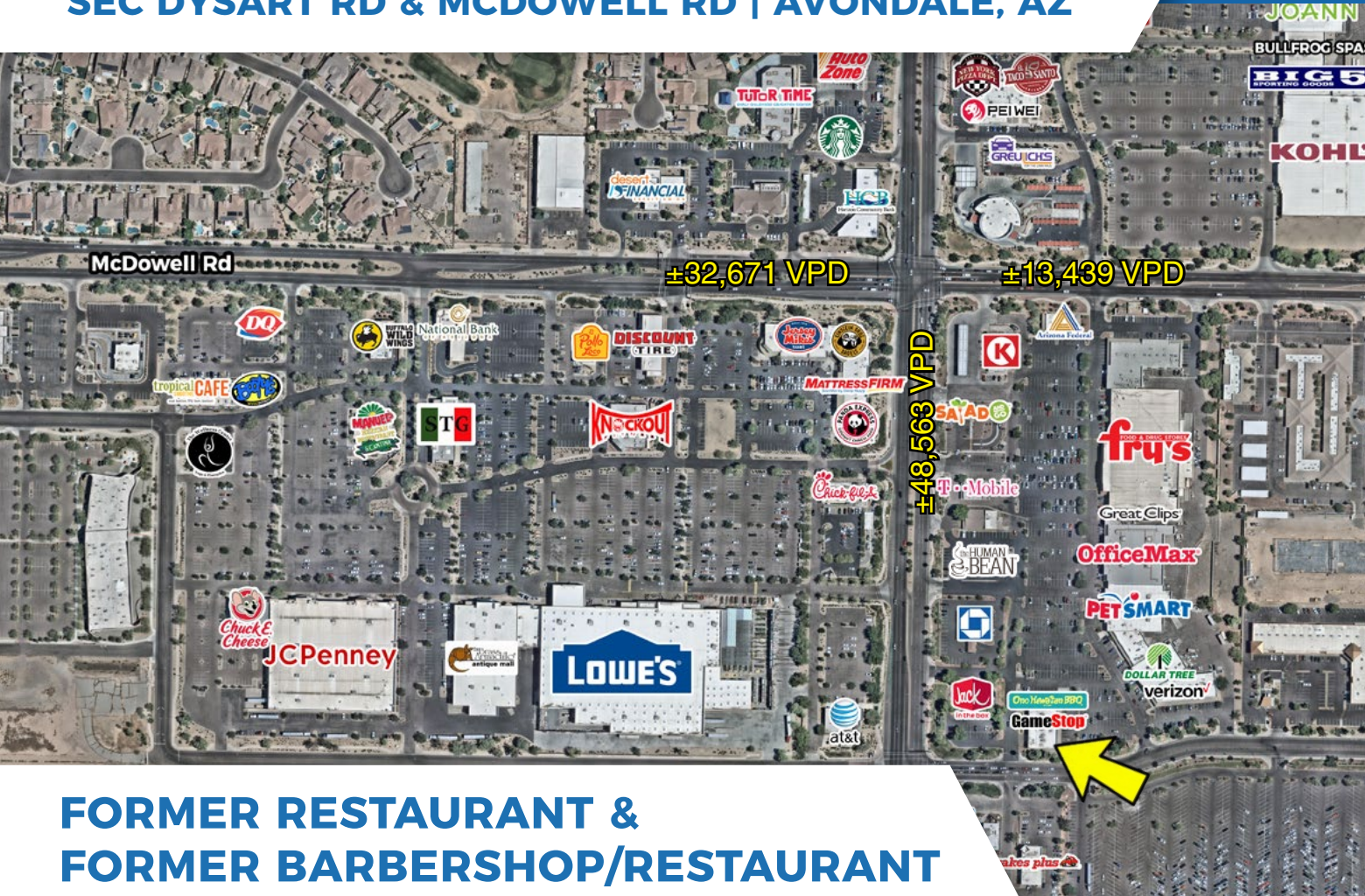


±3,000 SF FORMER RESTAURANT END-CAP FOR LEASE

PALMILLA CENTER

FRY'S GROCERY ANCHORED

SEC DYSART RD & MCDOWELL RD | AVONDALE, AZ



FORMER RESTAURANT &
FORMER BARBERSHOP/RESTAURANT

CAMERON WARREN
602.288.3471
cwarren@pcaemail.com

NICK DEDONA
602.734.7208
ndedona@pcaemail.com

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

JOIN



OfficeMax



±3,000 SF FORMER RESTAURANT END-CAP FOR LEASE

PALMILLA CENTER

FRY'S GROCERY ANCHORED

SEC DYSART RD & MCDOWELL RD | AVONDALE, AZ

PROPERTY DETAILS

LEASE RATE ±3,000 SF Former Restaurant End-cap Available
±595 SF Former Barbershop / Restaurant

