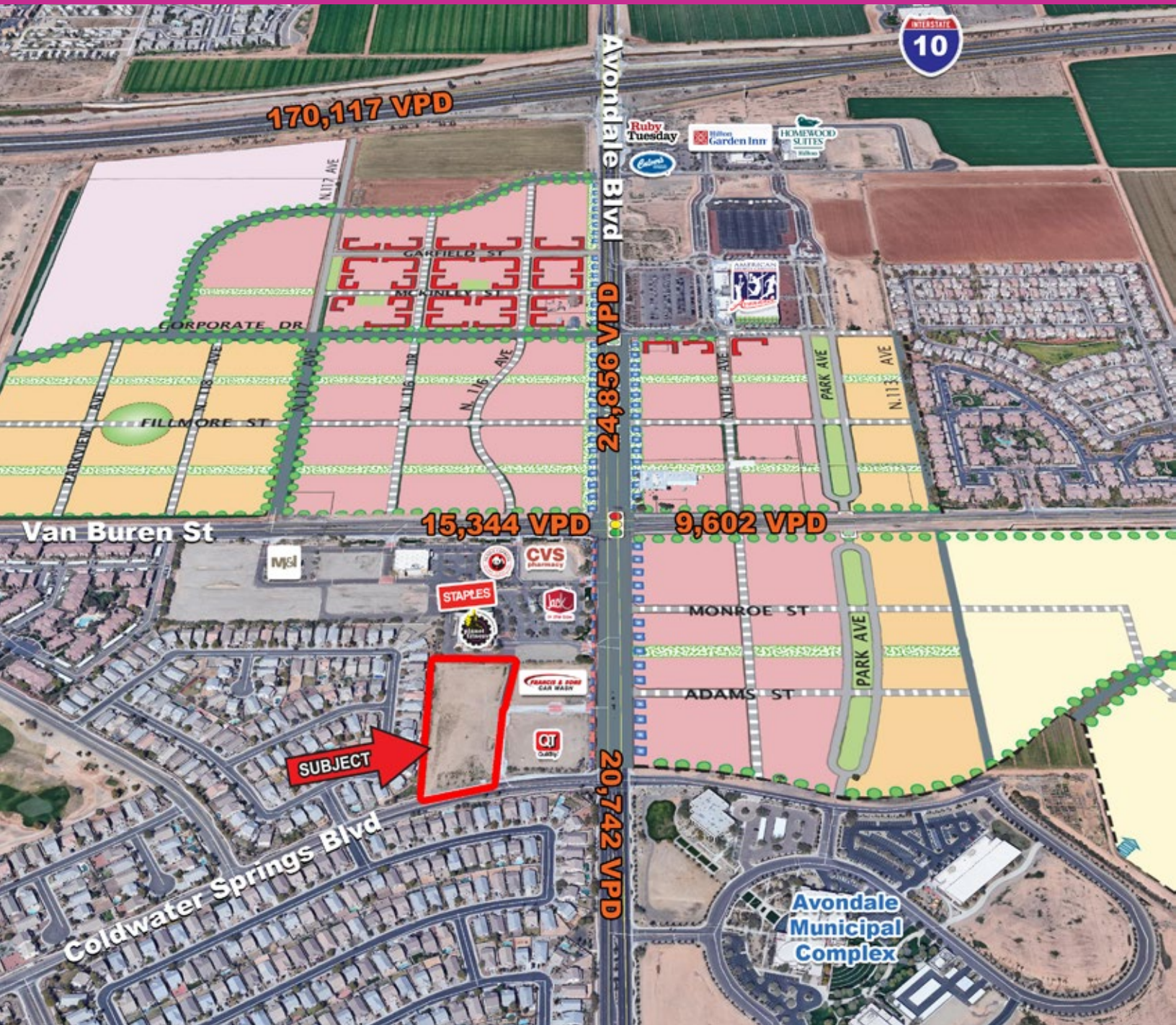


Avondale Pad Available

Van Buren St & Avondale Blvd - Southwest Corner
Avondale, Arizona

◆ Motivated Seller!



