

# CORONADO PROFESSIONAL PLAZA

3400 N DYSART RD BLDG E - AVONDALE, 85392



AVAILABILITY:  
1,858 SF



LEASE RATE:  
\$25 NNN



PARKING:  
3.98/1,000 SF

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# CORONADO PROFESSIONAL PLAZA



3400 N DYSART RD BLDG E - AVONDALE, ARIZONA 85392

This professional office condominium offers an excellent leasing opportunity in one of the West Valley's fastest-growing neighborhoods. Strategically located adjacent to Estrella Mountain Community College, the property benefits from strong daytime population and a thriving business environment. The location provides convenient access to major employment centers, retail amenities, and surrounding residential communities. With easy connectivity to the Loop 101 Freeway, tenants can efficiently reach destinations throughout the Greater Phoenix area.



AVAILABILITY: 1,858 SF

LEASE RATE: \$25 NNN

YEAR BUILT: 2008

PARKING RATIO: 3.98/1,000 SF

MAJOR CROSS STREETS: DYSART RD & OSBORN RD (27,506 VPD)

# FLOORPLAN

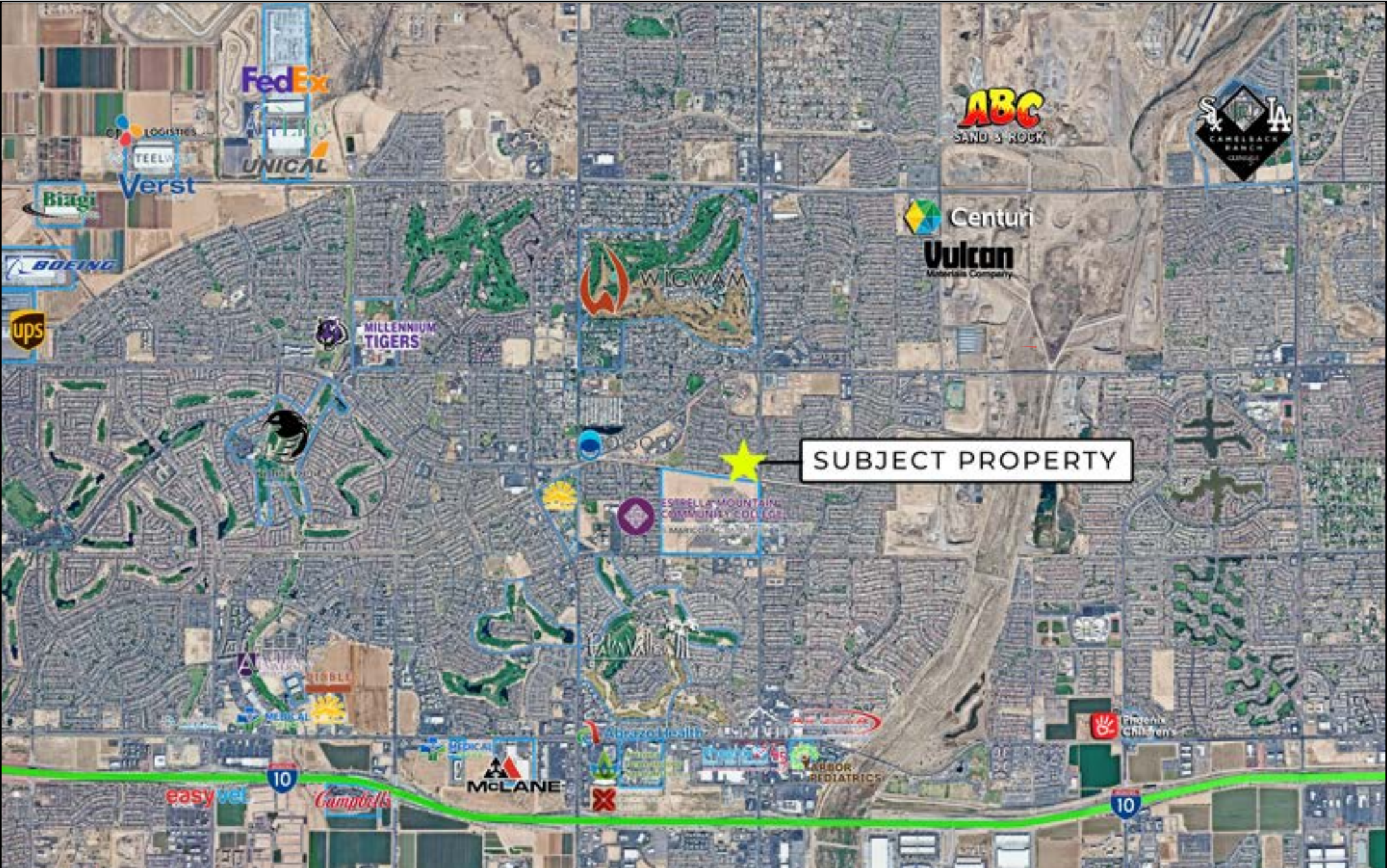
3400 N DYSART RD - BUILDING E



# PROPERTY PHOTOS



# AERIAL SNAPSHOT



# AVONDALE, ARIZONA

Avondale is a rapidly growing city in the West Valley of the Phoenix metropolitan area, located approximately 20 miles west of Downtown Phoenix along Interstate 10. Originally an agricultural community, Avondale has