



RETAIL PROPERTY FOR LEASE

# GATEWAY PAVILIONS

NWC 99th Ave & McDowell Rd | Avondale, AZ 85392

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## LOCATION DESCRIPTION

Interstate 10 and Loop 101 | Avondale

## PROPERTY HIGHLIGHTS

- Shop Space available
- 2nd Generation Restaurant Opportunities available
- Gateway Pavilions is a dynamic center in one of the fastest-growing areas in Maricopa County and successfully draws guests with a great mix of retail stores movie theater and restaurants
- Great access and exposure to the I-10 Fwy & Loop 101 Fwy
- #1 Costco in the Valley; #1 PetCo in the State ; #2 Ulta in the State ; #3 Marshalls in the State  
\*Based on Placer foot traffic data for 2020.

## AREA COTENANTS



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## LEGEND

Available

Unavailable

W. McDowell Road

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## LEASE INFORMATION

|              |                  |             |                  |
|--------------|------------------|-------------|------------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable       |
| Total Space: | 1,200 - 7,001 SF | Lease Rate: | CALL FOR PRICING |

## AVAILABLE SPACES

| SUITE | TENANT                          | SIZE      | DESCRIPTION   |
|-------|---------------------------------|-----------|---------------|
| 1     | TACOS TIJUANAS                  | 1,800 SF  | -             |
| 2     | YOGI'S GRILL                    | 1,980 SF  | -             |
| 3     | Available                       | 1,261 SF  | SANDWICH SHOP |
| 4     | ALOHA NAILS                     | 1,653 SF  | -             |
| 5     | YOGURTLAND                      | 1,425 SF  | -             |
| 6     | PT NOODLES                      | 2,368 SF  | -             |
| 7     | Available                       | 7,001 SF  | RESTAURANT    |
| 8     | ESCAPE THE ROOM                 | 2,200 SF  | -             |
| 9     | TWO HANDS SEOUL FRESH CORN DOGS | 1,300 SF  | -             |
| 10    | GENTLE DENTAL                   | 3,300 SF  | -             |
| 12    | COLD STONE CREAMERY             | 1,400 SF  | -             |
| 13    | SALLY BEAUTY                    | 2,086 SF  | -             |
| 14    | JT BOBA HOUSE                   | 1,205 SF  | -             |
| 15    | CLOTHES MENTOR                  | 4,649 SF  | -             |
| 18    | MEGA FURNITURE                  | 35,000 SF | -             |

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| SUITE     | TENANT            | SIZE            | DESCRIPTION      |
|-----------|-------------------|-----------------|------------------|
| 19        | ROSS              | 32,185 SF       | -                |
| 20        | MARSHALLS         | 28,150 SF       | -                |
| 21        | DSW               | 20,000 SF       | -                |
| 22        | BED BATH & BEYOND | 25,063 SF       | -                |
| 23A       | CRUNCH FITNESS    | 24,315 SF       | -                |
| 23B       | ULTA              | 11,500 SF       | -                |
| 24        | CARRABBA'S        | 6,092 SF        | -                |
| 25        | MCDONALDS         | 5,000 SF        | -                |
| 26        | VILLAGE INN       | 4,441 SF        | -                |
| 27        | VITAMIN SHOPPE    | 4,477 SF        | -                |
| <b>28</b> | <b>Available</b>  | <b>4,445 SF</b> | <b>DIVISIBLE</b> |
| 29        | T-MOBILE          | 2,200 SF        | -                |
| 30        | GREAT CLIPS       | 1,200 SF        | -                |
| 31        | GAMESTOP          | 1,505 SF        | -                |
| <b>32</b> | <b>Available</b>  | <b>1,200 SF</b> | <b>-</b>         |
| 33        | VAPE              | 1,200 SF        | -                |
| 34        | KAY JEWELERS      | 1,504 SF        | -                |
| 35        | PIER 88 SEAFOOD   | 6,000 SF        | -                |
| 36        | JIMMY JOHNS       | 1,472 SF        | -                |
| 37        | JAMBA JUICE       | 1,980 SF        | -                |

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| SUITE | TENANT            | SIZE      | DESCRIPTION |
|-------|-------------------|-----------|-------------|
| 38    | Available         | 1,443 SF  | -           |
| 39    | PANDA EXPRESS     | 2,256 SF  | -           |
| 40    | VERIZON           | 5,272 SF  | -           |
| 41    | CRUMBL            | 1,210 SF  | -           |
| 42    | CAFE RIO          | 2,969 SF  | -           |
| 43    | CHICK-FIL-A       | 4,200 SF  | -           |
| 44    | PETER PIPER PIZZA | 10,000 SF | -           |
| 45    | PETCO             | 14,668 SF | -           |
| 46    | RED ROBIN         | 7,000 SF  | -           |
| 47    | BANK OF AMERICA   | 999 SF    | -           |
| 48    | HARKINS THEATRES  | 78,000 SF | -           |
| 49    | TACO BELL         | 1,000 SF  | -           |
| 50    | COSTCO            | 1,000 SF  | -           |
| 51    | PAD SITE          | 1,000 SF  | -           |
| 52    | KNEADERS          | 1,000 SF  | -           |
| 53    | DISCOUNT TIRE     | 1,000 SF  | -           |

