

AVONDALE PAD AVAILABLE

SWC of Van Buren St and Avondale Blvd
 Avondale, Arizona

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AVONDALE PAD AVAILABLE



◆ APPROXIMATELY 3.39 AC (147,590 SF) ZONED PAD

Property Highlights

- Fully improved pad
- 1 mile south of Interstate 10 freeway
- Right at the entrance into Coldwater Springs master-planned community
- Across the street from the City of Avondale
- Cross access with adjacent shopping center

Traffic Counts

Van Buren St	15,344 CPD
Avondale Blvd	20,742 CPD
Total	36,086 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	11,936	103,194	238,727
Avg Household Income	\$116,485	\$103,530	\$111,495
Estimated Households	3,781	32,044	73,606
Daytime Population	1,301	23,081	54,286

Source: SitesUSA

Nearby Tenants



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Tru's

McDowell Rd & Litchfield Rd

TARGET BEST BUY
Pier 1 Imports Michaels
BARNES & NOBLE ROSS

McDowell Rd & Dysart Rd

LOWE'S JCPenney KOHL'S
JO-ANN BIG 5 SPROUTS
Walmart Fry's
LA FITNESS OfficeMax PETSMART

McDowell Rd & 99th Ave

COSTCO WHOLESALE Harkins Theatres HOBBY LOBBY
PETCO DSW SPORTS AUTHORITY
BEST BUY Guitar Center ROSS
BED BATH & BEYOND OLD NAVY



