

## DRONE FOOTAGE



## GATEWAY PAVILIONS

DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE



# 99<sup>TH</sup> AVE & MCDOWELL RD

AVONDALE, AZ



# property summary

AVAILABLE ±4,052 SF with Patio and Drive-thru PRICING Call for Pricing

ZONING Planned Community District

## LOCATION HIGHLIGHTS

- New Sprouts Center at the intersections
- ±1,500 Proposed Multi-Family Units
- Surrounded by national retailers
- Easy access to the I-10 and Loop 101

## NEIGHBORING TENANTS



## TRAFFIC COUNTS

99th Ave

N ±19,179 VPD (NB & SB)

S ±62,777 VPD (NB & SB)

McDowell Rd

E ±51,891 VPD (EB & WB)

W ±35,766 VPD (EB & WB)

ADOT 2023



W  
NWC

**DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE**

99th Ave & McDowell Rd



# site plan overview



**DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE**

99<sup>th</sup> Ave & McDowell Rd







## DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE

99<sup>th</sup> Ave & McDowell Rd





## DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE

99<sup>th</sup> Ave & McDowell Rd





## DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE

99<sup>th</sup> Ave & McDowell Rd





## DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE

99<sup>th</sup> Ave & McDowell Rd





## DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE

99<sup>th</sup> Ave & McDowell Rd





## DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE

99<sup>th</sup> Ave & McDowell Rd





## DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE

99<sup>th</sup> Ave & McDowell Rd



# zoom aerial



## DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE

99th Ave & McDowell Rd



# wide aerial



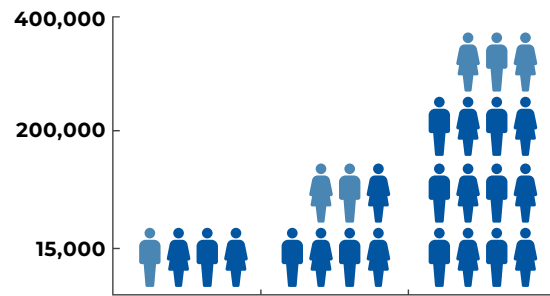
## DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE

99<sup>th</sup> Ave & McDowell Rd



# demographics

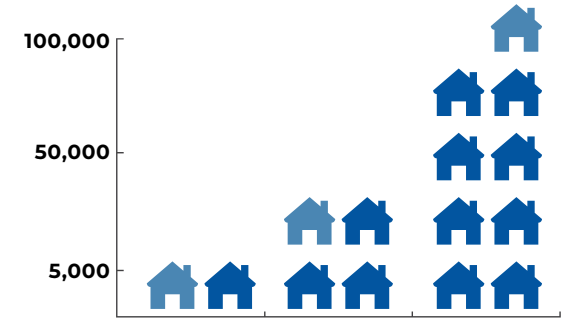
2024 ESRI



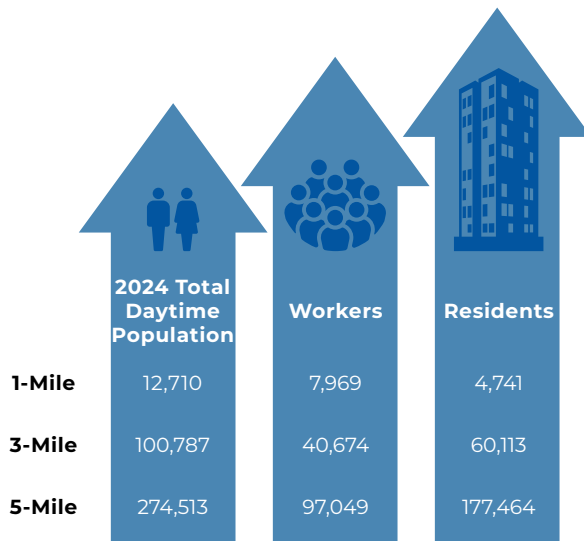
|                       | 1-Mile | 3-Mile  | 5-Mile  |
|-----------------------|--------|---------|---------|
| 2024 Total Population | 9,860  | 117,188 | 344,395 |
| 2029 Total Population | 13,510 | 131,315 | 369,914 |



|        | Median HH Income | Average HH Income | Per Capita Income |
|--------|------------------|-------------------|-------------------|
| 1-Mile | \$68,168         | \$89,328          | \$29,451          |
| 3-Mile | \$79,469         | \$98,935          | \$29,646          |
| 5-Mile | \$78,701         | \$97,900          | \$28,644          |

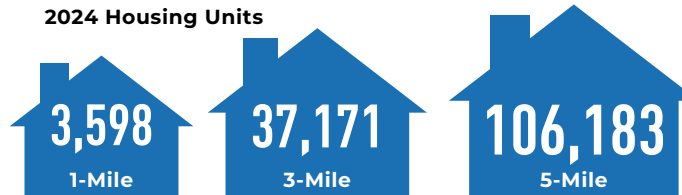


|                 | 1-Mile | 3-Mile | 5-Mile  |
|-----------------|--------|--------|---------|
| 2024 Households | 3,309  | 35,050 | 100,588 |
| 2029 Households | 4,815  | 40,809 | 110,958 |

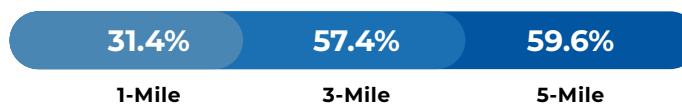


|        | 2024 Total Daytime Population | Workers | Residents |
|--------|-------------------------------|---------|-----------|
| 1-Mile | 12,710                        | 7,969   | 4,741     |
| 3-Mile | 100,787                       | 40,674  | 60,113    |
| 5-Mile | 274,513                       | 97,049  | 177,464   |

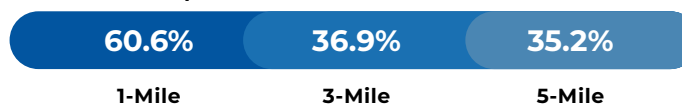
## 2024 Housing Units



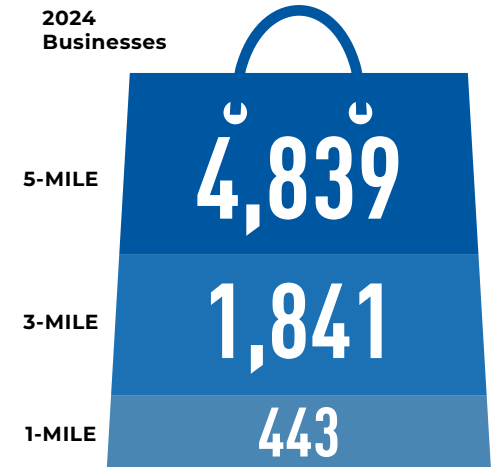
## Owner Occupied



## Renter Occupied



## 2024 Businesses



**DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE**

99<sup>th</sup> Ave & McDowell Rd





Exclusively listed by

**NICK DEDONA**

(602) 734-7208

[ndedona@pcaemail.com](mailto:ndedona@pcaemail.com)

**DILLON YOUNG**

(602) 288-3474

[dyoung@pcaemail.com](mailto:dyoung@pcaemail.com)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 06/14/2021



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016

P. (602) 957-9800 F. (602) 957-0889

[www.pcainvestmentsales.com](http://www.pcainvestmentsales.com)