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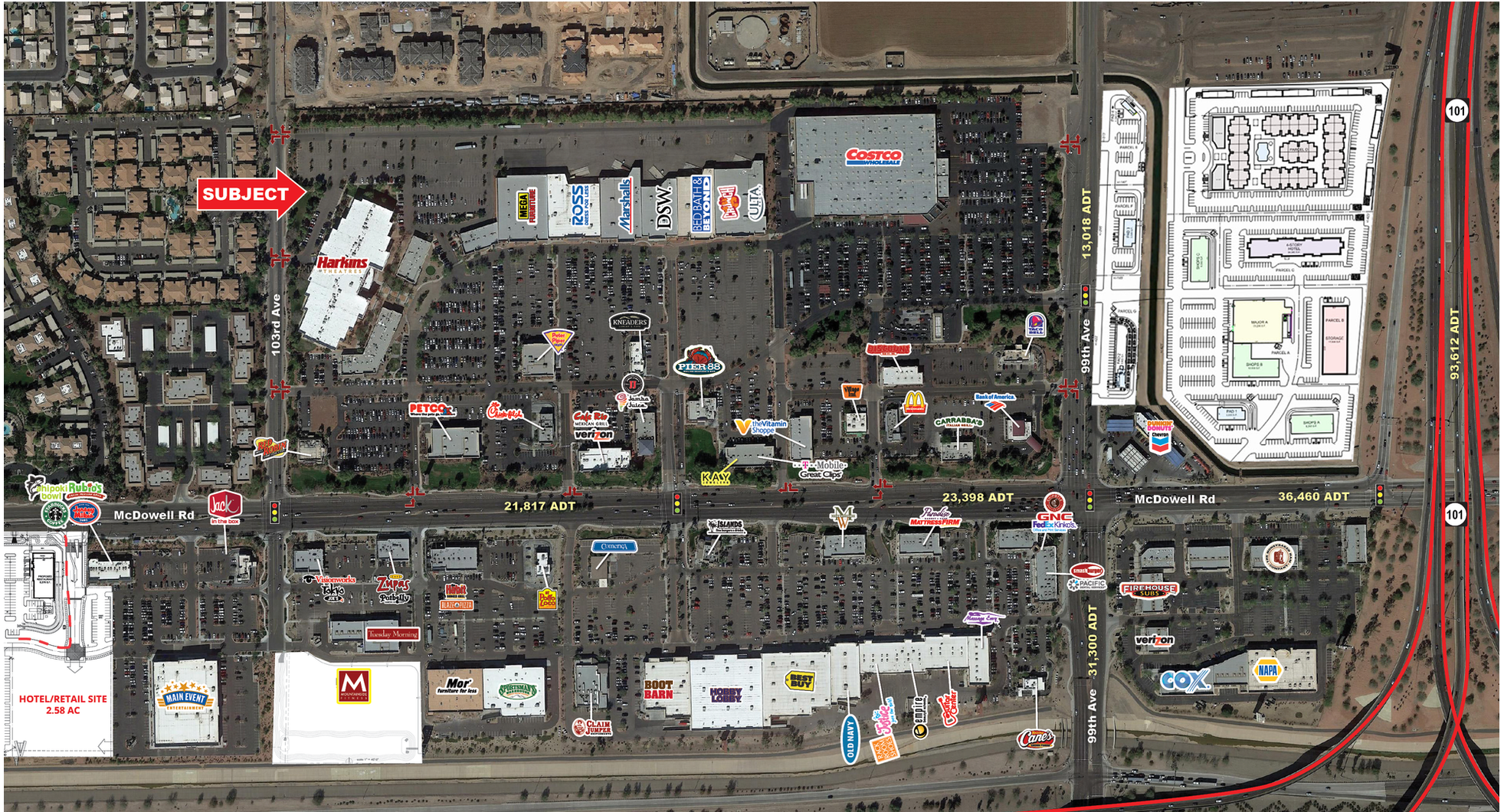
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10030 W McDowell Rd, Avondale, AZ

| <b>POPULATION SUMMARY</b>                       | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---|---------------|----------------|----------------|
| Total Population                                | 7,823         | 106,226        | 310,353        |
| Total Population in 5 years                     | 8,521         | 114,137        | 331,510        |
| Annual Growth Rate                              | 1.95%         | 1.52%          | 1.42%          |
| Median Age                                      | 28.1          | 29.7           | 28.9           |
| <b>INCOME SUMMARY</b>                           |               |                |                |
| Median Household Income                         | \$55,866      | \$57,817       | \$56,650       |
| Average Household Income                        | \$65,705      | \$69,673       | \$70,039       |
| <b>BUSINESS SUMMARY</b>                         |               |                |                |
| Total Businesses                                | 312           | 1,644          | 4,428          |
| Total Employees                                 | 5,357         | 30,435         | 70,254         |
| Daytime Population                              | 9,246         | 86,996         | 243,072        |
| <b>POPULATION 25+ by EDUCATIONAL ATTAINMENT</b> |               |                |                |
| Associate's Degree                              | 13.1%         | 9.0%           | 8.4%           |
| Bachelor's Degree                               | 14.3%         | 9.9%           | 9.7%           |
| Graduate / Professional Degree                  | 4.0%          | 4.6%           | 4.6%           |
| Percent of Population with Degrees              | 31.4%         | 23.5%          | 22.7%          |
| <b>EMPLOYED POPULATION 16+ by OCCUPATION</b>    |               |                |                |
| Total   | 3,935         | 49,666         | 137,534        |
| White Collar                                    | 58.1%         | 51.2%          | 50.2%          |
| Service Industry                                | 16.2%         | 19.7%          | 19.5%          |
| Blue Collar                                     | 25.6%         | 29.1%          | 30.3%          |
| <b>HOUSEHOLD SUMMARY</b>                        |               |                |                |
| Households                                      | 2,715         | 31,749         | 88,337         |
| Average Household Size                          | 2,715         | 31,749         | 88,337         |
| Average Family Size                             | 3.53          | 3.77           | 3.88           |
| Median Home Value                               | \$216,967     | \$197,858      | \$198,142      |

\* 2020 Demographic data derived from ESRI

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