

## Retail Shops - For Lease

### CENTRAL PLAZA – AVONDALE - ARIZONA

300 – 318 North Central Avenue - Avondale AZ 85323



**2 Spaces Available**

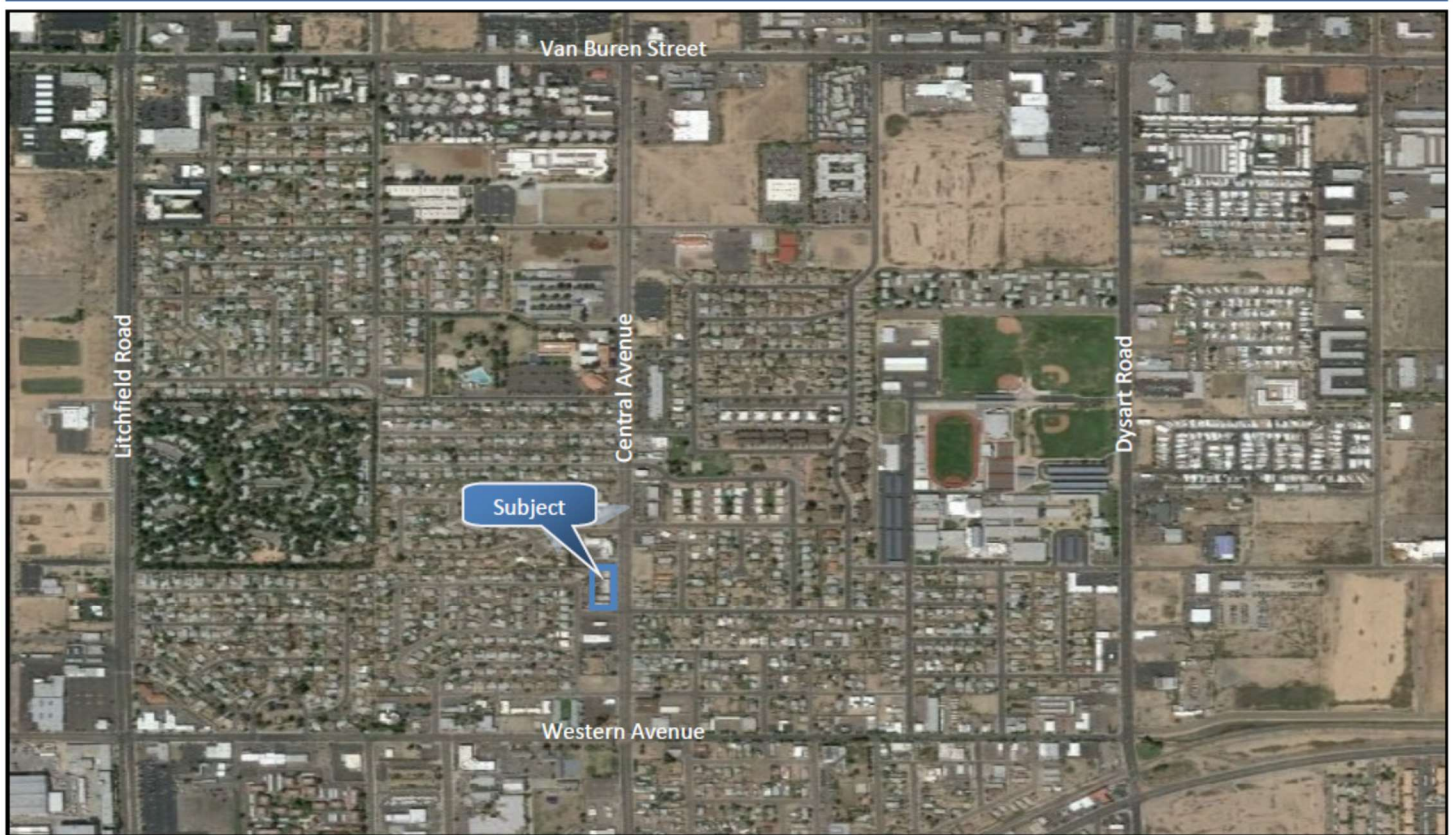
**600 SF - \$750/Month Gross lease**

**900 SF - \$950/Month Gross Lease**

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[Aerial Map](#)



## **CENTRAL PLAZA**

**300-318 North Central Avenue | Avondale, AZ 85323**

### **Location Description**

No warranties or representations, express or implied, are or shall be deemed to be made as to the accuracy of any of the information contained herein, and no person should rely solely upon such information and all persons are urged to independently verify all information contained herein. 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 a property. You and your advisors should conduct a careful, independent investigation to determine to your satisfaction the suitability of this information for your needs.

### **Avondale**

Avondale is a vibrant city, and a premier destination for NASCAR racing, education, arts, wildlife watching, festivals, shopping, dining, recreation and family living. Its convenient location puts Avondale at the heart of it all!

Nestled at the base of the scenic Estrella Mountains where the Agua Fria and Gila Rivers meet, yet right off of Interstate 10, Avondale is just a 15-minute commute from metro Phoenix, in the heart of the West Valley. With over 76,000 residents, Avondale's population is expected to top off at 123,000 by 2020.

### **Phoenix Metropolitan Area**

Phoenix is now the fifth most populated city in the United States, the most populous state capital, and continues to lead as one of the fastest growing cities in the country. The Phoenix Metropolitan Area is in close proximity to other major metropolitan areas in the Southwestern United States, including Las Vegas, Salt Lake City, Albuquerque, San Diego, and the important port city of Los Angeles. Phoenix is strategically located along the NAFTA Corridor, providing business opportunities between the United States, Mexico, Canada, and the Pacific Rim. Many freight and distribution companies recognize Phoenix as a major freight hub, such as Amazon.com, and retailers including Wal-Mart and Dillard's.

The diversity of businesses calling Phoenix home now runs the gamut from high-tech manufacturing employers such as Intel and Orbital Sciences, to insurance companies including USAA insurance, to the corporate headquarters of Fender Guitar and the global mining firm Freeport-McMoRan.

Phoenix Sky Harbor International Airport is a major hub, ranking as the ninth busiest airport in the country, and was voted the friendliest airport in the world. The Phoenix Metro area now boasts a reliever airport, Phoenix Mesa Gateway Airport, which is served by three regional carriers serving 38 US cities with non-stop service.

Metro Phoenix is one of the few areas that boasts all four professional sports. As a tourist destination, many guests travel from all over the country to watch their hometown team. Spring training baseball parks are home to 15 Major League Baseball teams, with a fan attendance of over one million people each year.

These factors have contributed to Phoenix ranking as the third fastest growing city, with a projected growth of 2.64% in 2014 (Forbes 2014). Insurance, healthcare, finance, and construction are some of the leading industries for annual growth. The total population of the Phoenix Metro Area increased in 2013 to an estimated 4.33 million people.

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## Demographics

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2020 Projection	16,627	68,151	170,808
2015 Estimate	15,333	63,231	158,402
2010 Census	13,681	58,149	145,341
Growth 2015-2020	8.44%	7.78%	7.83%
Growth 2010-2015	12.08%	8.74%	8.99%
2015 Population Hispanic Origin	10,675	32,033	67,253

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