

RETAIL FOR LEASE

THE SHOPS AT THE BLVD

625 N Avondale Blvd
Avondale, AZ 85323

FLATZ 623

FLATZ 623 - 360 DUs
392,784 SF



Future
Development

Future
501 DUs

23,656 ADT

Banner
Urgent Care

IN ESCROW
LOT 3:
± 1.01 AC

LAMS

CVS

HOUSTON
TOWN

metro
by T-Mobile

Planet Fitness

Jack
in the Box

PIZZA PATRON
DUNKIN'

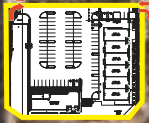
Coldwater Springs
5,300 DUs

DAYCARE

MY
PLACE

DUTCH BROS

Poca Madre
COCINA - CANTINA



SUBJECT

The Shops
at The Blvd
Phase II

Future
Development

Encore
300 DUs

AVEDA
AMERICAN
SPORTS CENTERS
Avondale

Alta
360 DUs

Van Buren St

Avondale Blvd

37770 ADT

DARRELL
DESHAW

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THE SHOPS @ THE BLVD - PHASE II

625 N Avondale Blvd Avondale, AZ 85323



LOCATION DESCRIPTION

Located just North of the Northeast corner of Avondale Blvd and Van Buren St. Phase II of the Shops at The Blvd will have direct exposure to Avondale Rd and is on the South side of the 100% leased Phase I shops out front of the Avondale Sports Complex.

PROPERTY HIGHLIGHTS

- Shops directly out front of the Avondale Sports Complex.
- Very Accessible: Less than 1/2 Mile South of I-10 on Avondale Blvd.
- Average Daily Vehicle count : 37,770.
- 10,780 of inline retail shop space.
- One stand-alone restaurant up to 5,200 sf w/ Patio.
- Planned Delivery 4Q2027.

AREA CO-TENANTS



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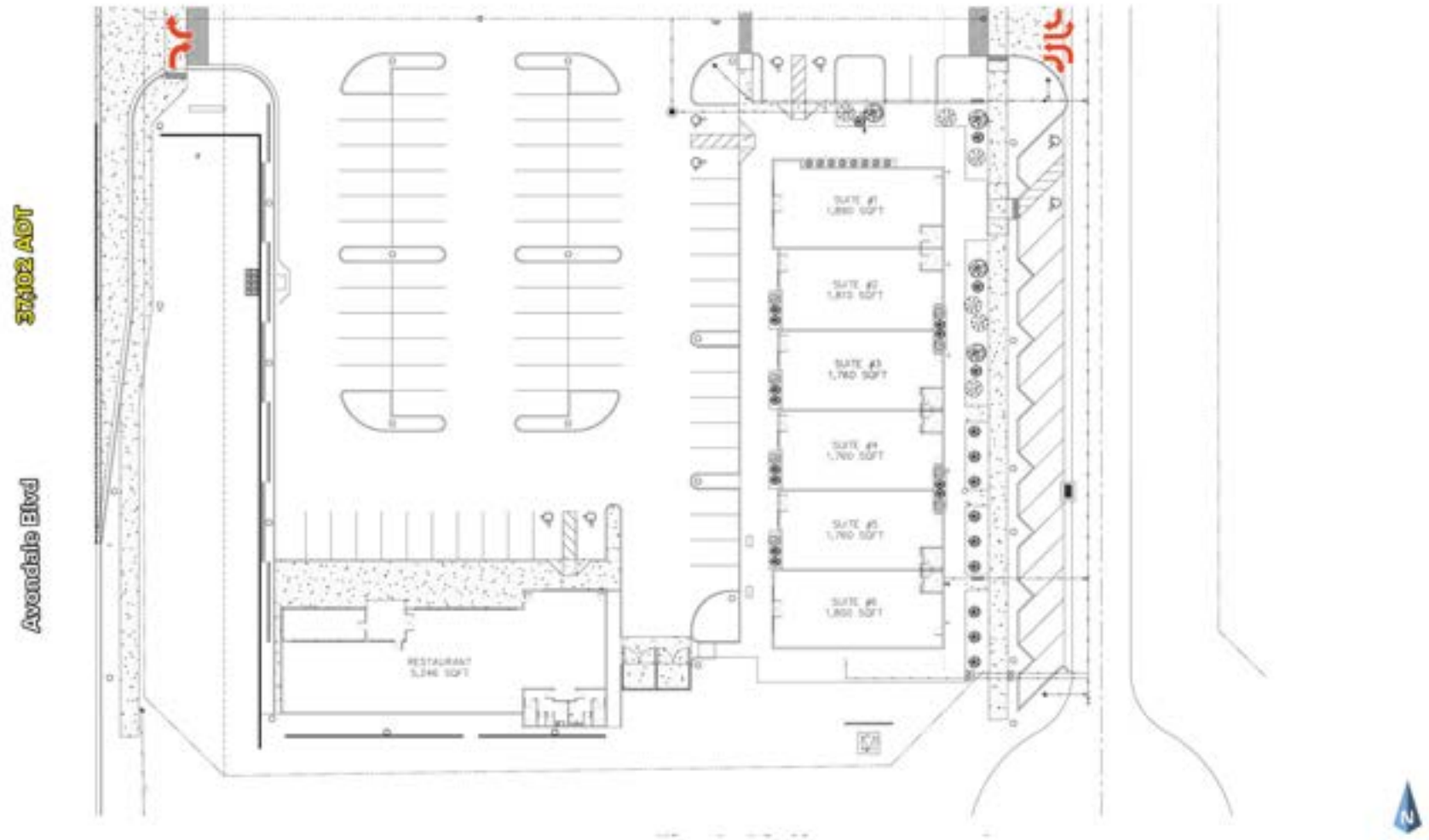
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STORE - WEST ELEVATION



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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	13,084	106,500	266,413
Median Age	31.7	32.3	32.7



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$91,046	\$86,868	\$92,471
Average	\$104,960	\$104,921	\$113,778



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	149	1,976	4,482
Employees	2,075	29,650	66,217
Daytime Population	3,354	37,998	85,719



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	40.1%	35.4%	35.9%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	58.0%	55.5%	56.3%
Services	15.7%	16.7%	16.3%
Blue Collar	26.3%	27.8%	27.3%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,303	33,492	82,586
Median Home Value	\$403,082	\$400,954	\$424,276

* 2025 Demographic data derived from ESRI

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