

AVONDALE COMMONS

NWC Avondale Boulevard
& McDowell Road
Avondale, AZ 85392



New
Retail
Property
for
Lease

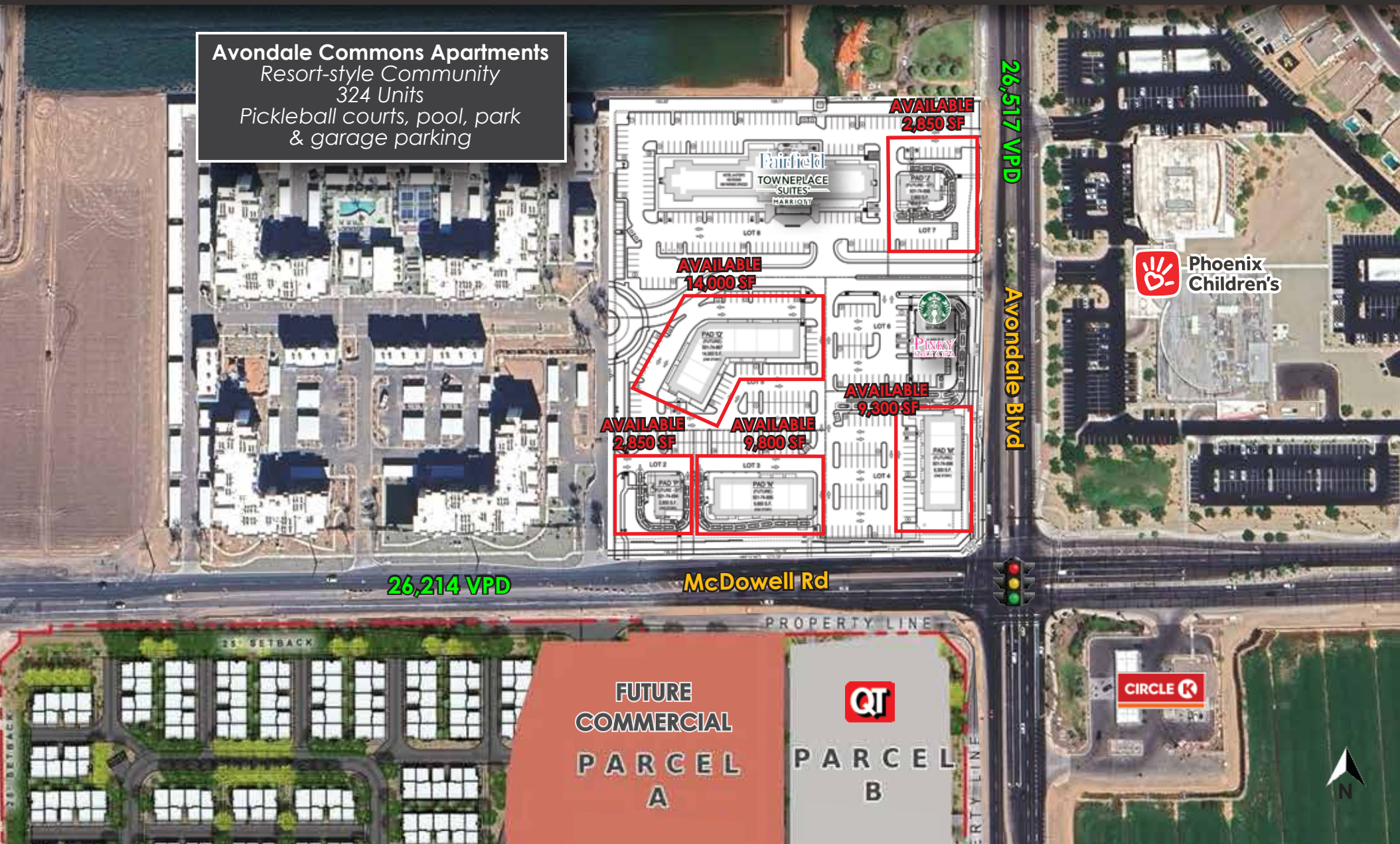
A 22-acre, modern, mixed-use development featuring 73,000 SF of commercial and retail space and a 420,000 SF resort-style apartment community.



