

EXECUTIVE SUMMARY

LOCATION The Property is located west of the southwest corner of McDowell Road & 107th Avenue in Avondale, Arizona.

SIZE ±18.36 Acres
 ±7.00 Acres Under Contract
 ±11.36 Acres Available (Divisible)

PRICE Submit

PARCEL 102-56-001M

ZONING C-2, Maricopa County

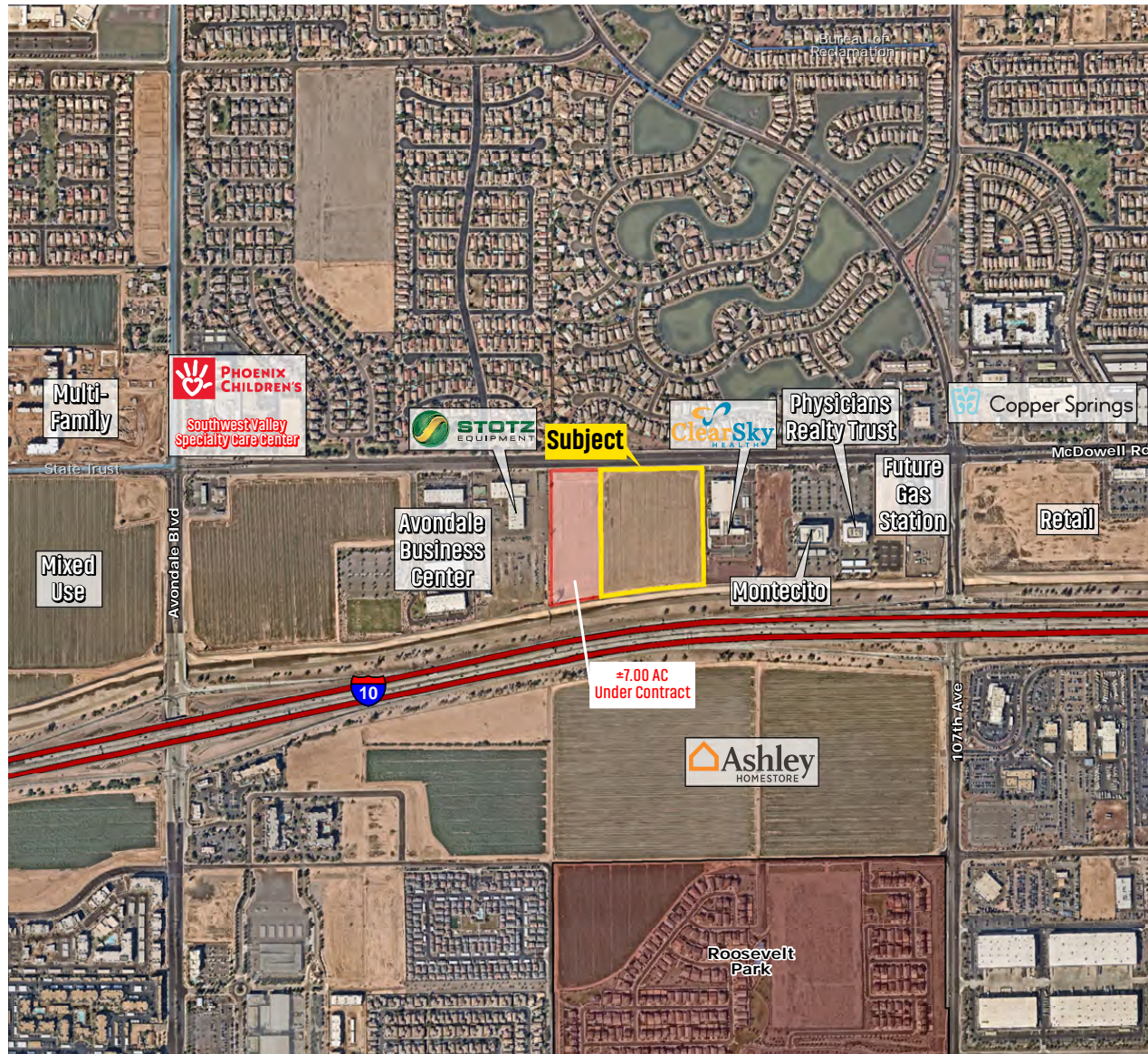
TRAFFIC COUNTS
McDowell Road: ±45,657 East/West VPD
107th Avenue: ±25,266 North/South VPD
I-10: ±193,716 East/West VPD

Source: ADOT, 2023

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Est. Population	±12,629	±112,752	±288,926
2024 Avg. HH Income	\$106,142	\$103,389	\$106,019

- COMMENTS**
- Variety of mixed uses allowed.
 - Property is located in Avondale's Freeway Corridor Specific Plan. [Click here for more information.](#)
 - Freeway frontage allows for multiple story uses.
 - Prime commercial location for medical, retail and office uses.