ZONING City of Avondale, C-2

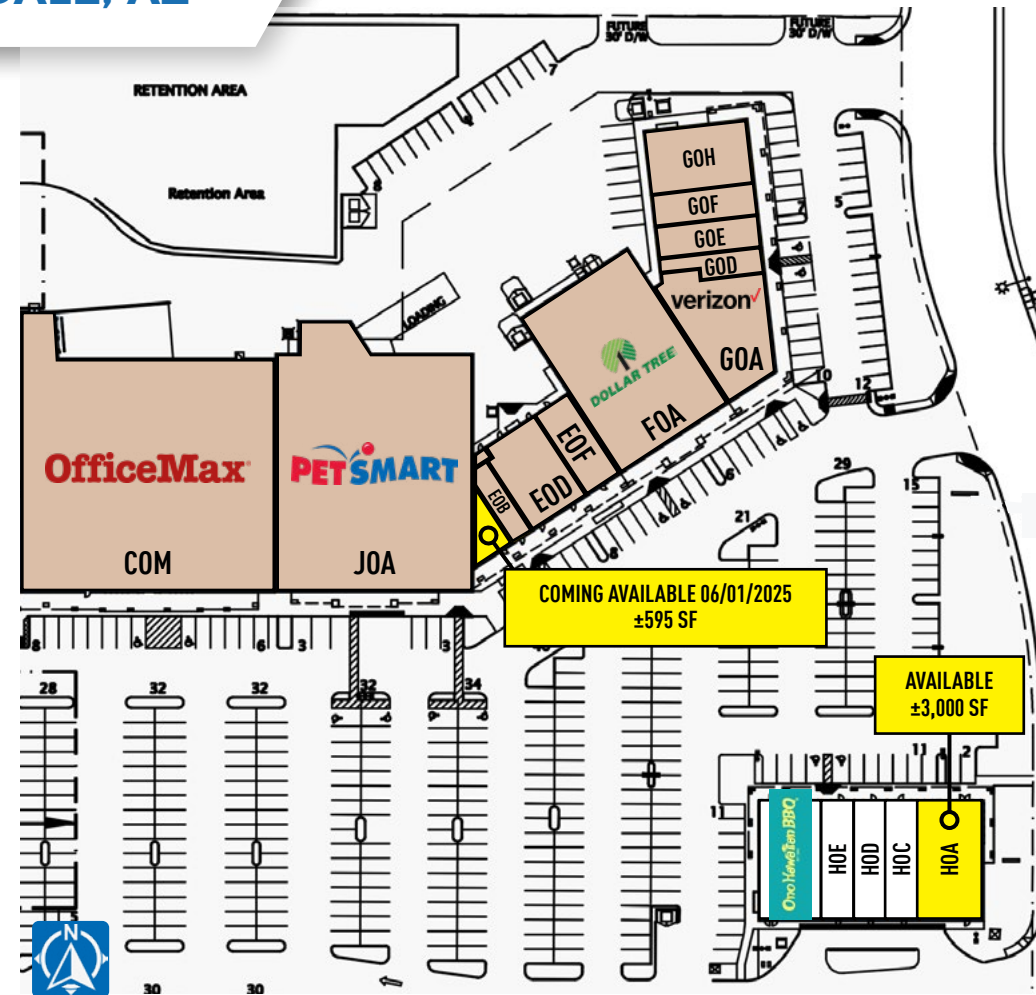
DEMOGRAPHICS

- Well-established neighborhoods with a median income above \$67,000 within 3 miles
- Less than a quarter mile from the full-diamond interchange at Dysart Road and Interstate 10
- The center is just east of Abrazo's West Campus with 1,027 employees
- Just over 2.5 miles northeast of Phoenix-Goodyear Airport