Thomas Rd

Van Buren St

Avondale Municipal Complex



Van Buren St & Dysart Rd

THE HOME DEPOT ASHLEY FURNITURE INDUSTRIES, INC. Sam's
FOOD CITY HARBOR FREIGHT TOOLS

Buckeye Rd

Avondale Blvd

107th Ave

99th Ave

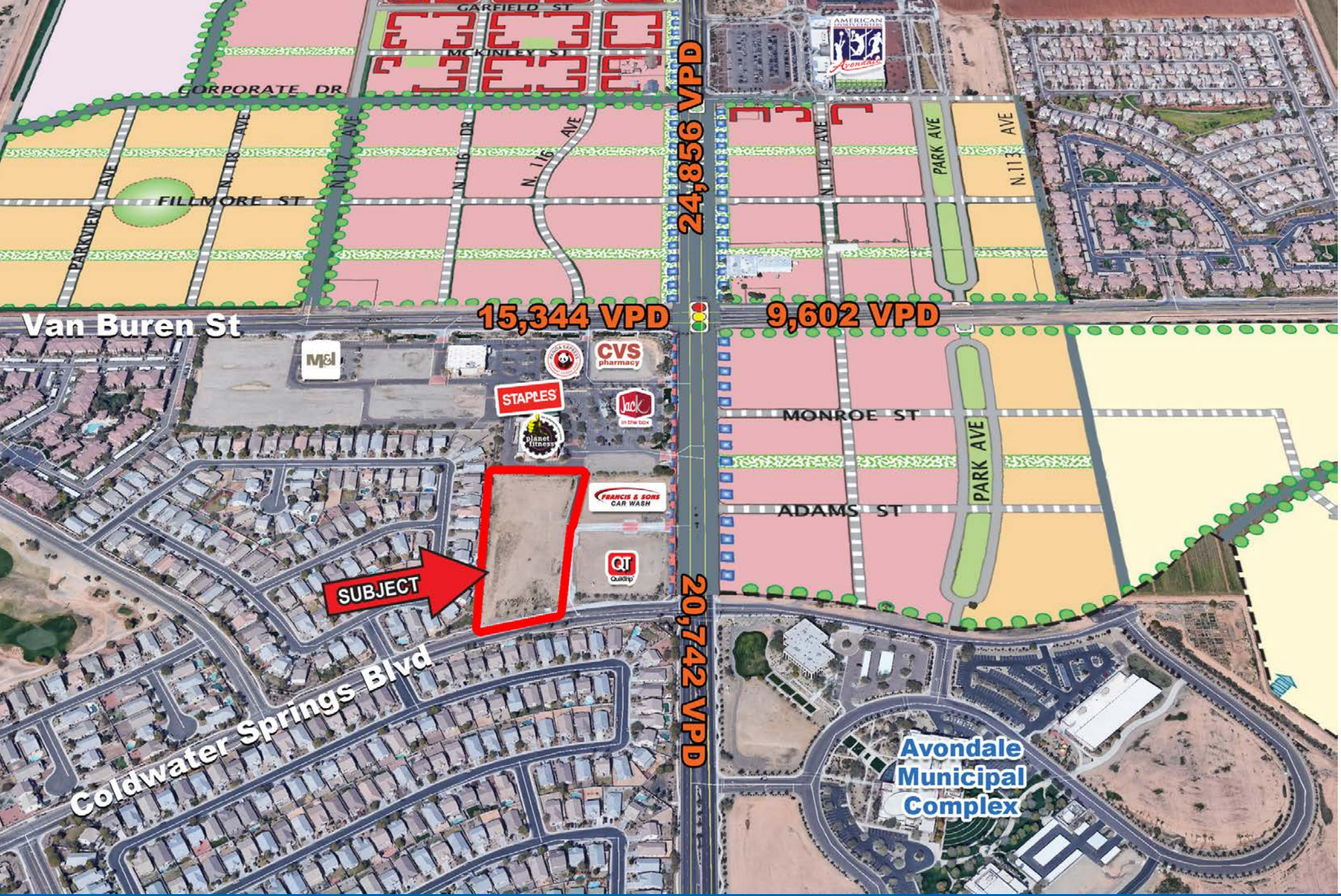
91st Ave

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DEMOGRAPHICS



2023 POPULATION

1 MILE: 11,936
3 MILES: 103,194
5 MILES: 238,727



MEDIAN HOUSEHOLD INCOME

1 MILE: \$119,485
3 MILES: \$103,530
5 MILES: \$111,495



POPULATION GROWTH PROJECTION 2023 - 2028

1 MILE: 1.5%
3 MILES: 1.6%
5 MILES: 1.8%



TOTAL BUSINESSES

1 MILE: 173
3 MILES: 2,652
5 MILES: 6,231



2023 TOTAL HOUSEHOLDS

1 MILE: 3,781
3 MILES: 32,044
5 MILES: 73,606



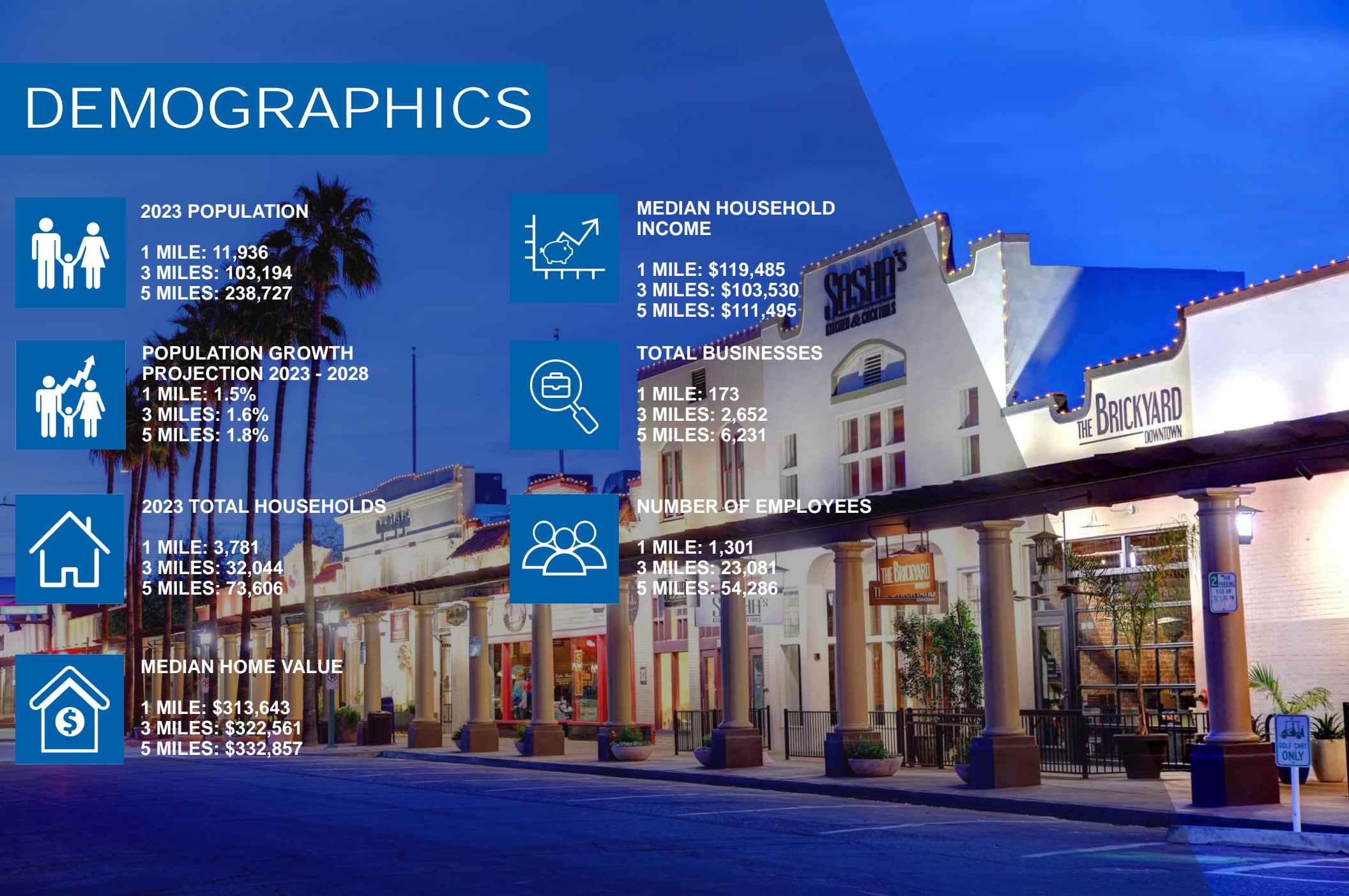
NUMBER OF EMPLOYEES

1 MILE: 1,301
3 MILES: 23,081
5 MILES: 54,286



MEDIAN HOME VALUE

1 MILE: \$313,643
3 MILES: \$322,561
5 MILES: \$332,857





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