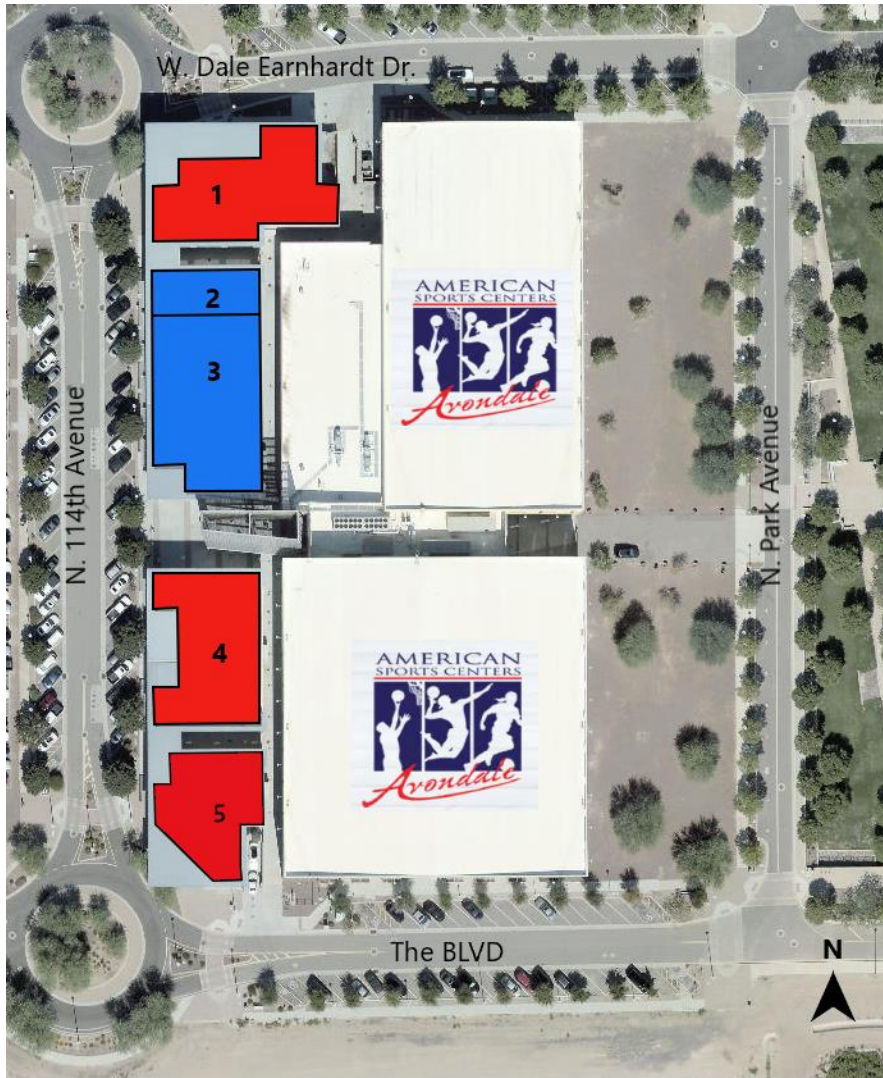


Available for Lease



AVAILABLE ———

LEASED ———

1	775 N. 114th Avenue	AVAILABLE (Fully Equipped Restaurant)	5,935 SF Floor Area, Plus 2,028 SF Patio Space Available
2	765 N. 114 th Avenue	LEASED- 2 "DI" 4 Popcorn	1,500 SF
3	765 N. 114 th Avenue	UNDER CONTRACT	7,880 SF
4	745 N. 114th Avenue	AVAILABLE (Grey Shell + Patio)	6,180 SF Floor Area, Plus 600 SF Patio
5	735 N. 114th Avenue	AVAILABLE	4,800 SF (Patio 1,340 SF)

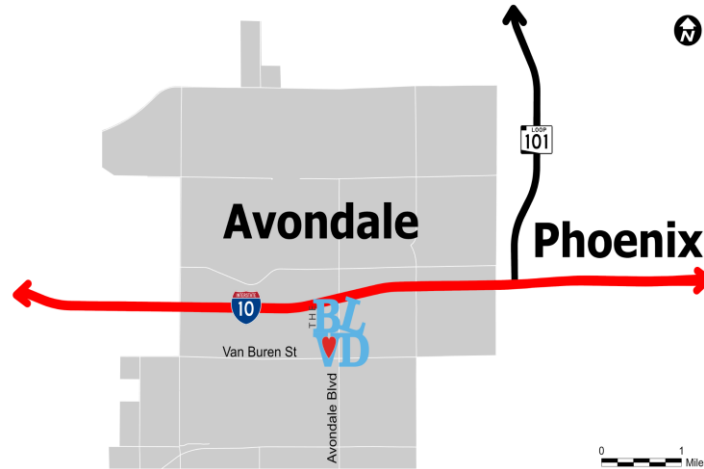


Ken Chapa
 Director
kchapa@avondalez.gov
 602-740-1735

Cheryl Covert
 Assistant Director
ccovert@avondalez.gov
 623-695-4161

AvondaleEdge.com

The City of Avondale has over 5,900 SF of restaurant and 10,900 SF of retail/office space available for lease in The BLVD, Park Avenue District, the west valley's hottest new investment opportunity! The BLVD is ideally located south of I-10, off Avondale BLVD and Van Buren Street.