STONECREEK BUSINESS PARK



MIXED USE COMMERCIAL DEVELOPMENT W/SWC 107TH AVENUE & MCDOWELL ROAD, AVONDALE, ARIZONA

Michele Pino
 mpino@landadvisors.com
 480.874.4324

Laurie Sandau
 lsandau@landadvisors.com
 480.874.4321

Michael Brinkley
 mbrinkley@landadvisors.com
 480.483.8100



Land Advisors[®]
 ORGANIZATION

480.483.8100 | LandAdvisors.com

MEDICAL OFFICE OPPORTUNITY



Parcel located in the Avondale Medical Corridor.



Population within 3 miles of 124,086 with 86% insurance coverage.



Direct medical office competition within one mile is 93.2% leased.



Average lease rate at \$26.42/SF NNN.

DETAILS FOR 3 MILES RADIUS

MOB Count	15
MOB SF	734,726
Median Income	\$80,296
Total Pop	124,086
Pop Over 65	11,227
Insured Pop	106,898
# Doctors	274
# Providers	559

Position Near Several Hospital Systems

0.57 Miles

PCH Southwest Valley

2.1 Miles

Banner Estrella

3.5 Miles

Abrazo West

4.54 Miles

Cancer Treatment
Care of America

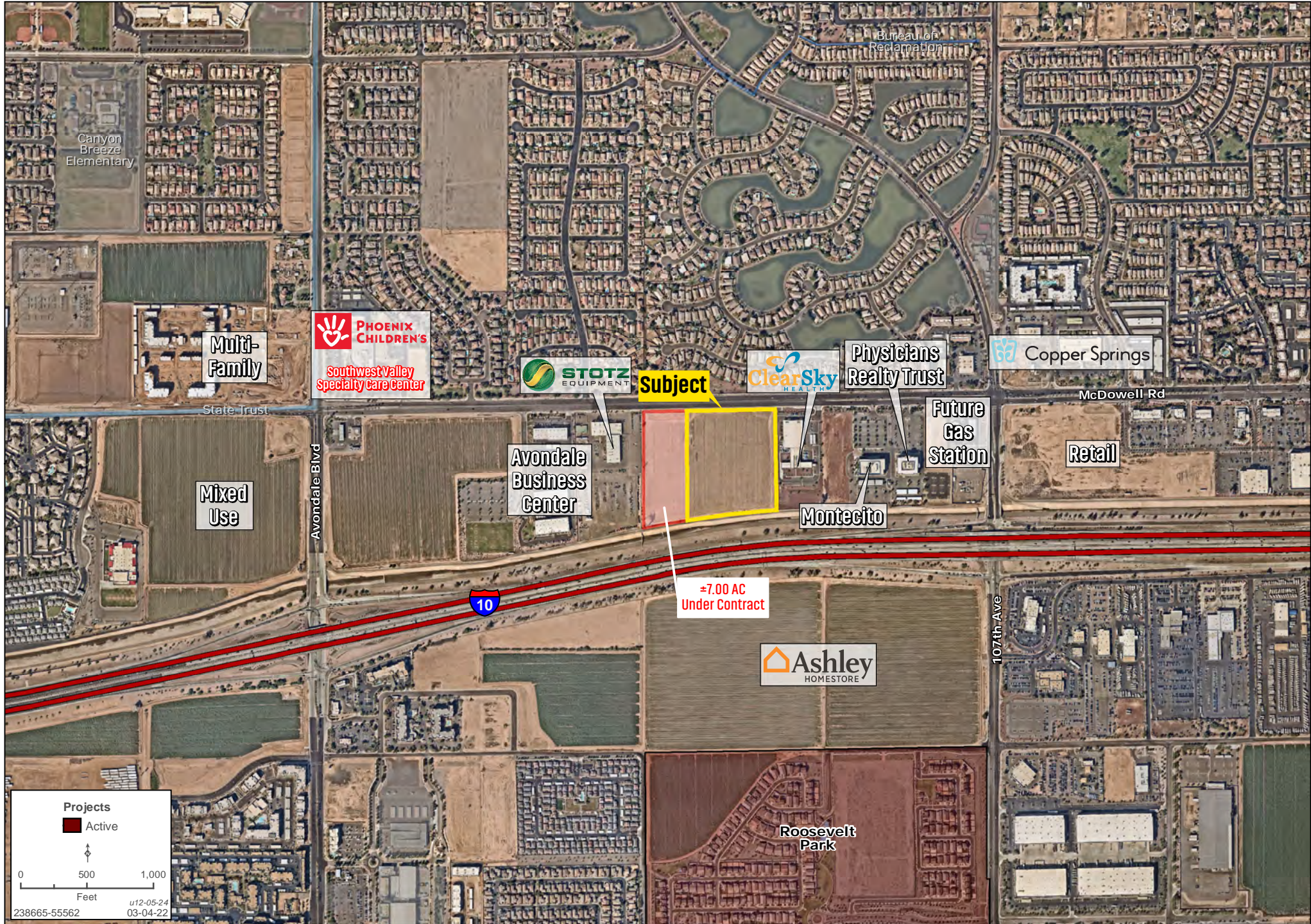
5.0 Miles

Banner Goodyear
Medical Center



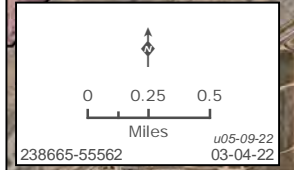
DETAIL MAP

Michele Pino | Laurie Sandau | Michael Brinkley | 480.483.8100 | www.landadvisors.com



