



— THE BLVD —
**CULINARY
CORNER**

Avondale Blvd & Roosevelt Street

AVONDALE, ARIZONA



CULINARY CORNER

- 300,000 ± on I-10 vehicles daily.
- 2.3 million annual visitors at American Sports Complex.
- Adjacent to hotels and sports tourism facility.
- Restaurant-focused development.
- Patio-oriented, gathering space.



NOW

Northern Building	5,440/sf
Middle Building	4,200/sf
Southern Building	6,220/sf

AVONDALE DEMOGRAPHICS



327,748

3 Million

Trade Area Population



124,305

within 3 miles

297,700

within 5 miles



40%

Metro's population growth that will occur in the West Valley by 2030



300,000

Daily Traffic Count in the heart of Avondale along Interstate I-10



122,102

Retail Workers in Trade Area



60,881

Hospitality Workers in Trade Area



2.5M

Skilled Workforce in Trade Area



\$117,686

within 5 miles of I-10



32

Median Age



2.3M

Visitors Per Year



77%

Households that are families



0.7%

Retail Vacancy Rate

QUICK FACTS

- 1,200–6,500 SF available
- Patio opportunities
- End cap availability
- 400 parking spaces
- Adjacent BLVD parking garage which includes parking spaces cross-parked with Culinary Corner
- 163 on-site parking spaces



MAP PERSPECTIVE



2.4 MILLION

VISITORS TO THE BLVD AREA ANNUALLY

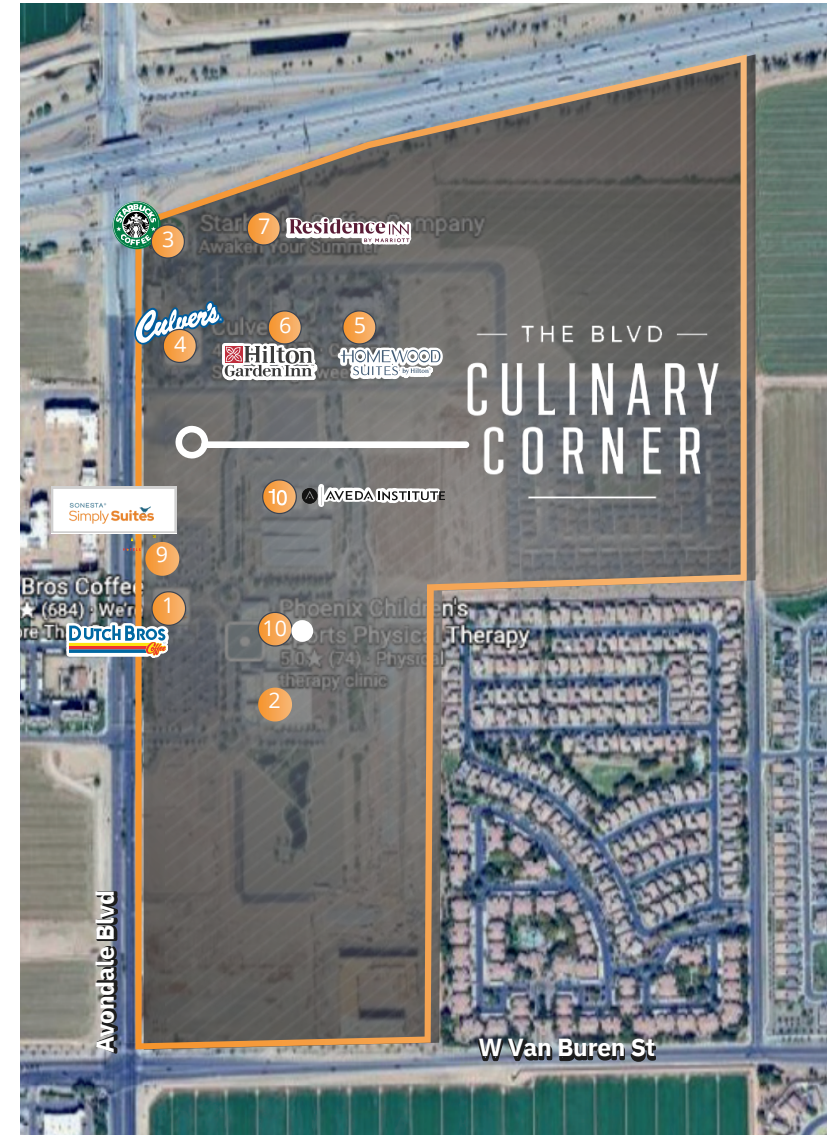
DINING • ENTERTAINMENT • SPORTS • EVENTS • SHOPPING

- **300,000+** Vehicles per day
- **1M+** Annual Visitors — Phoenix Raceway 5.7 Miles away
- **542K+** Annual Visitors — American Sports Centers
- **180-Room** Embassy Suites — Coming Soon
- **10,000+** SF Meeting & Event Space — Coming Soon
- I-10 Freeway Access / Immediate I-10 Access

TOP VISITED PLACES

RANK		TOTAL VISITS
1	Dutch Bros. Coffee 888 N 114th Ave, Avondale, AZ 85323	189.6K
2	American Sports Centers - Avondale 755 N 114th Ave, Avondale, AZ 85323	540.7K
3	Starbucks 11490 W Hilton Dr, Avondale, AZ 85323	448K
4	Culver's 1025 N Avondale Blvd, Avondale, AZ 85323	331.9K
5	Homewood Suites-Phoenix/Avondale, AZ 11450 W Hilton Way, Avondale, AZ 85323	117.2K
6	Hilton Garden Inn-Phoenix/Avondale 11460 W Hilton Way, Avondale, AZ 85323	112.9K
7	Residence Inn by Marriott Phoenix West/Avondale 11410 West Hotel Way, Avondale, AZ 85323	58.2K
8	Park Avenue Plaza Avondale, AZ 85323	51.1K
9	Simply Sonesta Hotel 915N Avondale Blvd, Avondale, AZ 85323	46.9K
10	Aveda Institute 775 N 114th Ave, Avondale, AZ 85323	30.7K

Category: All Categories | In Market Only | July 1st, 2025 - Jun 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



NOW LEASING

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Culinary Corner

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