

El Mirage & Lower Buckeye

NEC · AVONDALE · ARIZONA · 85323

±4.9 ACRES TOTAL · PAD ZONING/C-2 ALLOWANCE

THREE PARCELS · HARD-CORNER

A ~2.22 AC B ~1.58 AC C ~1.07 AC

LIST PRICE

\$14 / SF

±\$2,972,032 · 212,288 SF

EXCLUSIVELY REPRESENTED BY

Tyler McShane

tyler@trencre.com

480.295.1868

EXCLUSIVELY REPRESENTED BY

Anna Sepic

anna@trencre.com

602.832.4472

\$ 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 parcels available together or separately** 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	LAND AREA	PARCELS
\$14 /SF ±\$2.97M total	±4.9 AC 212,288 SF	3 2 Contiguous
ZONING	USE	PER ACRE
PAD C-2 Allowance	Commercial *Use restriction - Discount Stores	\$610 K Approx.

Site

LAND SF — GROSS / NET	212,288
LAND ACRES	±4.9
PARCELS (APN)	500-32-818 / 819 / 821
PARCEL A / B / C	~2.22 AC / ~1.58 AC / ~1.07 AC
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 TO SITE	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.

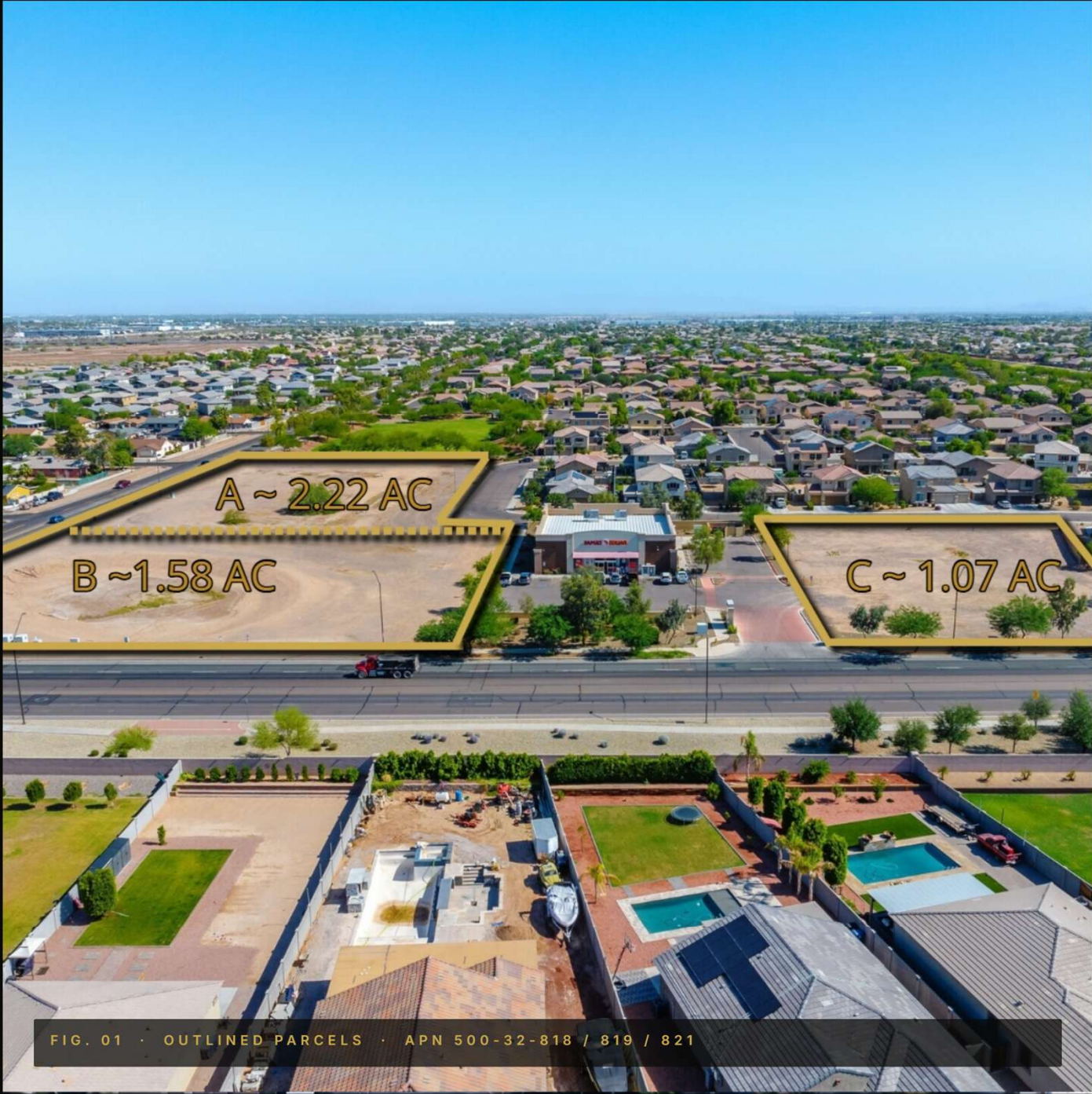


FIG. 01 · OUTLINED PARCELS · APN 500-32-818 / 819 / 821

§ 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
76,634	\$83.8K
9,557 within 1 mile	\$98.2K within 1 mile
HOUSEHOLDS · 3 MI	GROWTH '25-'30 · 3 MI
21,903	+4.9%
Median age 31.6	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*.

Tyler
McShane

tyler@trencre.com
480.295.1868

Anna
Sepic

anna@trencre.com
602.832.4472

TREN CRE

PHOENIX · ARIZONA

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

CONFIDENTIALITY & 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

OFFERING MEMORANDUM · CONFIDENTIAL