

# El Mirage & Lower Buckeye

NEC · AVONDALE · ARIZONA · 85323

± 4.9 ACRES · PAD ZONING/C-2 ALLOWANCE · THREE PARCELS  
HARD-CORNER

LIST PRICE

\$14 / SF

±\$2,972,032 · 212,288 SF

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§ 01 · EXECUTIVE SUMMARY

# A ±4.9-acre hard corner on a signalized West Valley intersection — *zoned PAD, prime retail pad.*

TREN CRE is pleased to present the opportunity to acquire **±4.9 acres (212,288 SF)** of vacant commercial land at the northeast corner of **El Mirage Road & Lower Buckeye Road** in Avondale, Arizona. The site is offered as **three contiguous parcels** and is zoned **PAD**.

Surrounded by established, fast-growing single-family rooftops, the Property fronts two arterials and benefits from full off-site infrastructure already to the site — offering a clean, near-shovel-ready pad for retail, service, or daily-needs development in the West Phoenix submarket. Grading/Drainage Engineering sketch available separately.

LIST PRICE

**\$14**/SF  
±\$2.97M total

LAND AREA

**±4.9** AC  
212,288 SF

PARCELS

**3**  
2 Contiguous

ZONING

**PAD**  
C-2 Allowance

USE

**Commercial**  
\*Use restriction - Discount Stores

PER ACRE

**\$610**K  
Approx.

## Site

LAND SF — GROSS / NET 212,288

LAND ACRES ±4.9

PARCELS (APN) 500-32-818 / 819 / 821

ZONING PAD (C-2 allowance) · Avondale

USE RESTRICTION Discount Store

TOPOGRAPHY Level

CURRENT USE Vacant

FRONTAGE El Mirage Rd & Lower Buckeye Rd

OFF-SITES Curb · Gutter · Sidewalk · Streets

UTILITIES Water · Sewer · Gas · Electric

Cable · Telephone · Irrigation

## INVESTMENT HIGHLIGHTS

- 01** **Signalized Hard Corner**  
Dual-arterial frontage at the fully-signalized NEC of El Mirage & Lower Buckeye — maximum visibility and full turning access for a retail user.
- 02** **PAD Zoning**  
C-2 Allowance - Intermediate commercial zoning provides a clear, executable path to a daily-needs retail use.
- 03** **Proven Corner — Existing Family Dollar**  
A stabilized Family Dollar already anchors the intersection, provides flexibility for various commercial uses.
- 04** **Growing, Affluent Trade Area**  
±76,600 residents within 3 miles with \$84K-\$98K median household income and ±4.9% projected growth through 2030 — full off-sites already to the site.