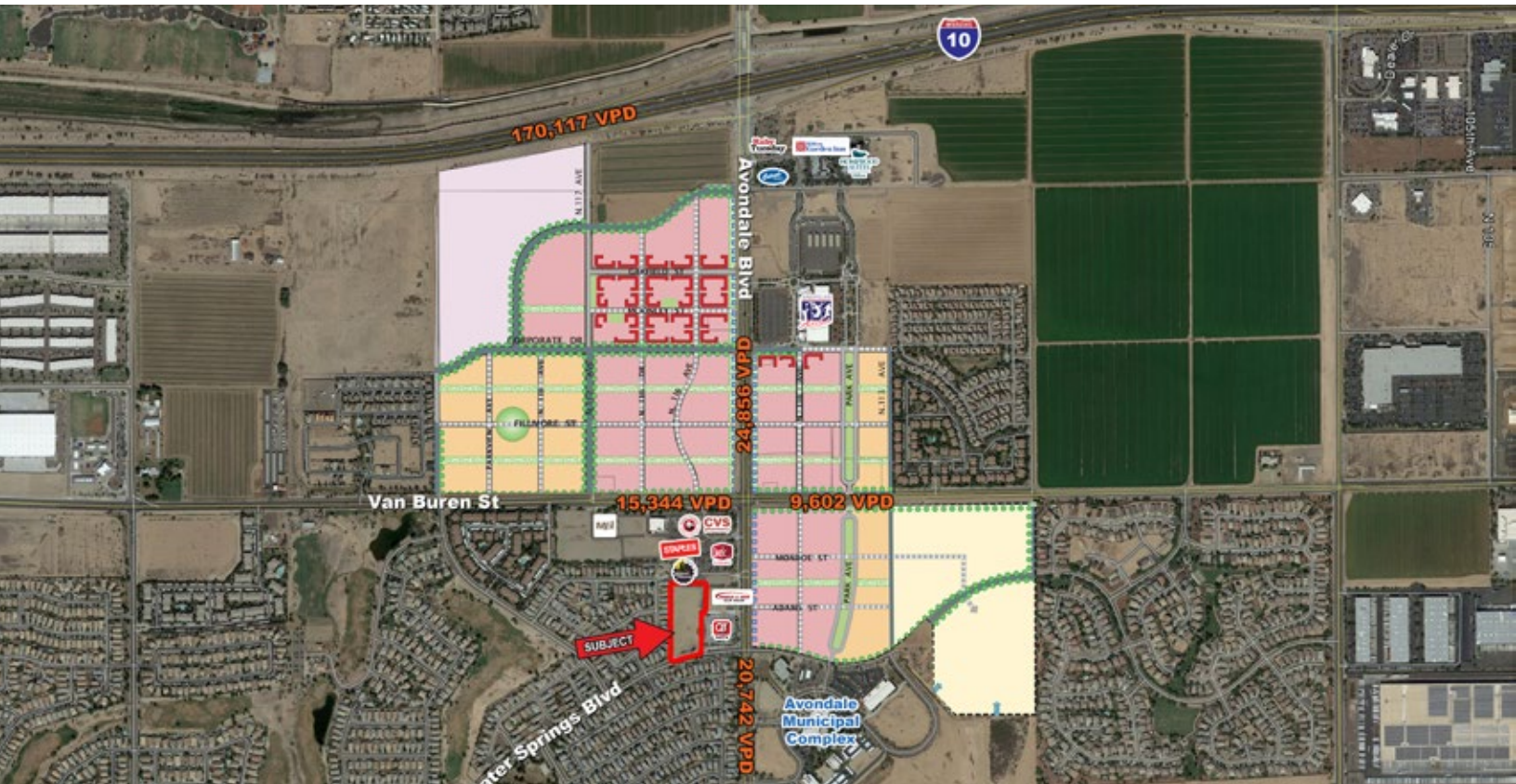
PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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Brian Gast
602.682.8155
brian.gast@velocityretail.com



Avondale Pad Available

Van Buren St & Avondale Blvd - Southwest Corner
Avondale, Arizona



◆ Approximately 3.39 AC (147,590 SF) zoned PAD

Property Highlights

- Fully improved pad
- 1 mile south of Interstate 10 freeway
- Right at the entrance into Coldwater Springs master-planned community
- Across the street from the City of Avondale
- Cross access with adjacent shopping center

Traffic Counts

Van Buren St 15,344 VPD
Avondale Blvd 20,742 VPD

Total 36,086 VPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	15,749	109,383	235,030
Avg Household Income	\$51,555	\$59,867	\$63,919
Estimated Households	4,567	33,019	72,680
Daytime Population	7,331	74,393	154,445

Source: Pitney Bowes

Nearby Tenants



City of Avondale

PROPERTY HIGHLIGHTS

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Brian Gast

602.682.8155

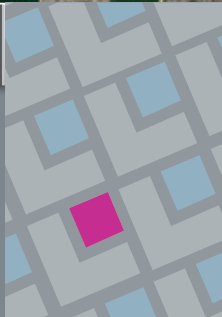
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Brian Gast
 602.682.8155
 brian.gast@velocityretail.com





