



FOR LEASE | GROUND LEASE | BUILD-TO-SUIT

PARK 10

SEC **McDOWELL RD &
107TH AVE**

AVONDALE, ARIZONA

**Anchors, Shops &
Pads Available**



Ashley
HOMESTORE

IMS
107th Ave
26,184 VPD '25

Arby's
QT
QuikTrip

Walgreens

Better Buzz
WHATABurger

N

BioLife
PLASMA SERVICES

Copper Springs

Nirvana at
Harbor Shores
Apartments
185 Units

Harbor Shores Blvd

GEN
KOREAN BBQ HOUSE

85°C

COOPER'S HAWK
WINERY & RESTAURANTS

Papago Freeway
214,930 VPD '25

10

MOUNTAIN
SIDE
FITNESS

Shops C
BARRIO QUEEN

Shops B

Portillo's

Park 10 Drive

Shops A

McDowell Road
31,252 VPD '25

MAIN EVENT

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SHOPS E, PAD F, and SHOPS G - NOW LEASING Under Construction – Summer 2026 Delivery!

ABOUT THE PROPERTY

- 43 acre mixed-use site available for retail, restaurant, entertainment, hotel, medical, and office uses
- Anchored by Main Event and Mountainside Fitness
- Located just north of the I-10 Freeway; 1/4 mile from Loop 101 and I-10 interchange
- Adjacent to over 1 million square feet of existing and planned retail, restaurant, and entertainment
- Tremendous visibility to I-10 Freeway with over 230,000 vehicles passing daily
- Directly across from the Avondale Automall

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Est. Population	12,853	128,705	327,881
2031 Est. Population	14,574	141,334	352,544
Average HH Income	\$111,548	\$111,894	\$112,041
Daytime Population	12,724	104,596	275,504

Year: 2026 | Source: Esri

TRAFFIC COUNTS

I-10 Freeway	214,930 VPD
McDowell Road	31,252 VPD
107th Avenue	26,184 VPD

Year: 2025 | Source: ADOT

JOIN



Phase 4 Site Plan



[illegible]

Shops G
(8,476 SF)



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No.	Project Name	Units
1	Cerro Vista	249
2	McDowell 117	217
3	Fuze 623 - Phase I	360
4	Fuse 623 - Phase II	321
5	Avondale Commons	484
6	V Townhomes at Encanto	98
7	Livano Avondale	316
8	Avari	354
9	Alta Avondale	360
10	Encore Avondale	300
11	The Village at the BLVD	187
12	Roosevelt Park	484
13	Nirvana at Harbor Shores	185
14	Virtua 99	250
15	Meritum Sheely Farms	678
16	Village at Paseo de Lucas	272
17	The Moderne at Roosevelt	185



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Planned Area Multifamily Developments

Area Snapshot

1 MILE

12,853

2026 Population

14,574

2031 Population

\$111,548

Average Household
Income

12,724

Daytime
Population

3 MILES

128,705

2026 Population

141,334

2031 Population

\$111,894

Average Household
Income

104,596

Daytime
Population

5 MILES

327,881

2026 Population

352,544

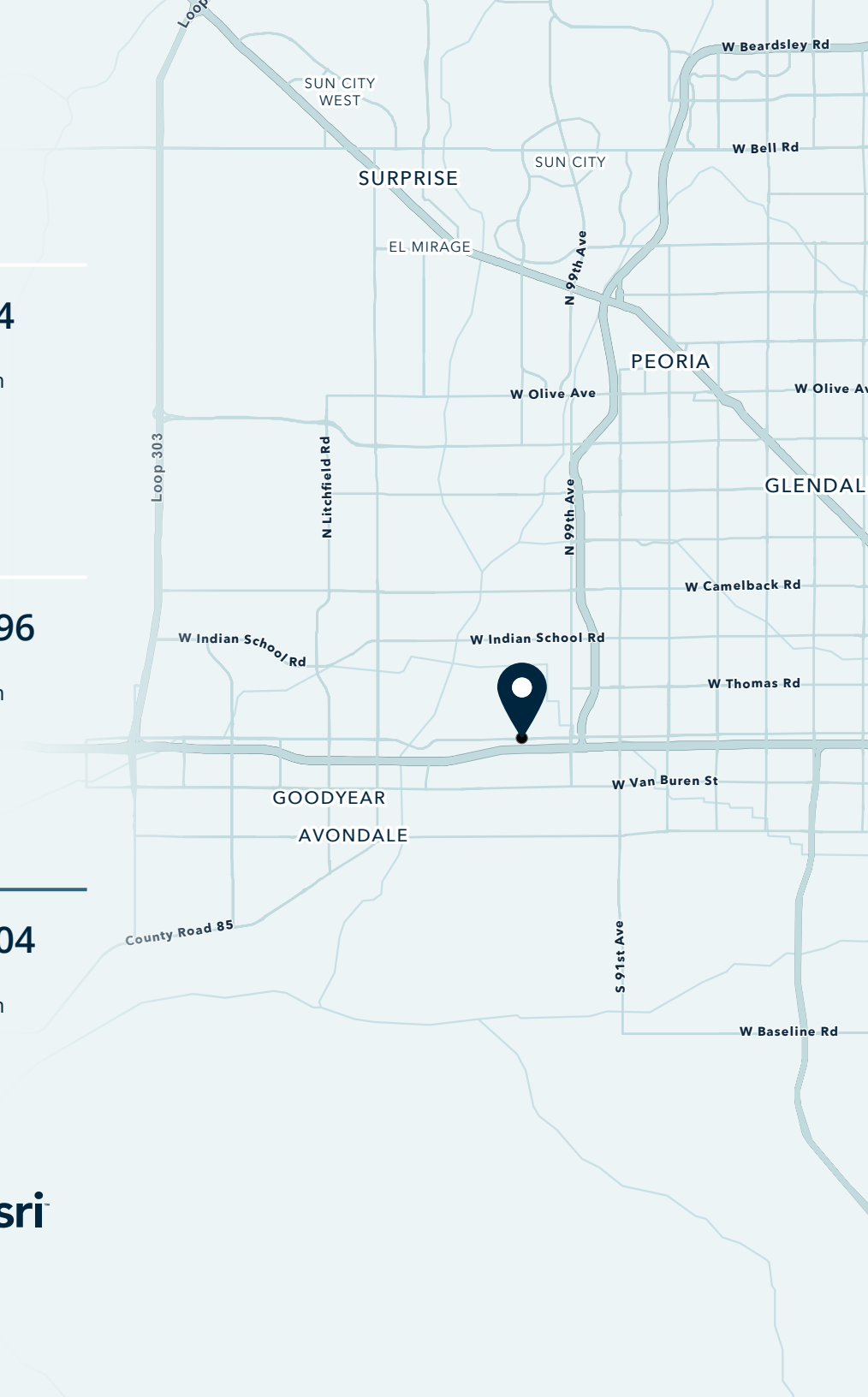
2031 Population

\$112,041

Average Household
Income

275,504

Daytime
Population



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

SOURCE





FOR MORE INFORMATION

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