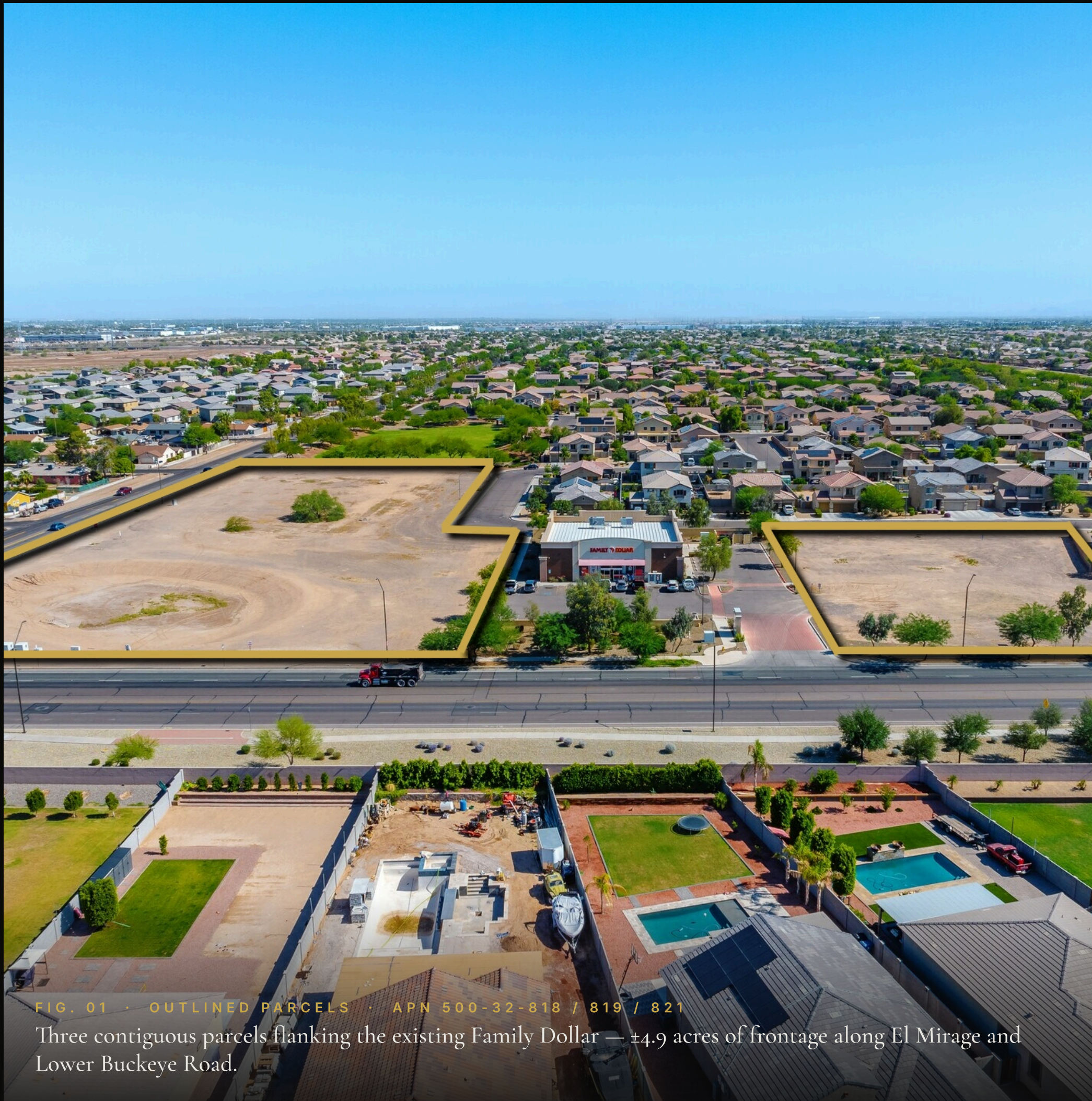


FIG. 01 · OUTLINED PARCELS · APN 500-32-818 / 819 / 821  
 Three contiguous parcels flanking the existing Family Dollar — ±4.9 acres of frontage along El Mirage and Lower Buckeye Road.

§ 02 · TRAFFIC COUNTS

Two arterials, one signalized corner.

COLLECTION STREET	VPD YR
W Lower Buckeye Rd @ 125th	7,116 '25
W Lower Buckeye Rd @ 121st	6,273 '25
W Lower Buckeye Rd @ 125th W	5,880 '24
S El Mirage Rd @ Miami St	3,551 '24
S El Mirage Rd @ Rio Vista	3,422 '25
S El Mirage Rd @ Lower Buckeye	3,330 '25

Source: TrafficMetrix®. Combined corridor volume exceeds ±10,400 VPD at the intersection.

§ 03 · DEMOGRAPHICS

POPULATION · 3 MI	MEDIAN HH INCOME
<b>76,634</b> 9,557 within 1 mile	<b>\$83.8K</b> \$98.2K within 1 mile
HOUSEHOLDS · 3 MI	GROWTH '25-'30 · 3 MI
<b>21,903</b> Median age 31.6	<b>+4.9%</b> Household growth

Phoenix–Mesa–Scottsdale MSA · Maricopa County · West Phoenix cluster. Phoenix Sky Harbor ±23 mi / 33 min.

## § 04 · CONTACT

For inquiries, tours, and *diligence access*.

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TREN CRE

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A full-service commercial real estate brokerage specializing in land, investment sales, and development advisory across the Phoenix Metro.

## CONFIDENTIALITY &amp; DISCLAIMER

This Offering Memorandum has been prepared by TREN CRE solely for use by qualified prospective purchasers considering the acquisition of the property at the NEC of El Mirage Road & Lower Buckeye Road, Avondale, Arizona 85323 (the "Property"), and is delivered on the express understanding that it will be held in strict confidence.

Information herein has been obtained from sources deemed reliable; however, neither TREN CRE nor the Seller make any representation or warranty as to its accuracy or completeness. All acreages, square footages, traffic counts, demographics, and zoning designations are approximate. Recipients should conduct independent investigation and verify all use suitability with the City of Avondale. All inquiries should be directed exclusively to the brokers above.

NEC EL MIRAGE RD & LOWER BUCKEYE RD · AVONDALE, AZ 85323

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