- Goodyear's new 129-acre Wellspring Park will be located across Dysart Road, on the north side of I-10

TRAFFIC COUNTS

N ±22,676 VPD (NB & SB) **E** ±38,700 VPD (EB & WB)
S ±48,563 VPD (NB & SB) **W** ±32,671 VPD (EB & WB)

ADOT 2021



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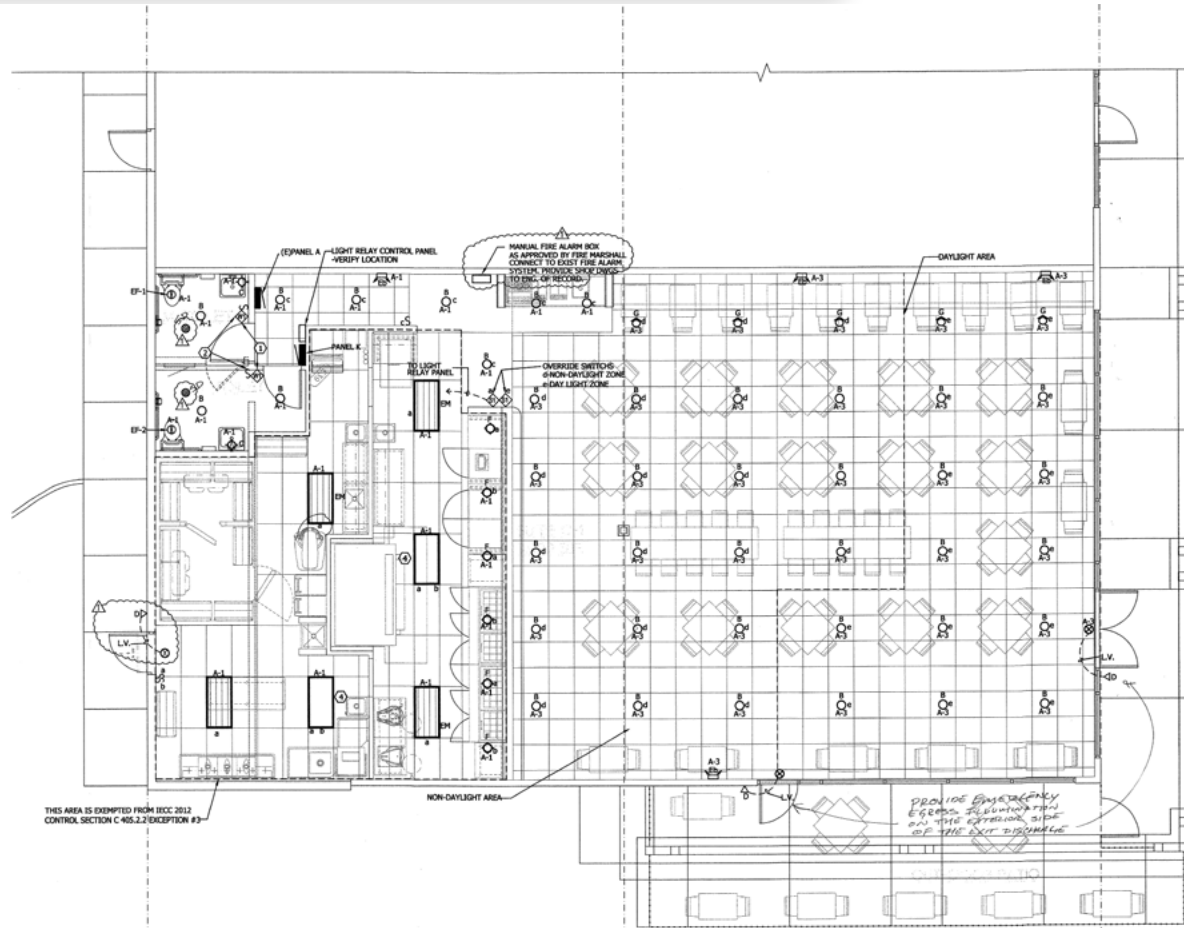