2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155

brian.gast@velocityretail.com

PROPERTY HIGHLIGHTS

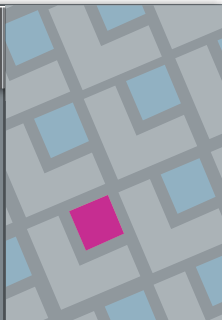
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Demographic Full Report



Velocity Retail Group, LLC

Van Buren St & Avondale Blvd
11499 W Van Buren St & 299 N Avondale Blvd Avondale, AZ 85323

10 March 2017

Coordinates Longitude: -112.306440
Latitude: 33.449610

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2010 Total Pop.	11,756	91,963	198,091
-Percent Growth 2000-2010	1,659.88%	134.60%	117.63%
2015 Total Pop. (Est.)	15,794	109,383	235,030
-Percent Growth 2010-2015	34.35%	18.94%	18.65%
2000 Total Pop.	678	39,216	90,884
-Percent Growth 1990-2000	237.37%	72.35%	74.48%
1990 Total Pop.	198	22,744	52,169
HOUSEHOLDS			
1990 Total HHs	62	6,739	16,062
2000 Total HHs	238	11,860	27,659
-Percent HH Growth 1990-2000	283.87%	75.99%	72.20%
2010 Total HHs	3,346	27,316	60,036
-Percent HH Growth 2000-2010	1,305.88%	130.32%	117.06%
2015 Total HHs	4,567	33,019	72,680
-Percent HH Growth 2010-2015	36.49%	20.88%	21.06%
RACE IDENTIFICATION			
2010 White Pop.	7,598	53,162	116,729
-Percentage	64.63%	57.81%	58.93%
2010 Black Pop.	933	4,814	10,606
-Percentage	7.94%	5.23%	5.35%
2010 American Indian/Alaska Native	149	1,359	3,048
-Percentage	1.27%	1.48%	1.54%
2010 Asian/Hawaiian/Pacific Islander	194	5,212	9,125
-Percentage	1.65%	5.67%	4.61%
2010 Other Population (Incl 2+ Races)	2,882	27,416	58,583
-Percentage	24.52%	29.81%	29.57%
HISPANIC DATA (Not an Race Designation)			
2010 Hispanic Population	6,012	47,418	96,155
-Percentage	51.14%	51.56%	48.54%
2010 Non-Hispanic Population	5,744	44,544	101,936
-Percentage	48.86%	48.44%	51.46%
2010 White Hispanic Population	3,185	19,912	37,423
-Percentage	27.09%	21.65%	18.89%
2010 White Non-Hispanic Population	4,413	33,250	79,306
-Percentage	37.54%	36.16%	40.04%

Data Source: Pitney Bowes Business Insight
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2010 All Other Races Hispanic Population	2,827	27,506	58,732
-Percentage	24.05%	29.91%	29.65%
2010 All Other Races Non-Hispanic Population	1,331	11,295	22,630
-Percentage	11.32%	12.28%	11.42%
2010 Median Household Income	\$42,989	\$51,144	\$53,877
2010 Average Household Income	\$51,555	\$59,867	\$63,919
2010 Per Capita Income	\$14,674	\$17,782	\$19,372
2010 Average Household Size	3.5	3.4	3.3
HOUSEHOLD INCOME BRACKETS			
2010 Household Income < \$10,000	342	1,483	2,418
-Percentage	10.22%	5.43%	4.03%
2010 Household Income \$10,000-\$14,999	40	841	1,660
-Percentage	1.20%	3.08%	2.77%
2010 Household Income \$15,000-\$19,999	224	1,238	1,970
-Percentage	6.70%	4.53%	3.28%
2010 Household Income \$20,000-\$24,999	290	1,591	2,841
-Percentage	8.67%	5.82%	4.73%
2010 Household Income \$25,000-\$29,999	180	1,370	2,703
-Percentage	5.38%	5.02%	4.50%
2010 Household Income \$30,000-\$34,999	141	1,462	3,218
-Percentage	4.22%	5.35%	5.36%
2010 Household Income \$35,000-\$39,999	303	1,705	3,596
-Percentage	9.06%	6.24%	5.99%
2010 Household Income \$40,000-\$44,999	255	1,718	4,026
-Percentage	7.62%	6.29%	6.71%
2010 Household Income \$45,000-\$49,999	372	1,831	4,246
-Percentage	11.12%	6.70%	7.07%
2010 Household Income \$50,000-\$59,999	548	3,660	8,612
-Percentage	16.38%	13.40%	14.34%
2010 Household Income \$60,000-\$74,999	297	4,271	10,058
-Percentage	8.88%	15.64%	16.75%
2010 Household Income \$75,000-\$99,999	157	4,106	9,386
-Percentage	4.69%	15.03%	15.63%
2010 Household Income \$100,000-\$124,999	71	1,073	2,818
-Percentage	2.12%	3.93%	4.69%
2010 Household Income \$125,000-\$149,999	28	379	996
-Percentage	0.84%	1.39%	1.66%
2010 Household Income \$150,000-\$199,999	0	284	910

