

BELLA MIRAGE



RIO BONITA

FOR SALE
7.4 Acres / C-2

LAND FOR SALE

NEC INDIAN SCHOOL & EL MIRAGE

12290 West Indian School Road Avondale, AZ 85392

**ARIZONA SELF
STORAGE & RV**

DARRELL DESHAW

602.295.1128
ddeshaw@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200
Phoenix, AZ 85016
602.778.3747 | w-retail.com

12290 WEST INDIAN SCHOOL ROAD

Avondale, AZ 85392



LOCATION DESCRIPTION

Avondale is well-connected to the rest of the Phoenix metropolitan area through major transportation routes, including Interstate 10. The city's proximity to the freeway makes it accessible for commuters and businesses.

Avondale has seen residential and commercial growth, with new housing developments and shopping centers being established. The city has also attracted businesses and industries, contributing to its economic vitality.

Avondale continues to experience growth and development, with city officials focusing on infrastructure improvements, community engagement, and enhancing the overall quality of life for residents.

AREA CO-TENANTS



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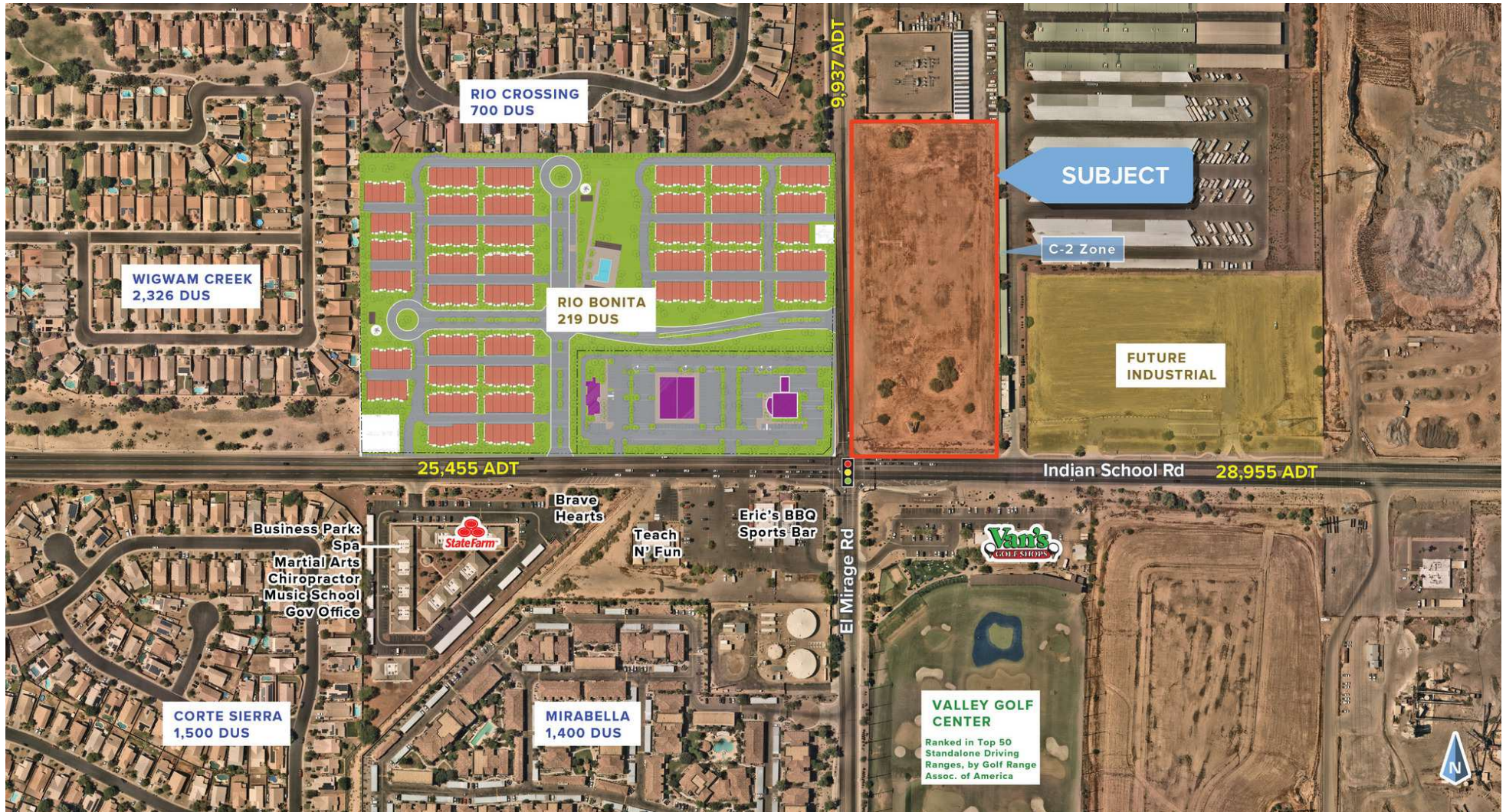
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Area Total	11,312	95,892	239,518
Median Age	32.2	33.8	32.8

**HOUSEHOLD INCOME**

	1 MILE	3 MILES	5 MILES
Median	\$88,952	\$87,730	\$81,376
Average	\$111,378	\$112,174	\$106,769

**DAYTIME WORKFORCE**

	1 MILE	3 MILES	5 MILES
Total Businesses	148	1,790	4,407
Employees	1,321	20,654	67,737
Daytime Population	6,327	68,174	193,301

**EDUCATION**

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	44.95%	42.14%	38.18%

**EMPLOYMENT**

	1 MILE	3 MILES	5 MILES
White Collar Occupation	68.4%	63.3%	58.2%
Services	15.5%	15.4%	16.0%
Blue Collar	16.2%	21.3%	25.8%

**HOUSEHOLD STATISTICS**

	1 MILE	3 MILES	5 MILES
Households	3,930	31,375	76,935
Median Home Value	\$331,442	\$357,840	\$350,683

* 2023 Demographic data derived from ESRI

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