

# AVONDALE PLAZA

1450 North Dysart Road | Avondale, Arizona 85323

FOR LEASE:

900 SF AVAILABLE

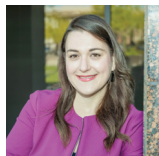


SUBJECT PROPERTY  
AVAILABLE: 900 SF

YOUR SIGN HERE

OnTarget  
DIAMOND

Hi Fashion



**JENNIFER EGGERT**  
*Senior Vice President*

O: (480) 565-3772 M: (480) 205-7681  
jennifer.eggert@orionprop.com



# PROPERTY HIGHLIGHTS

## SWC - DYSART ROAD & VAN BUREN STREET

AVAILABLE 900 SF

LEASE RATE NEGOTIABLE

PROJECT SIZE 145,800 SF

YEAR BUILT 1987

ZONING C-2

TRAFFIC COUNT 42,000+ VPD



Located just south of Interstate 10



Excellent visibility along Dysart Road



Average household income of \$79,820 within 3 miles of center



Busy grocery anchored center with strong national retail presence



# TENANT ROSTER



## AVONDALE PLAZA AVAILABLE SPACE - 900 SF

|            |                         |               |
|------------|-------------------------|---------------|
| A15        | Jackson Hewitt          | 1,080 SF      |
| A14        | Smoke Shop              | 980 SF        |
| A13        | EyeBrow Threading       | 900 SF        |
| A12        | Classy Nails & Hair     | 900 SF        |
| A11/10     | Pizza Hut               | 1,800 SF      |
| A9         | Freeway Insurance       | 960 SF        |
| A7-8       | Somos Dental            | 3,008 SF      |
| A5-6       | Hi Fashion              | 980 SF        |
| A4         | On Target Staffing      | 900 SF        |
| <b>A3</b>  | <b>AVAILABLE</b>        | <b>900 SF</b> |
| A2         | Celulares               | 900 SF        |
| A1         | Check Into Cash         | 1,160 SF      |
|            |                         |               |
| SUB-ANCHOR | Harbor Freight Tools    | 13,000 SF     |
| ANCHOR     | Food City Supermarket   | 42,452 SF     |
| B2         | Tio Rico Title Services | 2,240 SF      |
| B1         | Law Offices             | 1,120 SF      |
| SUB-ANCHOR | St. Vincent De Paul     | 14,000 SF     |

# AREA CO-TENANTS



# AVONDALE, ARIZONA

Avondale, Arizona, is a growing city located west of Phoenix in the Sonoran Desert. Known for its family-friendly neighborhoods, diverse community, and strong local economy, Avondale offers a blend of suburban living and modern amenities. The city is also home to the famous Phoenix Raceway, which attracts racing fans from across the country. With its parks, shopping centers, and convenient access to the greater Phoenix metropolitan area, Avondale is a popular place to live, work, and visit.



5 MILE DAYTIME POPULATION

**242,799**



5 MILE AVG HOUSEHOLD INCOME

**\$127,954**

## 2025 DEMOGRAPHICS (Sites USA)

| POPULATION:                   | 1- MILE           | 3-MILE           | 5-MILE           |
|-------------------------------|-------------------|------------------|------------------|
| Daytime:                      | <b>10,707</b>     | <b>98,020</b>    | <b>242,799</b>   |
| Employees:                    | <b>6,786</b>      | <b>26,421</b>    | <b>51,176</b>    |
| HOUSEHOLDS:                   | 1-MILE            | 3-MILE           | 5-MILE           |
| Total:                        | <b>3,536</b>      | <b>32,850</b>    | <b>82,577</b>    |
| Average Size:                 | <b>3.2</b>        | <b>3.4</b>       | <b>3.4</b>       |
| INCOME:                       | 1-MILE            | 3-MILE           | 5-MILE           |
| Average Household Income:     | <b>\$77,208</b>   | <b>\$115,552</b> | <b>\$127,954</b> |
| Annual Household Expenditure: | <b>\$293.74 M</b> | <b>\$3.34 B</b>  | <b>\$8.74 B</b>  |



**SUBJECT PROPERTY**  
AVAILABLE: 900 SF



**ORION Investment Real Estate**

7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251

*FOR LEASE:*

## **AVONDALE PLAZA**

1450 North Dysart Road | Avondale, Arizona 85323



**JENNIFER EGGERT**  
*Senior Vice President*

**O:** (480) 565-3772 **M:** (480) 205-7681  
[jennifer.eggert@orionprop.com](mailto:jennifer.eggert@orionprop.com)

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.