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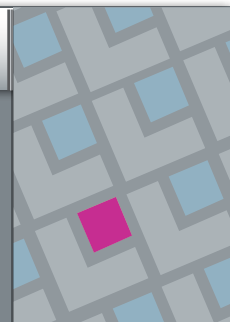
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-Percentage	0.00%	1.04%	1.52%
2010 Household Income \$200,000-\$249,999	0	44	122
-Percentage	0.00%	0.16%	0.20%
2010 Household Income \$250,000-\$499,999	97	260	453
-Percentage	2.90%	0.95%	0.75%
2010 Median Home Value	\$183,878	\$135,167	\$129,179
% 2010 Total Owner Occupied Housing Units	52.46%	68.46%	72.38%
% 2010 Total Renter Occupied Housing Units	47.54%	31.54%	27.62%
EDUCATION			
2010 Total Educational Attainment Age 25+	6,760	51,379	110,402
% 2010 High School Graduate (Incl Equivalency)	31.02%	27.04%	28.68%
% 2010 Bachelor's Degree	7.81%	10.84%	10.60%
% 2010 Master's Degree	1.95%	3.87%	4.20%
% 2010 Professional School Degree	0.44%	0.81%	1.06%
% 2010 Doctorate Degree	0.00%	0.29%	0.37%
(Education levels do not add to 100% since partial grade completions are not included.)			
EMPLOYMENT			
% 2010 White Collar Occupations	28.29%	47.37%	50.83%
% 2010 Blue Collar Occupations	71.71%	52.63%	49.17%
SELECTED EMPLOYMENT CATEGORIES			
% 2010 Management/Professional/Related	15.43%	24.01%	23.84%
% 2010 Service Occupation	31.05%	19.79%	17.42%
% 2010 Healthcare Support	0.04%	0.83%	1.43%
% 2010 Sales/Office	12.86%	23.35%	26.99%
% 2010 Office/Administrative Support	2.00%	13.38%	16.16%
% 2010 Farming/Fishing/Forestry	19.75%	5.96%	3.83%
% 2010 Construction/Extraction	5.44%	8.03%	8.39%
% 2010 Installation/Maintenance/Repair	4.06%	4.04%	5.00%
% 2010 Transportation/Material Moving	2.82%	7.19%	7.46%
(Categories are not exclusive, and do not add to 100%)			
2010 Total Daytime Population	7,331	74,393	154,445

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2010 Total Retail Sales Potential (MM)	\$35,270,554	\$295,488,369	\$698,051,850
POPULATION BY AGE BRACKET			
2010 Age 0-4	1,432	9,607	20,900
-Percentage	12.18%	10.45%	10.55%
2010 Age 5-9	1,336	8,873	18,780
-Percentage	11.36%	9.65%	9.48%
2010 Age 10-14	936	8,921	18,627
-Percentage	7.96%	9.70%	9.40%
2010 Age 15-19	941	7,686	16,308
-Percentage	8.00%	8.36%	8.23%
2010 Age 20-24	350	5,497	13,075
-Percentage	2.98%	5.98%	6.60%
2010 Age 25-34	2,615	16,324	34,723
-Percentage	22.24%	17.75%	17.53%
2010 Age 35-44	2,111	15,171	30,527
-Percentage	17.96%	16.50%	15.41%
2010 Age 45-54	923	9,510	21,114
-Percentage	7.85%	10.34%	10.66%
2010 Age 55-64	392	5,574	12,623
-Percentage	3.33%	6.06%	6.37%
2010 Age 65-74	477	3,038	6,381
-Percentage	4.06%	3.30%	3.22%
2010 Age 75-84	220	1,409	4,273
-Percentage	1.87%	1.53%	2.16%
2010 Age 85+	23	353	760
-Percentage	0.20%	0.38%	0.38%
2010 Age 0-14	3,704	27,401	58,307
2010 Age 15-34	3,906	29,507	64,106
2010 Age 35-64	3,426	30,255	64,264
2010 Age 65 and above	720	4,800	11,414
2010 Median Age Total Population	29.0	27.8	27.4
2010 Median Age Adult Population	36.6	37.3	37.4
% 2010 Female Population	43.08%	47.20%	48.29%
% 2010 Male Population	56.92%	52.80%	51.71%

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