

**For Lease**

# Premier Freestanding Restaurant Opportunity



SEC **McDOWELL RD & 107TH AVE** | AVONDALE, ARIZONA



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# PARK 10



## For Lease

SEC McDowell Rd &  
107th Ave  
Avondale, AZ

**\* Prominent Freestanding  
Restaurant Opportunity!  
Available July 2026**

### Building Specifications

SPACE AVAILABLE

**± 7,219 SF**

PATIO AREA

**± 1,400 SF**

BUILDING HIGHLIGHTS

**Restaurant Grey Shell**

**1200 amp, three phase 120/208v power**

**1500 gallon grease interceptor**

**Upgraded HVAC**

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### About the Property

- 43 acre mixed-use development project with opportunities for retail, restaurant, hotel, medical, and office uses
- Freestanding Hard Corner Restaurant building; ±7,102 SF with ±1,400 SF Patio
- Located just north of the I-10 Freeway; 1/4 mile from Loop 101 and I-10 interchange
- Adjacent to over 1 million square feet of existing and planned retail, restaurant, and entertainment
- Tremendous visibility to I-10 Freeway with over 230,000 vehicles passing daily
- Restaurant Grey Shell with upgraded electrical, HVAC & Grease Interceptor

### Join These Restaurants





**HANDEL'S**  
HOMEMADE ICE CREAM SINCE 1945

**85**  
**GEN**

**COOPER'S HAWK**  
WINERY & RESTAURANTS

**Shops C**

**FirstWatch** **PARRY'S**  
PIZZERIA & TAPHOUSE

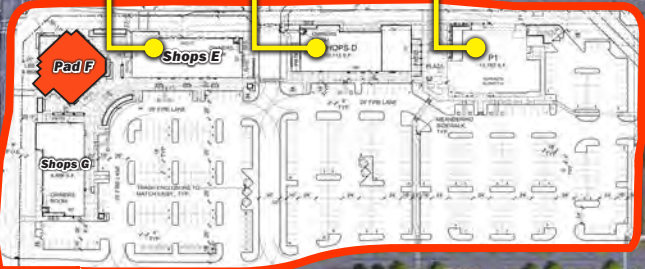
**NATIONWIDE VISION** **ROBEKS**

**Shops B**

**H&N**  
HAUS OF NAILS

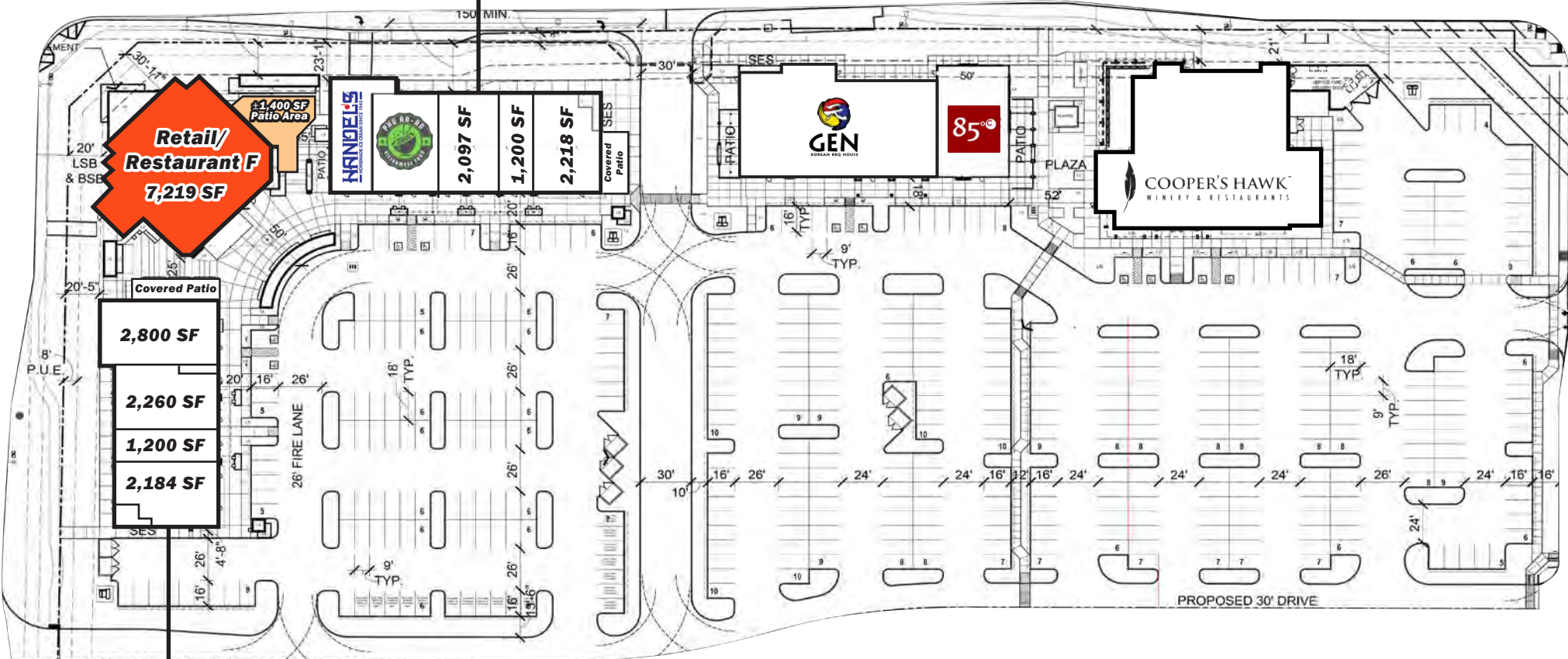
**POPeYES**  
**La Michoacana Premium**

**ahipokwi bowl** **Jersey Mikes** **Starbucks** **TRAPPERS SUSHI CO**





**Shops E**



**Shops G**



COOPER'S HAWK  
WILDLY DELICIOUS

85°

GEN  
KOREAN BBQ HOUSE



HANDEL'S  
HOMEMADE ICE CREAM SINCE 1941

Shops E

Shops G

**Freestanding/Retail  
Restaurant**

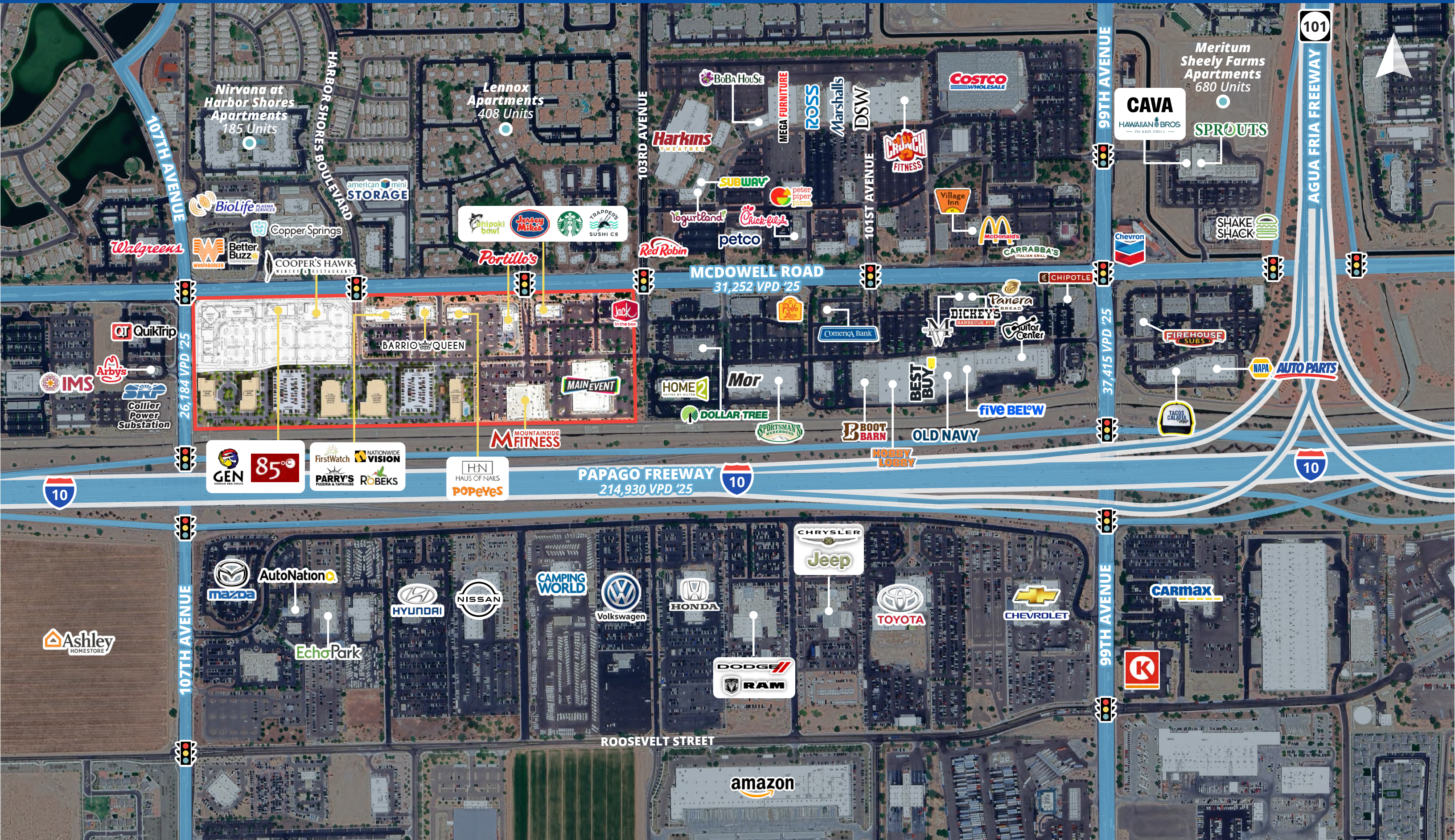
OAK  
STEAK  
PARK 10

CAFE MILANO  
MASSAGE BLAZE HIB 200

# PARK 10

SEC McDOWELL RD & 107TH AVE | AVONDALE, ARIZONA

107th Ave  
10700 W



Nirvana at Harbor Shores Apartments  
185 Units

Lennox Apartments  
408 Units

Meritum Sheely Farms Apartments  
680 Units

BARRIO QUEEN

MCDOWELL ROAD  
31,252 VPD '25

PAPAGO FREEWAY  