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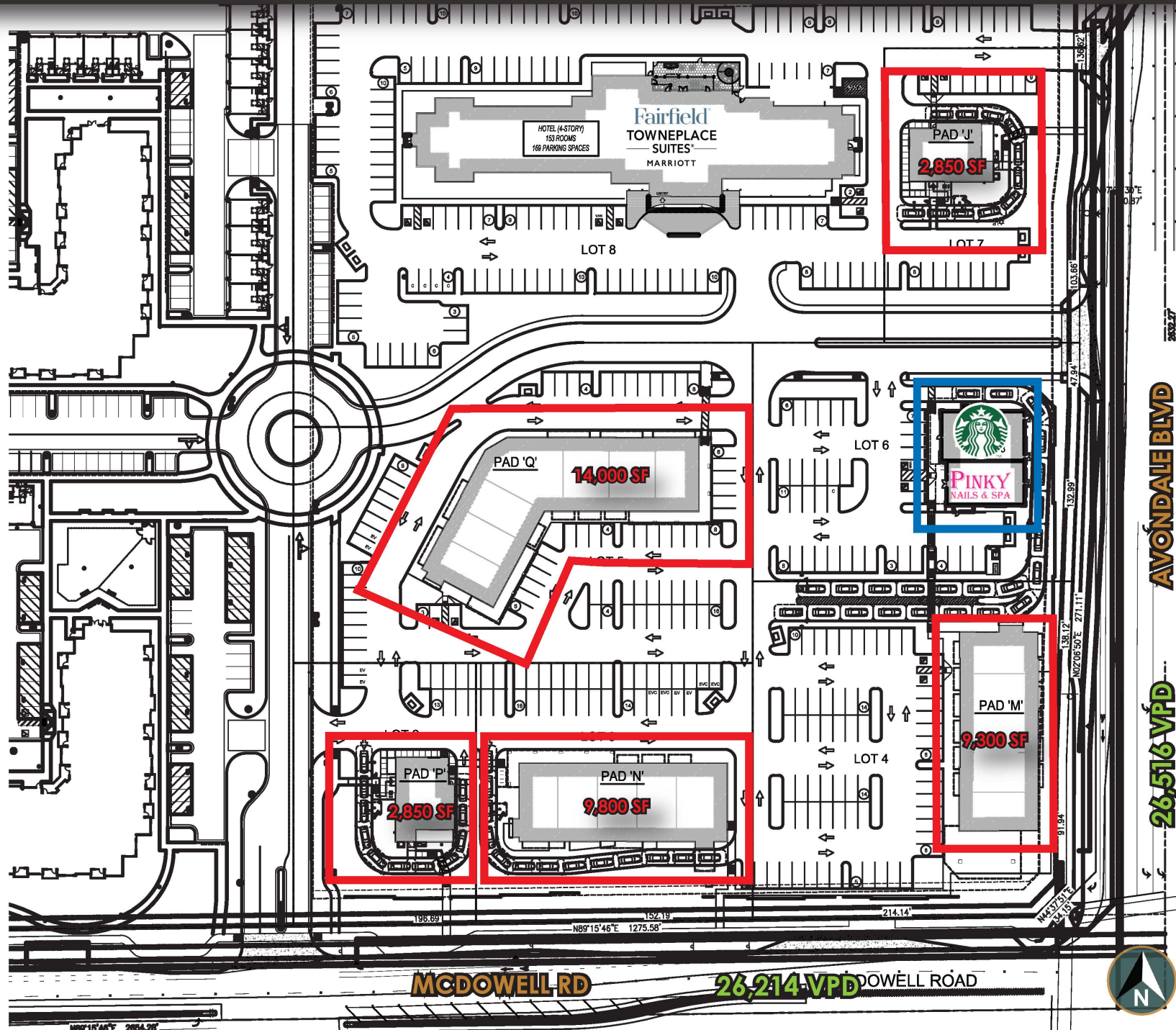
Avondale Commons Apartments
Resort-style Community
324 Units
Pickleball courts, pool, park
& garage parking



“Avondale Commons, a premier mixed-use development, was designed to foster a stronger sense of community and minimize the need to travel by car, by having various amenities and services within close walking distance of residential areas.” FFKR ARCHITECTS

AVONDALE COMMONS

Retail PADs
Available for Lease



SITE PLAN



AVONDALE COMMONS

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PROPERTY HIGHLIGHTS

- ± 37,985 SF of retail space available for Lease
- Join Starbucks & Pinky's Nail Spa
- Over 50K VPD at the intersection of Avondale Blvd & McDowell Rd
- 1/2 mile from I-10 Interchange
- Located just north of Avondale's BLVD District (Entertainment, Restaurants & more)
- Thousands of planned and under-construction apartment units in the immediate vicinity

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demographics 2025



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$368.35 M	\$4.06 B	\$10.4 B
Total Non-Retail	\$181.93 M	\$2.03 B	\$5.21 B
Total Retail	\$186.43 M	\$2.02 B	\$5.19 B
Entertainment	\$21.68 M	\$237.64 M	\$606.78 M
Food & Beverages	\$45.37 M	\$492.51 M	\$1.25 B
Personal Care	\$5.12 M	\$55.43 M	\$140.40 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$8,847	\$9,265	\$9,395
Total Non-Retail	\$4,370	\$4,639	\$4,706
Total Retail	\$4,478	\$4,625	\$4,689
Entertainment	\$521	\$543	\$548
Food & Beverages	\$1,090	\$1,125	\$1,130
Personal Care	\$123	\$127	\$127

DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	10,167	113,058	290,249
PROJECTED POPULATION (2030)	10,455	116,705	311,964
AVG HH INCOME	\$100,486	\$109,684	\$113,372
PROJECTED AVG HH INCOME (2030)	\$99,654	\$109,684	\$113,312
DAYTIME POPULATION	3,409	51,676	130,508
MEDIAN AGE	32.7	31.9	31.9
TOTAL BUSINESSES	188	3,169	7,005

Source: Sites USA

AVONDALE COMMONS

Mixed-Use Development



Retail Space



Retail Space



Resort-Style Apartment Community



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Exclusively Listed By:



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