Property Information:

- APN: 102-57-247
- Lot size .84 acres
- 16,915 Rentable SF
- Zoned: The BLVDD

Park Avenue District special zoning in place to attract a wide variety of uses, including:

- Central Gathering Area for Community Events
- Large Scale Sports and Entertainment
- Boutique Mixed Use/Main Street
- Retail
- Restaurants
- Urban Form Multi-Family (min. 22 units per acre)
- Class A Office
- Education Campus
- Medical Facilities

Coming Soon:

- Avid Hotel
- Dutch Bros Coffee
- Avari Apartments (354 units planned)
- The Village at The BLVD (187 detached 1-story rental units)

Major Area Businesses within 3 miles:

- Avondale Commerce Center: 1,200 employees
- Universal Technical Institute: 1,800 Students
- City of Avondale Civic Center Complex: 600 employees
- Avondale Auto Mall: 1,200 employees
- West Point High School: 2,400 students
- Health Tech Corridor:
 - Akos Medical Center
 - Phoenix Children's Hospital
 - IMS Family Medicine
 - Copper Spring Behavior Health Hospital

Get in on the ground floor with these current companies:

- American Sports Center-attracting over ½ million visitors annually
- Hilton Garden Inn
- Residence Inn by Marriott
- Homewood Suites by Hilton
- Culver's



Existing Uses

- 1 Residence Inn
- 2 Culver's
- 3 Hilton Hotels
- 4 Transit Hub
- 5 My Place Hotels
- 6 American Sports Center

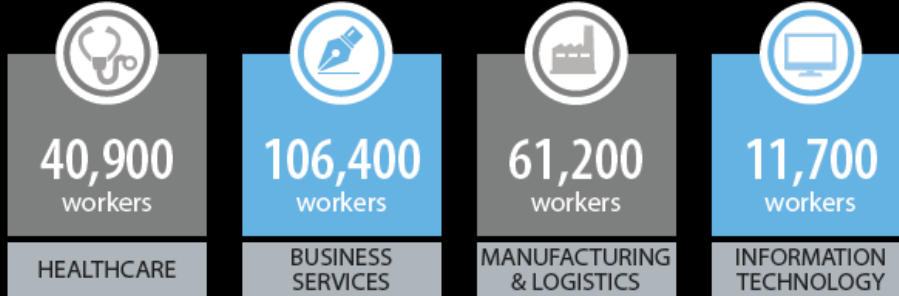
Coming Soon

- 7 Avari Apartments
- 8 Dutch Bros. Coffee
- 9 Avid Hotels & Restaurant Concept
- 10 The Village at The BLVD

Boundaries

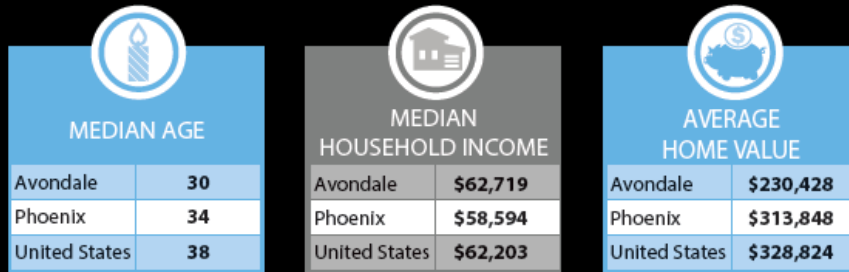

- The BLVD
- Available City-Owned Parcel
- Privately-Owned Parcel
- Available Retail

KEY SECTORS WORKFORCE



Source: EMSI | 2020 | Available workforce within a 25 mile drive of Avondale

DEMOGRAPHIC PROFILE


POPULATION	1 mile	3 miles	5 miles
2020	9,615	99,877	235,724
2025 (est.)	10,300	107,934	256,105



DAYTIME POPULATION	1 mile	3 miles	5 miles
2020	7,468	90,180	209,332



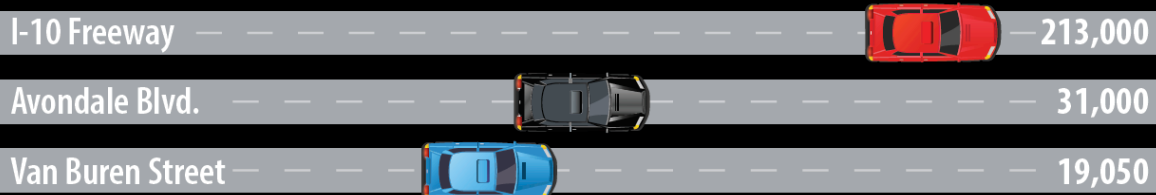
NUMBER OF HOUSEHOLDS	1 mile	3 miles	5 miles
2020	3,303	30,651	71,191
2025 (est.)	3,538	32,980	77,191



AVERAGE HOUSEHOLD INCOME	1 mile	3 miles	5 miles
2020	\$70,519	\$76,730	\$78,456
2025 (est.)	\$77,701	\$85,236	\$87,754

Source: ESRI 2020

AREA TRAFFIC COUNTS - VPD



Concept Drawing, The BLVD Park Avenue District



Existing Uses	Proposed Uses	Future Uses
1 American Sports Center	5 Dutch Bros. Coffee	8 Park Avenue District Sculpture
2 My Place Hotels	6 Avid Hotel	9 Splash Pad
3 Transit Hub	7 Volleyball Courts	10 Lake
4 Existing Retail		11 Entry Fountains/Monument
		12 Pedestrian Entry/Plaza
		13 Parking Garage

Concept Depiction, The BLVD Park Avenue District