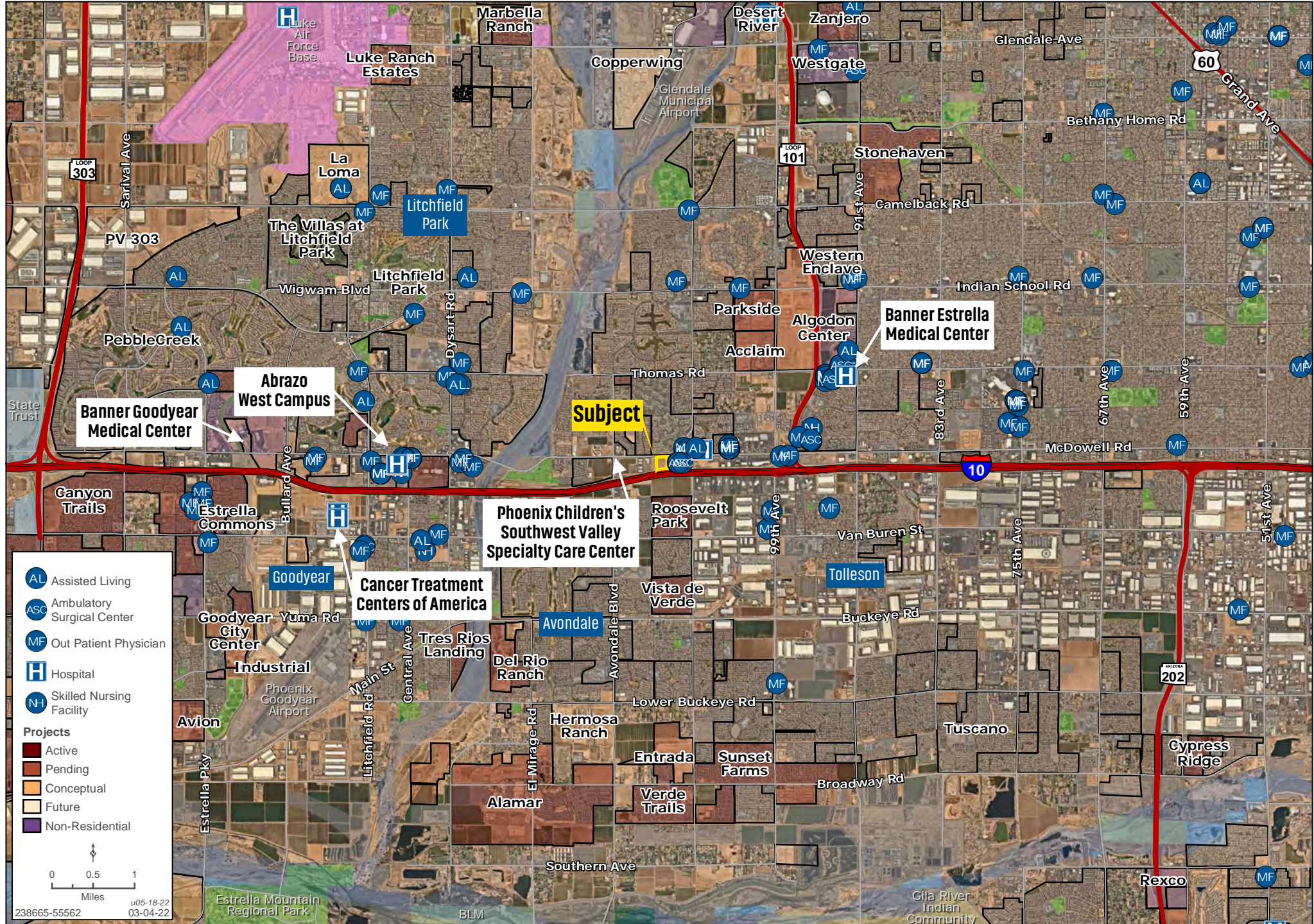
RETAIL AMENITIES MAP

Michele Pino | Laurie Sandau | Michael Brinkley | 480.483.8100 | www.landadvisors.com



