

The Shops @ **GATEWAY VILLAGE**

SHOP SPACE AVAILABLE

SEC 103rd Ave & McDowell Rd | Avondale, AZ



For more information, please contact:

Torrey Briegel
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PROPERTY DETAILS

- ±1,819 SF available
- Zoning: PAD, City of Avondale
- Located next to two high traffic power centers: Gateway Crossing (±215,000 SF) and across from Gateway Pavilions Power Center (±540,000 SF)
- Located at the full diamond freeway interchange of Loop 101 and I-10 freeways
- Strong daytime employment corridor with over 4,600 businesses and over 82,000 employees within a 5-mile radius
- The I-10 and Loop 101 interchange is the regional hub for traffic flowing north to the subdivisions in Glendale and Peoria and west into Avondale, Litchfield and Goodyear

TRAFFIC COUNTS

North: ± 3,715 VPD (NB & SB)
 East: ± 34,350 VPD (EB & WB)
 West: ± 28,961 VPD (EB & WB)
 *ADOT 2017

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. [24] AUG 8, 2018

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**±1,819 SF
AVAILABLE**



LOOP
101

±136,458 VPD

INTERSTATE
10

±193,102 VPD

MCDOWELL RD
±34,350 VPD

**±1,819 SF
AVAILABLE**

Tuesday Morning

HOME 2
SUITES BY HILTON
(PLANNED)

PINKY NAILS & SPA **RM**

103RD AVE



COSTCO

TACO BELL
DISCOUNT TIRE

McDonald's
Village Inn

Saba's Cafe Rio
MEXICAN GRILL

Chick-fil-A

petco

KNEADERS
BREAD & CO.

manchita
CRISBREAD
SMASH BURGER

Panera BREAD
ISLANDS
fine burgers & drinks

Comerica

Polo Loop

sleep + number

BLAZE PIZZA

Habit
BURGER GRILL

ZUPAS

POTBELLY
LABORER SHOP

Tokyo JOE'S

Visionworks

CROSSROADS TOLLESON

Old Navy

BEST BUY

HOBBY LOBBY
BOOT BARN

CELEBRITY JUMPER

SPORTSMAN'S WAREHOUSE

Mor
furniture for less

NORTHERN AVE

GLENDALE AVE

GLENDALE MUNICIPAL AIRPORT

CAMELBACK RANCH
17 GAMES
13,500 SEATS

CAMELBACK RD

INDIAN SCHOOL RD

THOMAS RD

MCDOWELL RD

AMERICAN SPORTS CENTERS
AVONDALE

VAN BUREN ST

THE CITY OF AVONDALE
PARKS, RECREATION, & LIBRARIES

Harkins

DESERT DIAMOND
CASINO & RESTAURANT

TARGET ROSS OfficeMax
MICHAEL'S KOHL'S petco

Dignity Health
St. Joseph's Westgate
Medical Center

WESTGATE
ENTERTAINMENT DISTRICT
TANGER OUTLET
GILA RIVER ARENA

41 GAMES
18,300 SEATS

UNIVERSITY OF
PHOENIX STADIUM

8 GAMES
63,400 SEATS

BETHANY HOME RD

COPPER CANYON HIGH SCHOOL
±2,333 STUDENTS

Walmart

HOME DEPOT

LOOP 101

99TH AVE

91ST AVE

SAFeway

fru's

fru's

107TH AVE

fru's

±136,458 VPD

FOOD CITY

Dillard's sears
la curacao Durlington

BIG G
El Super

DESERT
SKY MALL

Conn's
dds
DISCOUNTS

TARGET

SPORTSMAN'S
WAREHOUSE

Mor

HOME 2
SUITES BY HILTON

COSTCO WHOLESALE
DSW
BED BATH &
BEYOND
Marshalls
ROSS
DRESS FOR LESS
petco

Banner Health

LOWE'S Walmart
BIG LOTS ROSS
DRESS FOR LESS

SAM'S CLUB

HOME DEPOT

Tuesday Morning
RM
PINKY NAILS &
SPA

MAIN EVENT

±218,741 VPD

AVONDALE AUTOMALL

HOBBY LOBBY BEST BUY OLD NAVY

60

fru's

75TH AVE

83RD AVE

51ST AVE

10



DEMOGRAPHICS

5-MILE POPULATION GROWTH



2017 DAYTIME DEMOGRAPHICS

Employees in the Area



5-MILE HOUSEHOLD GROWTH

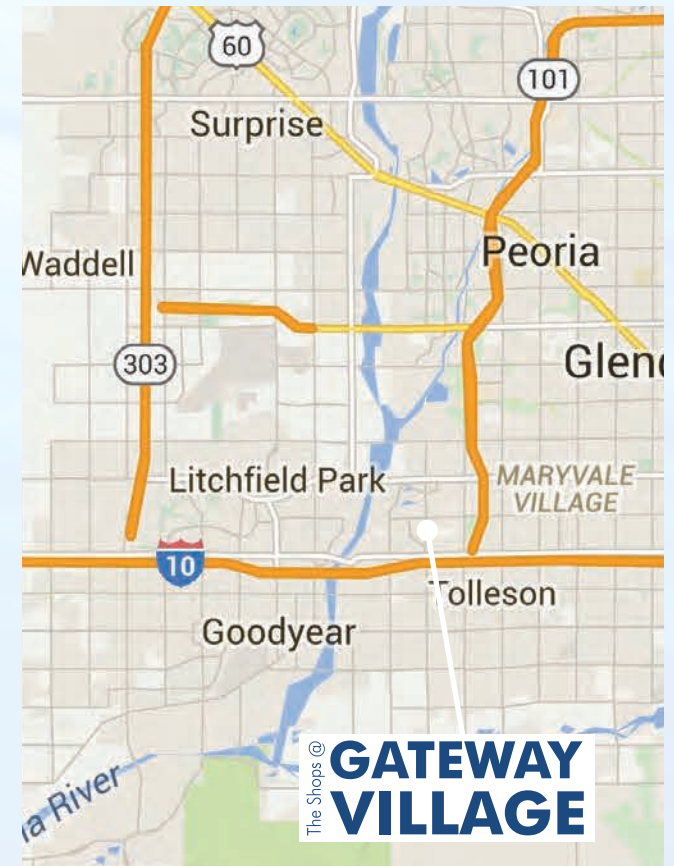


2017 DAYTIME DEMOGRAPHICS

Businesses in the Area



2017 AVERAGE HOUSEHOLD INCOME



Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2017 and 2022

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