214,930 VPD '25

ROOSEVELT STREET

GEN 85

FirstWatch VISION  
PARRY'S ROBEEKS

HN HAUS OF NAILS  
POPEYES

AutoNation  
Mazda

HYUNDAI  
NISSAN

CAMPING WORLD  
Volkswagen

HONDA

CHRYSLER  
Jeep

TOYOTA

CHEVROLET

CARMAX

DODGE  
RAM

amazon





| No.  | Project Name              | Units |
|------|---------------------------|-------|
| ★ 1  | Cerro Vista               | 249   |
| ★ 2  | McDowell 117              | 217   |
| ★ 3  | Fuze 623 - Phase I        | 360   |
| ★ 4  | Fuze 623 - Phase II       | 321   |
| ★ 5  | Avondale Commons          | 484   |
| ★ 6  | V Townhomes at Encanto    | 98    |
| ★ 7  | Livano Avondale           | 316   |
| ★ 8  | Avari                     | 354   |
| ★ 9  | Alta Avondale             | 360   |
| ★ 10 | Encore Avondale           | 300   |
| ★ 11 | The Village at the BLVD   | 187   |
| ★ 12 | Roosevelt Park            | 484   |
| ★ 13 | Nirvana at Harbor Shores  | 185   |
| ★ 14 | Virtua 99                 | 250   |
| ★ 15 | Meritum Sheely Farms      | 678   |
| ★ 16 | Village at Paseo de Luces | 272   |
| ★ 17 | The Moderne at Roosevelt  | 185   |