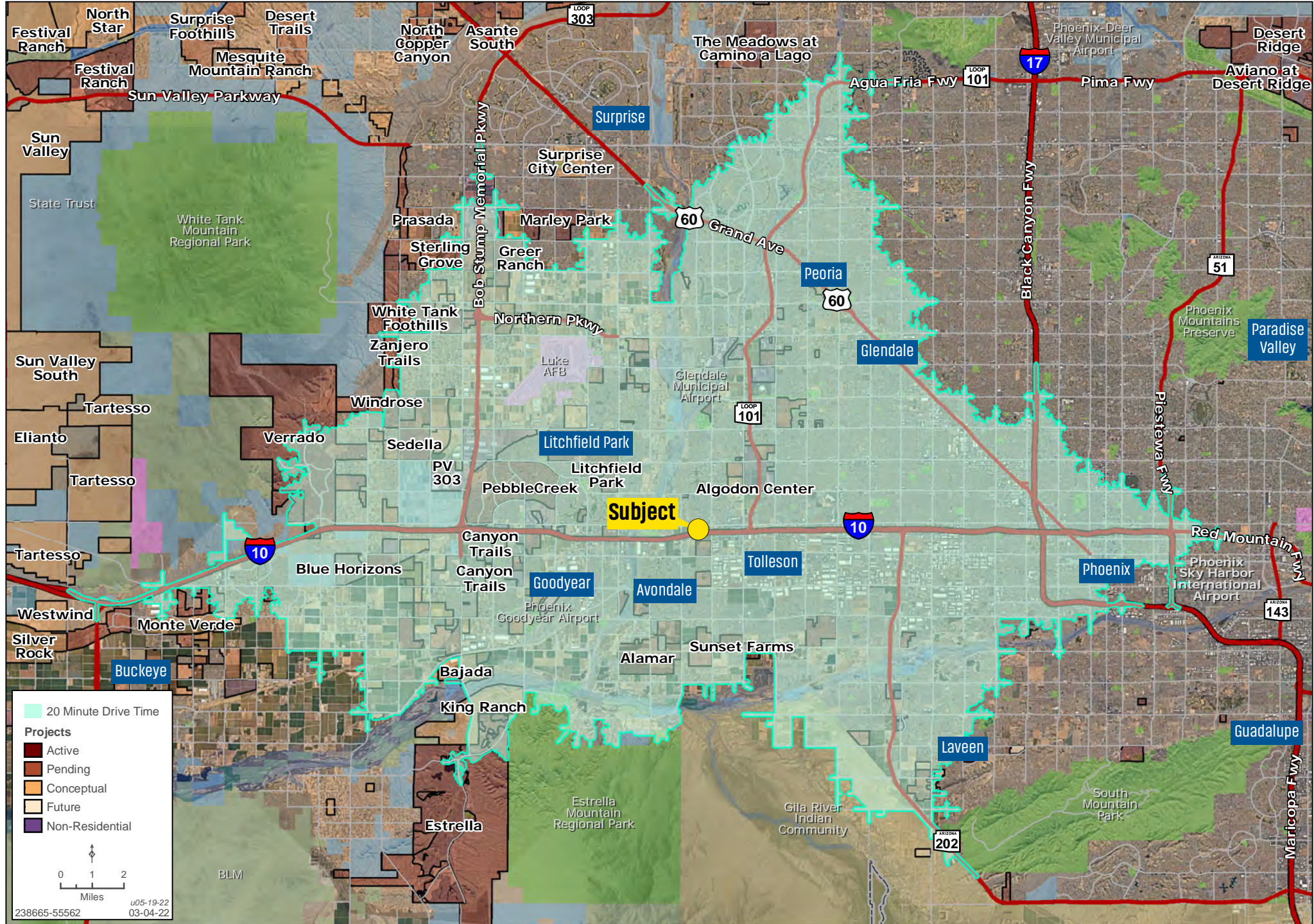
SURROUNDING MEDICAL MAP

Michele Pino | Laurie Sandau | Michael Brinkley | 480.483.8100 | www.landadvisors.com



