

W/SWC AVONDALE BLVD & VAN BUREN ST



AVAILABLE: MULTIPLE DRIVE-THRU PADS - GROUND LEASE OR BUILD-TO-SUIT



208,372 VPD (21)

Residence Inn Marriott
Hilton Garden Inn
Calvert
MY PLACE
Dutch Bros
AMERICAN BUSINESS SUITES
Avondale

Livano Avondale
Avari Apartments

Zoned for Residential Development

36,025 VPD (22)

Zoned for Residential Development

Versante Apartment Homes

Van Buren St
11,861 VPD (22)
Zoned for Residential Development

Zoned for Residential Development

22,601 VPD (22)

Van Buren St
Banner Health

LAMS MARKET

CVS

Avondale Blvd

29,021 VPD (22)

WICK

CASA DEL LATA

metro

planet fitness

Monroe St

SITE

AVONDALE, AZ

PROPERTY HIGHLIGHTS

- Drive-Thru Pad Opportunities at the thriving intersection of Avondale Blvd. and Van Buren St.
- Anchored by, a trusted and well-established thrift store brand, attracting a steady flow of customers.
- Three prime drive-thru pad sites available, offering excellent visibility in a high growth trade area.
- Convenient access to major transportation routes, less than 1 mile proximity to I-10 freeway, enhancing connectivity to Metro Phoenix.
- Located in the Coldwater Springs Master Planned Community that will add significantly to the population of the immediate trade area.

2023 DEMOS (5-MILE RADIUS)

TOTAL POPULATION 241,617

DAYTIME POPULATION 201,396

TRAFFIC COUNTS (AZDOT '22)