## Area Snapshot

### 1 MILE

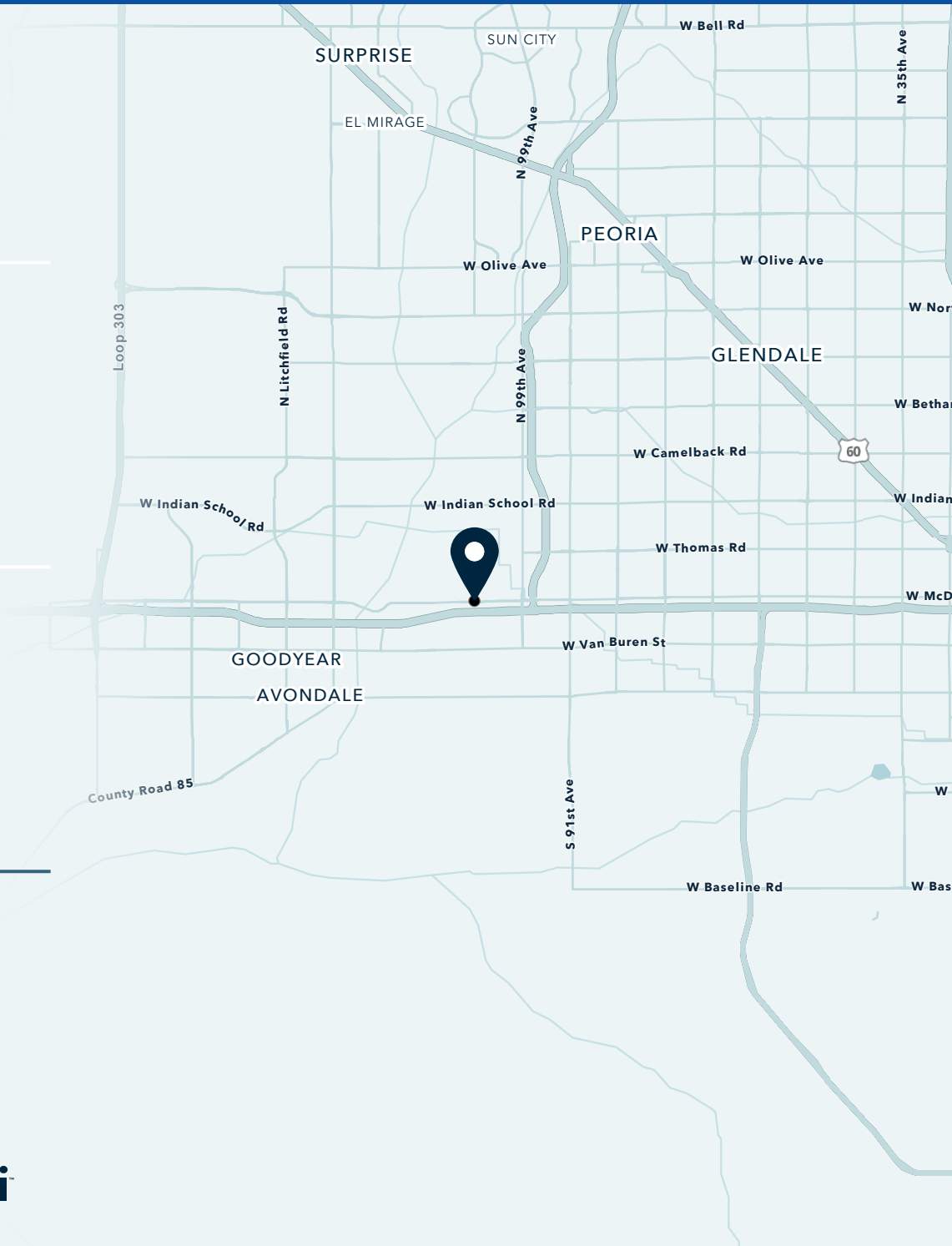
|                                  |                                  |  |                                     |
|----------------------------------|----------------------------------|--|-------------------------------------|
| <b>13,309</b><br>2025 Population | <b>15,297</b><br>2030 Population | <b>\$108,101</b><br>Average Household Income | <b>13,311</b><br>Daytime Population |
|----------------------------------|----------------------------------|--|-------------------------------------|

### 3 MILES

|                                   |                                   |  |                                      |
|-----------------------------------|-----------------------------------|--|--------------------------------------|
| <b>124,206</b><br>2025 Population | <b>135,338</b><br>2030 Population | <b>\$106,980</b><br>Average Household Income | <b>102,890</b><br>Daytime Population |
|-----------------------------------|-----------------------------------|--|--------------------------------------|

### 5 MILES

|                                   |                                   |  |                                      |
|-----------------------------------|-----------------------------------|--|--------------------------------------|
| <b>318,510</b><br>2025 Population | <b>339,962</b><br>2030 Population | <b>\$108,261</b><br>Average Household Income | <b>270,121</b><br>Daytime Population |
|-----------------------------------|-----------------------------------|--|--------------------------------------|



*Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.*



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