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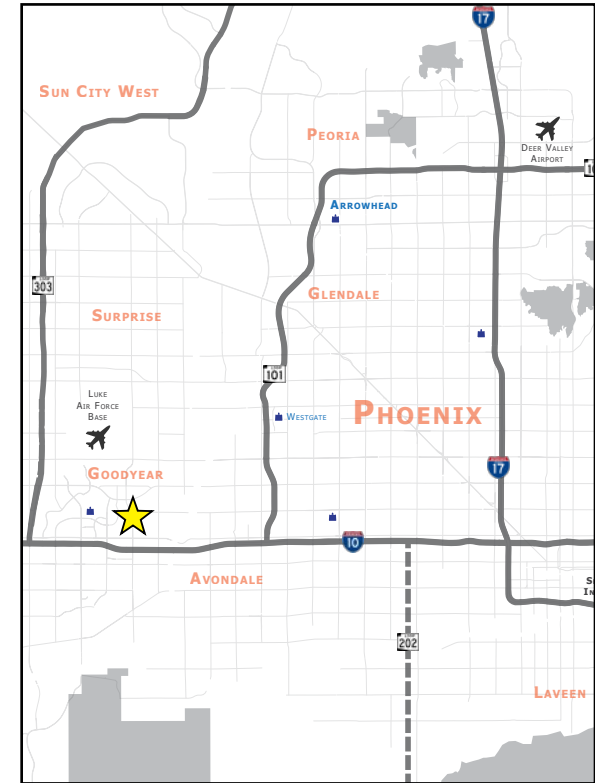
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DEMOGRAPHICS

2024 ESRI ESTIMATES

 POPULATION	2024 Total Population	10,559	102,533	238,071
	2029 Total Population	10,470	111,538	268,234
 DAYTIME POPULATION		1-Mile	3-Mile	5-Mile
	2024 Total Daytime Pop	13,363	87,202	192,021
	Workers	7,911	36,665	72,822
	Residents	5,452	50,537	119,199
 HOUSEHOLDS		1-Mile	3-Mile	5-Mile
	2024 Households	3,600	34,056	77,600
	2029 Households	3,626	37,722	89,357
 HOUSING UNITS		1-Mile	3-Mile	5-Mile
	2024 Housing Units	3,773	37,152	84,229
	Owner Occupied	62.7%	58.4%	61.9%
	Renter Occupied	32.8%	33.3%	30.2%
	Vacant	4.6%	8.3%	7.9%
 AVERAGE INCOMES		1-Mile	3-Mile	5-Mile
	Average HH Income	\$114,374	\$114,057	\$116,933
	Median HH Income	\$85,373	\$88,789	\$92,295
	Per Capita Income	\$39,376	\$37,906	\$38,160
 BUSINESSES		1-Mile	3-Mile	5-Mile
	2024 Businesses	503	2,344	3,924



AVERAGE HH INCOME
\$116,933
WITHIN 5-MILES

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