

FOR LEASE

PRIME RETAIL END CAP

10155 W. McDowell Road, Avondale, AZ 85392

SIZE:
3,000 SF

ANNUAL RENT:
\$56.00/PSF

ANNUAL EXPENSES:
\$15.48/PSF

LOCATION:

Just 15 minutes West of Phoenix at the Loop 101 
Agua Fria Freeway and Interstate 10  interchange
in Avondale, AZ - a strategic destination for retail
customers in the West Phoenix Metro area

Avondale

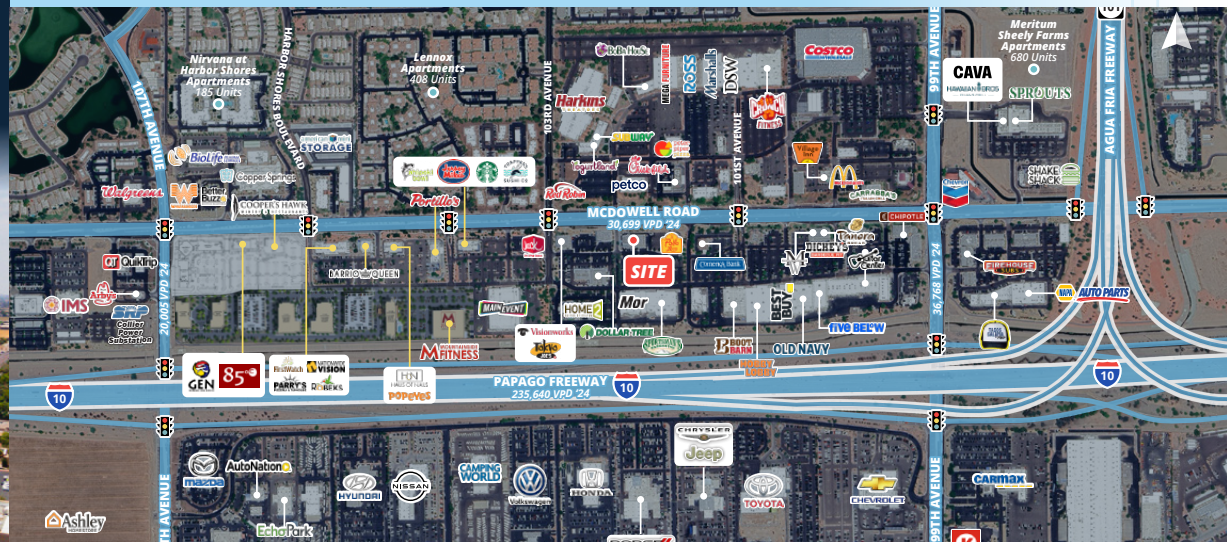
Aspiring. Achieving. Accelerating.

A rapidly growing West Valley community with a thriving retail and entertainment base, including Phoenix Raceway and the revitalized Old Town district. Located just west of Phoenix, the city offers strong residential expansion, diverse housing options, and easy freeway access. With continued population and commercial growth, Avondale serves as a dynamic and attractive market for businesses, shoppers, and residents alike.



PROPERTY HIGHLIGHTS

- Adjacent to over 1 Million Square Feet of Retail, Restaurant and Entertainment
- Just East of the rapidly expanding West Valley "Healthcare Corridor" – estimated 27,080 healthcare workers
- Across from Avondale AutoMall with an estimated 1,010 employees & > 20 dealerships
- Avondale's Health-Tech Quarter is specifically leveraging a skilled labor force of over 40,900 healthcare and 11,700 technology workers in the surrounding area



SITE

McDowell Rd

AVAILABLE**the Habit**
BURGER GRILL

SUITE

C-100

2,800 S.F.

SUITE

C-103

2,860 S.F.

SUITE

C-106

3,090 S.F.

Location Details

10155 W. McDowell Road, Avondale, AZ 85392

3 MILES



POPULATION

127,884 (2026)

139,939 (2031)



HOUSEHOLDS

38,929 (2026)

43,118 (2031)



INCOME

\$90,498 - Median Household Income (2026)

\$112,132 - Average Household Income (2026)



EMPLOYMENT & DAYTIME POPULATION

105,902 - Total Daytime Population (2026)

43,608 - Workers (2026)

Source: Esri (2026)



For more
information,
please contact us

BRAD BALBO

(D) 602.682.6016

(M) 602.908.6322

brad.balbo@srsre.com

MATTHEW MURRAY

(D) 602.682.6010

(M) 214.883.0468

matthew.murray@srsre.com



REGIONAL RETAIL INTERSECTION

GATEWAY PAVILLIONS

NWC 99th Ave & McDowell Rd



NO. 1

COMMUNITY SHOPPING
CENTER IN ARIZONA



20

COMMUNITY SHOPPING
CENTER NATIONWIDE

NO. 1 STORES FOR RETAILERS IN THE STATE

Marshalls.
petco

ULTA
verizon

COSTCO
WHOLESALE

IN THE TOP 20 PERCENT OF COSTCO'S
NATIONWIDE & NO. 4 IN ARIZONA



NO. 2

COSTCO GASOLINE
IN ARIZONA

CROSSROADS

SEC 99th Ave & McDowell Rd



TOP 5%

OF STRIP/CONVENIENCE
CENTERS NATIONWIDE



NO. 2

LOCATION IN THE STATE

NO. 8

LOCATION NATIONWIDE

GATEWAY CROSSING

SWC 99th Ave & McDowell Rd



TOP 15%

OF COMMUNITY SHOPPING
CENTERS IN ARIZONA



**103RD AVENUE / MCDOWELL
LOCATION DRAWS**

**Visitors from the entire
Phoenix Metro Market**

**For more
information,
please contact us**

BRAD BALBO

(D) 602.682.6016

(M) 602.908.6322

brad.balbo@srsre.com



Primary Trade Area

Avondale, AZ



Gateway Crossing

Avondale Fiesta Shopping Center

CVS pharmacy

Versante Apartment Homes

POPEYES

Residence Inn
BY MARRIOTT
HOMewood SUITES
Hilton Garden Inn

Calver's
Starbucks

THE HOME DEPOT
sam's club
Ashley HOMESTORE

Arbys
QT

To be Developed

Lennox Apartments

Estrella Gateway Apartments

SITE

PAPAGO FWY 200,400 VPD

W MCDOWELL RD 40,400 VPD

Gateway Pavilions

COSTCO WHOLESALE

COSTCO WHOLESALE Gas Station

DISCOUNT TIRE

McDonald's

CARRABBA'S ITALIAN GRILL

Bank of America

TACO BELL

Village Inn

Great Clips

PIER 88

jamba

crumbl

PANDA EXPRESS

THE VITAMIN SHOPPE

comerica

ISLANDS

MEN'S WEARHOUSE

Panera

TOYOTA

Jeep

RAM

HONDA

VW

NISSAN

HYUNDAI

KIA

MAZDA

enterprise

MOUNTAIN SIDE FITNESS

MAIN EVENT

HOME 2

Visionworks

Jack in the Box

Red Robin

peter piper pizza

Yogurtland

Harkins THEATRES

COLD STONE