AVONDALE BLVD 29,021 VPD

VAN BUREN ST 22,601 VPD

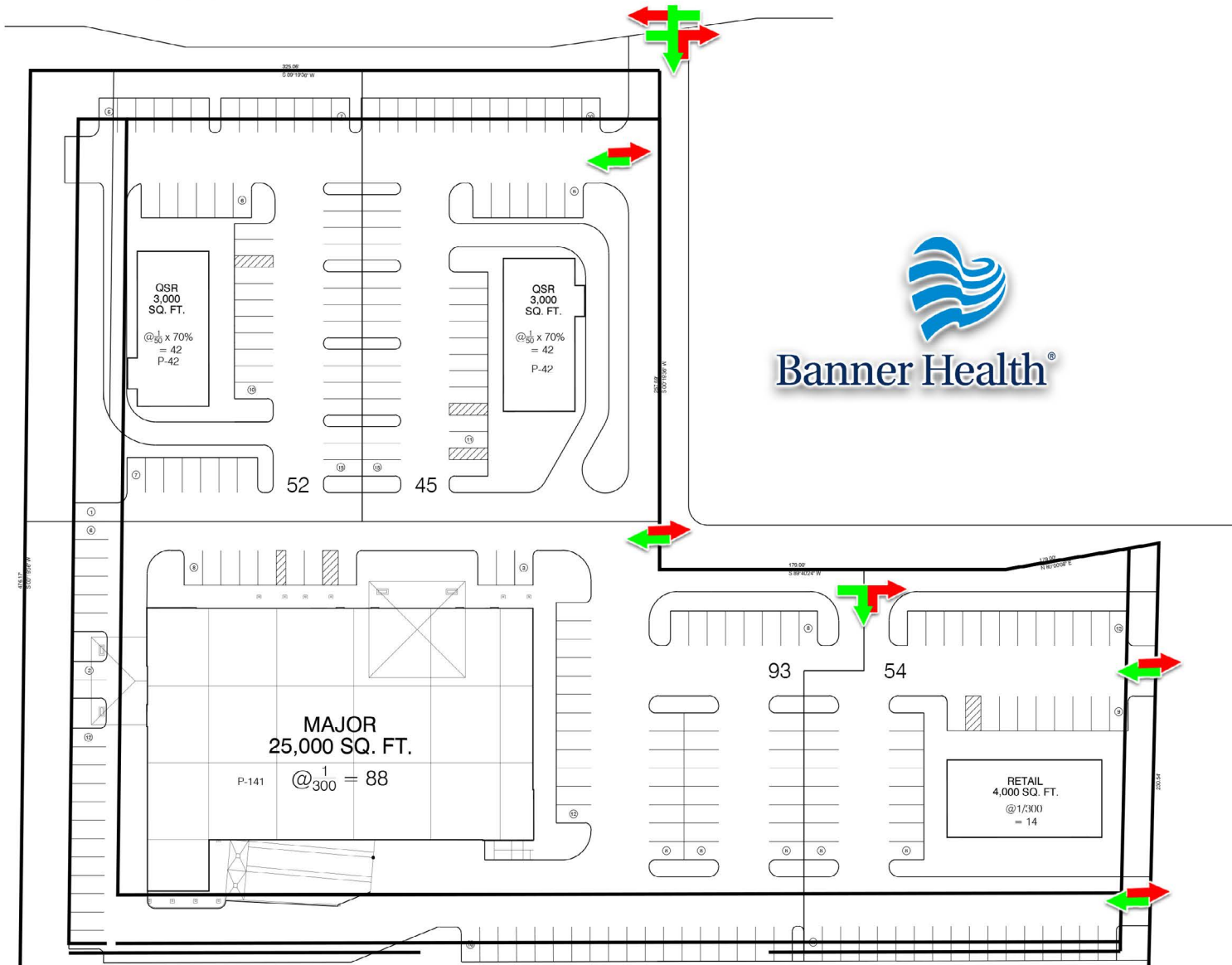
W/SWC AVONDALE BLVD & VAN BUREN ST



SITE PLAN

22,601 VPD ('22)