evolved into a thriving residential and commercial hub known for its strong population growth, expanding employment base, and family-friendly neighborhoods. The city offers excellent regional connectivity, access to major employers, and attractions such as Phoenix Raceway, which hosts nationally recognized motorsports events. With continued investment in housing, retail, healthcare, and infrastructure, Avondale remains one of the most dynamic and desirable communities in the Greater Phoenix area.



5 MILE DAYTIME POPULATION

**285,269**

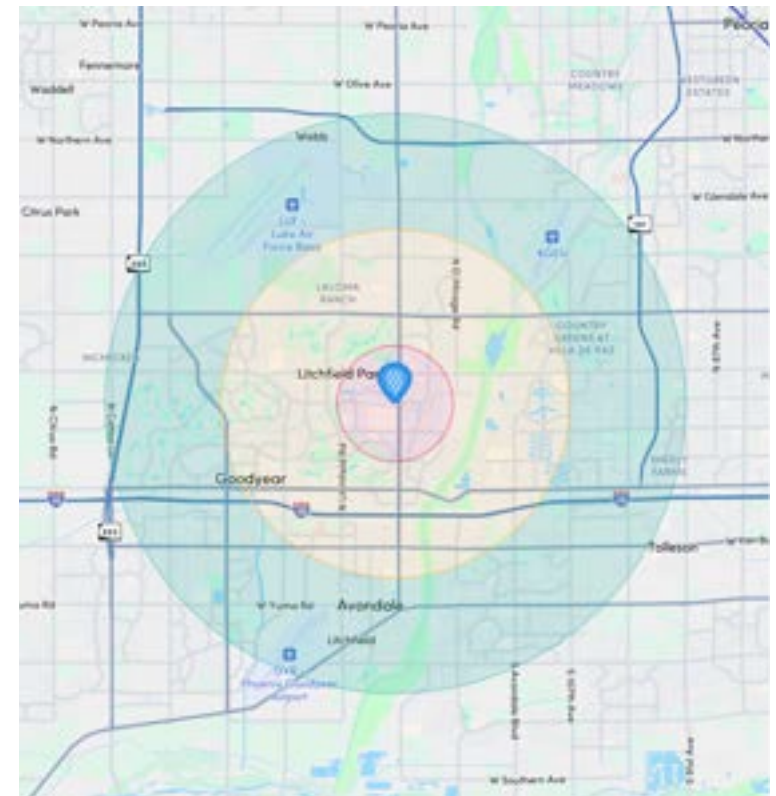


3 MILE AVG HOUSEHOLD INCOME

**\$131,905**

## 2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	<b>18,871</b>	<b>118,282</b>	<b>285,269</b>
Employees:	<b>3,088</b>	<b>24,240</b>	<b>53,966</b>
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	<b>5,809</b>	<b>33,685</b>	<b>81,099</b>
Average Size:	<b>2.7</b>	<b>2.8</b>	<b>2.8</b>
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$124,175</b>	<b>\$131,905</b>	<b>\$124,411</b>
Annual Retail Expenditure:	<b>\$303.57 M</b>	<b>\$1.82 B</b>	<b>\$4.28 B</b>





## **ORION Investment Real Estate**

7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251

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.

FOR MORE INFORMATION:

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OFFICE SPACES AVAILABLE FOR LEASE