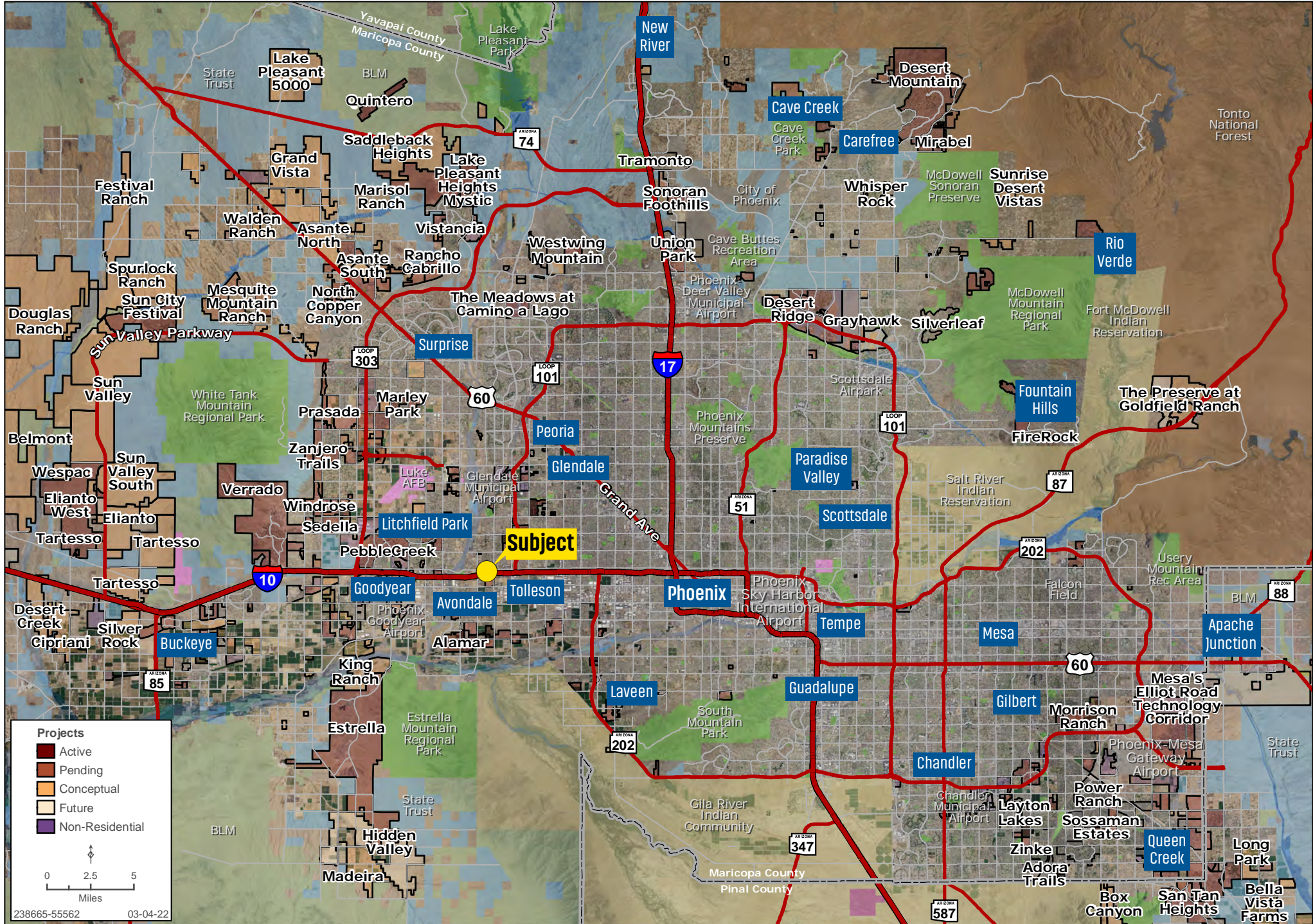
20 MINUTE DRIVE TIME MAP

Michele Pino | Laurie Sandau | Michael Brinkley | 480.483.8100 | www.landadvisors.com



REGIONAL MAP

Michele Pino | Laurie Sandau | Michael Brinkley | 480.483.8100 | www.landadvisors.com



The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. AZMaricopa238665 - January 8, 2025 3:17 PM.



[LandAdvisors.com](https://www.LandAdvisors.com)