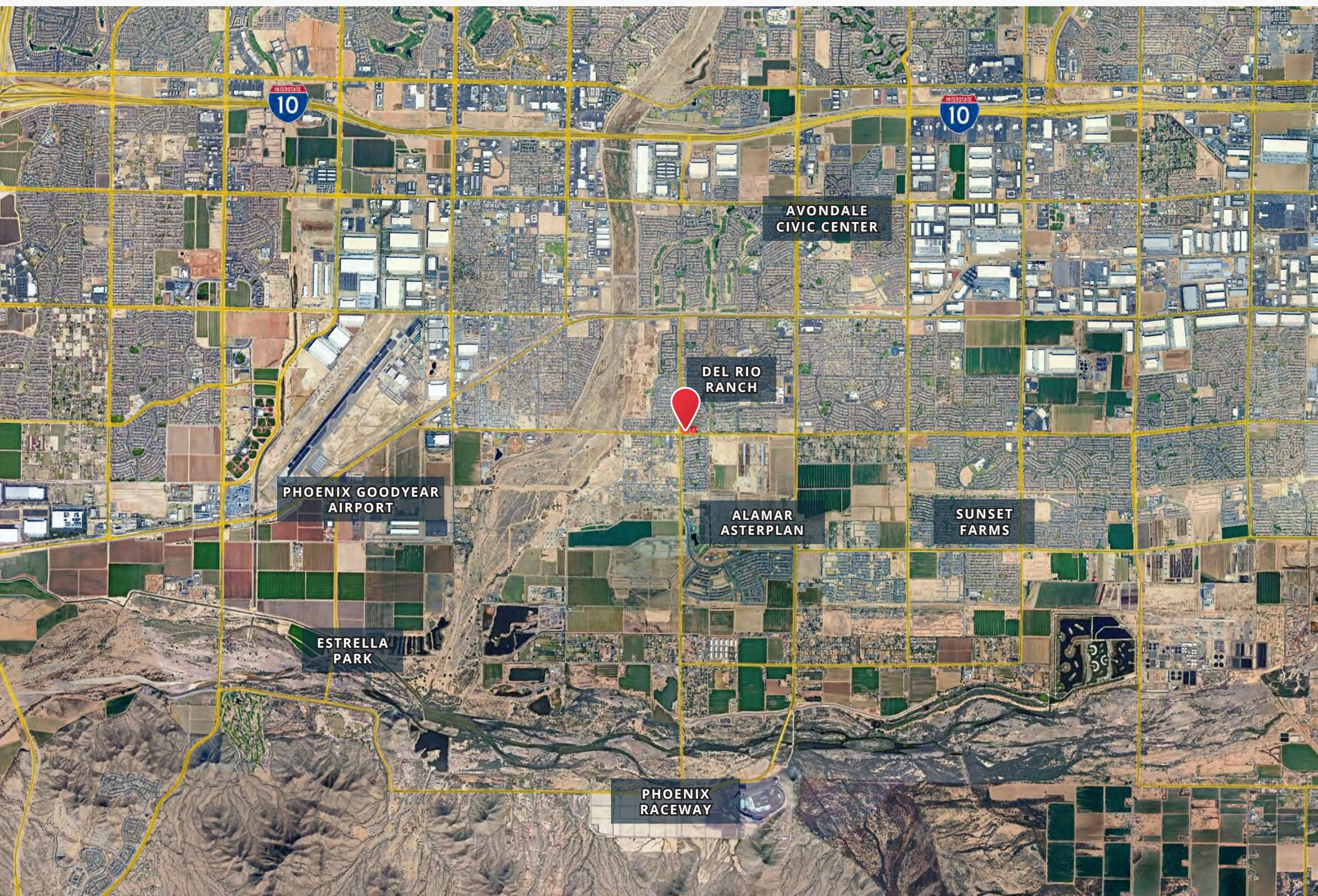
# Retail & Population Density Map

NEC El Mirage Road & Lower Buckeye Road | Avondale, AZ



# Aerial Location Map

NEC El Mirage Road & Lower Buckeye Road | Avondale, AZ



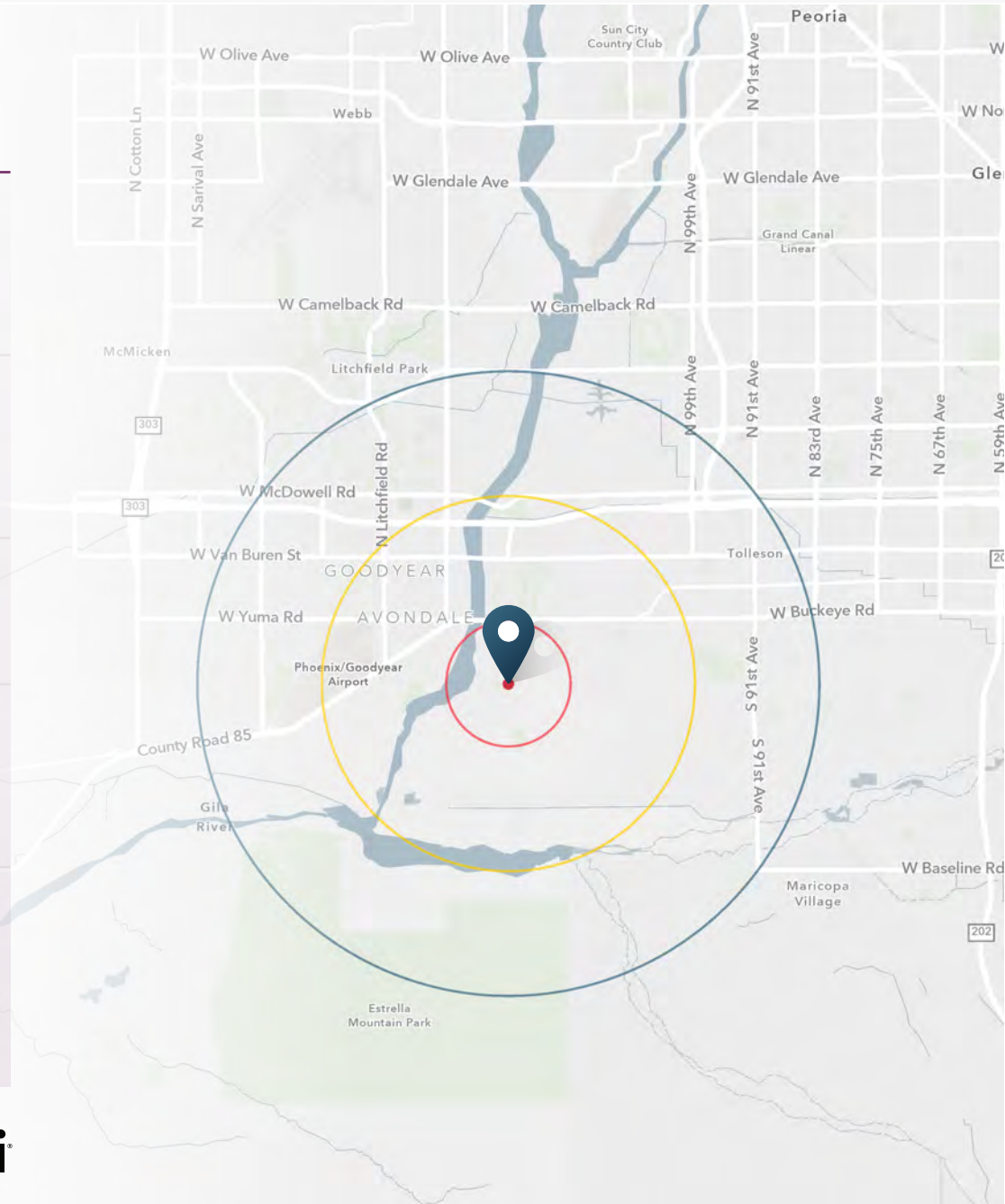
# 1, 3, 5 Mile Demographics

## NEC El Mirage Road & Lower Buckeye Road | Avondale, AZ



### DEMOGRAPHIC HIGHLIGHTS

| Population                                  | 1 Mile    | 3 Miles  | 5 Miles   |
|---------------------------------------------|-----------|----------|-----------|
| 2024 Estimated Population                   | 10,475    | 79,934   | 177,336   |
| 2029 Projected Population                   | 10,752    | 84,724   | 199,596   |
| Proj. Annual Growth 2024 to 2029            | 0.52%     | 1.17%    | 2.39%     |
| <b>Daytime Population</b>                   |           |          |           |
| 2024 Daytime Population                     | 6,401     | 59,741   | 147,482   |
| Workers                                     | 993       | 18,965   | 59,129    |
| Residents                                   | 5,408     | 40,776   | 88,353    |
| <b>Income</b>                               |           |          |           |
| 2024 Est. Average Household Income          | \$101,461 | \$99,308 | \$107,350 |
| 2024 Est. Median Household Income           | \$96,332  | \$80,602 | \$86,454  |
| <b>Households &amp; Growth</b>              |           |          |           |
| 2024 Estimated Households                   | 2,669     | 23,128   | 54,006    |
| 2029 Estimated Households                   | 2,773     | 24,910   | 62,125    |
| Proj. Annual Growth 2024 to 2029            | 0.77%     | 1.50%    | 2.84%     |
| <b>Race &amp; Ethnicity</b>                 |           |          |           |
| 2024 Est. White                             | 31%       | 31%      | 35%       |
| 2024 Est. Black or African American         | 9%        | 10%      | 10%       |
| 2024 Est. Asian or Pacific Islander         | 3%        | 3%       | 4%        |
| 2024 Est. American Indian or Native Alaskan | 2%        | 2%       | 2%        |
| 2024 Est. Other Races                       | 54%       | 54%      | 48%       |
| 2024 Est. Hispanic (Any Race)               | 67%       | 66%      | 59%       |



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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