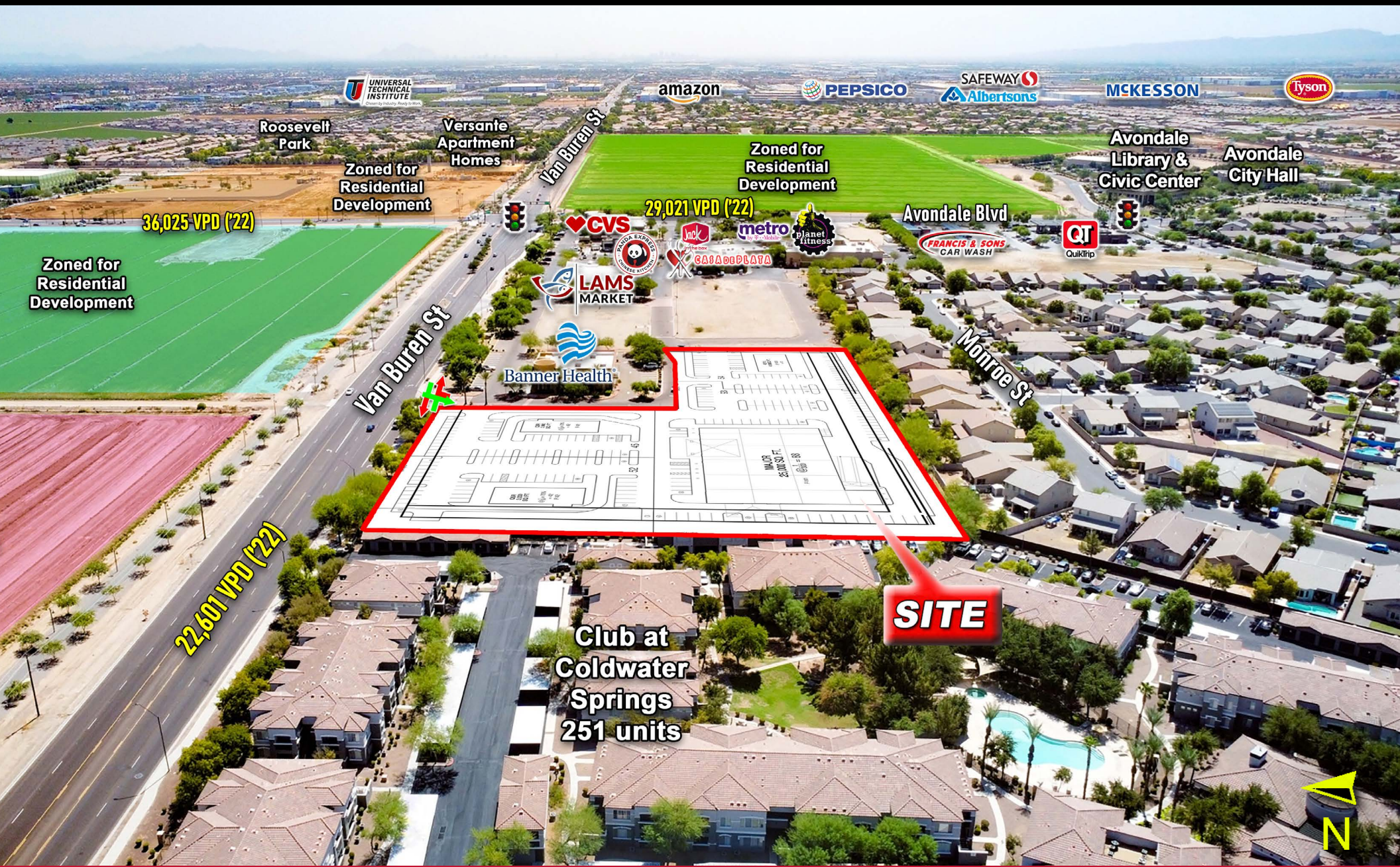
Van Buren St



W/SWC AVONDALE BLVD & VAN BUREN ST



DRONE VIEW



W/SWC AVONDALE BLVD & VAN BUREN ST



DRONE VIEW



W/SWC AVONDALE BLVD & VAN BUREN ST



DRONE VIEW



BYR
PHOENIX GOODYEAR AIRPORT

Collier
Elementary

Coldwater
Springs

Coldwater
Golf Club

Coldwater
Springs
301 units

Highland
Prep West

Coldwater
Depot

Cerro Vista
255 units
(Proposed)

SITE

Club at
Coldwater
Springs
251 units

Zoned for
Residential
Development

Banner Health

22,601 VPD (22)

planet
fitness

metro

CASA DE PLATA

LAMS
MARKET

PANDA EXPRESS
CHINESE KITCHEN

Jack
in the Box

CVS

Zoned for
Residential
Development



W/SWC AVONDALE BLVD & VAN BUREN ST



SITE AERIAL



W/SWC AVONDALE BLVD & VAN BUREN ST



RETAIL AERIAL



W/SWC AVONDALE BLVD & VAN BUREN ST



MARKET AERIAL



W/SWC AVONDALE BLVD & VAN BUREN ST



ESRI DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2023 Total Population	14,176	102,574	241,617
2028 Total Population	15,392	107,788	257,645



	1 MILE	3 MILE	5 MILE
Average HH Income	\$107,239	\$95,424	\$101,285
Median HH Income	\$83,082	\$76,245	\$78,925



	1 MILE	3 MILE	5 MILE
Daytime Employees	3,320	35,481	75,461
Daytime Residents	7,289	54,015	125,935



	1 MILE	3 MILE	5 MILE
2023 Households	4,350	31,372	73,667
2028 Households	4,775	33,268	79,747



	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	54.6%	57.9%	57.7%
Renter Occupied Housing	38.3%	37.8%	36.8%



	1 MILE	3 MILE	5 MILE
2023 Median Age	29.4	31.2	31.2
2028 Median Age	29.3	31.6	1.6

W/SWC AVONDALE BLVD & VAN BUREN ST





FOR MORE INFORMATION CONTACT

STEVEN HANSEN
Retail Leasing & Investment Sales
602.384.5621
stevenh@gpsaz.com

JENNIFER HILL
Vice President of Leasing and Sales
602.616.4477
jhill@gpsaz.com



4040 E. Camelback Rd, Suite 160
Phoenix, Arizona 85018

www.gpsaz.com

The information contained herein has been obtained from sources believed reliable and should be verified as we make no warranty or guaranty. Representations are used for example only and infer no future performance of the property. It is recommended you consult experts with regard to tax, financial and legal implications when evaluating real estate. You and your advisors are encouraged to perform an independent evaluation to determine the suitability of the property for your business needs.