

FOR LEASE  
**Freestanding Former Restaurant**

10125 W McDowell Rd | Avondale, AZ



**TENANT OPEN FOR BUSINESS - DO NOT DISTURB**

**Overview**

**AVAILABLE** 11,808 SF

**RATE** Contact Broker



**Description**

- Second generation restaurant space; tenant still open for business
- Positioned within strong retail corridor; high-density GLA
- Highly visible to I-10 with nearly 200,000 VPD
- Zoned PAD, City of Avondale

**Nearby Retailers**



**Contact**

**ROBBIE PETTY**  
602.682.6025 | robbie.petty@srsre.com

**CHUCK GIBSON**  
602.682.6035 | chuck.gibson@srsre.com

**ED BEEH**  
602.682.6040 | ed.beeh@srsre.com

**Demographics**

	1 MILE	3 MILES	5 MILES
2020 Est Population	6,267	104,599	297,479
2025 Est Population	6,958	112,545	319,830
Average HH Income	\$67,443	\$71,384	\$70,574
Daytime Population	7,909	91,216	258,023

Year: 2020 | Source: Esri

**Traffic Counts**

99th Avenue	28,778 VPD
McDowell Road	34,350 VPD
Interstate 10	197,184 VPD

Year: 2018 | Source: MPSI

SRS | 3131 E Camelback Road, Suite 110 | Phoenix, AZ 85016 | 602.682.6000

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.







# Freestanding Former Restaurant

10125 W McDowell Rd | Avondale, AZ



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	746	52,336	159,552
2010 Population	5,054	92,125	261,774
2020 Population	6,267	104,599	297,479
2025 Population	6,958	112,545	319,830
2000-2010 Annual Rate	21.08%	5.82%	5.08%
2010-2020 Annual Rate	2.12%	1.25%	1.26%
2020-2025 Annual Rate	2.11%	1.48%	1.46%
2020 Male Population	49.6%	49.5%	49.5%
2020 Female Population	50.4%	50.5%	50.5%
2020 Median Age	28.8	29.9	29.0
<b>Households</b>			
2000 Households	248	15,584	46,708
2010 Households	1,735	27,839	75,726
2020 Total Households	2,157	31,421	85,409
2025 Total Households	2,390	33,710	91,681
2000-2010 Annual Rate	21.47%	5.97%	4.95%
2010-2020 Annual Rate	2.15%	1.19%	1.18%
2020-2025 Annual Rate	2.07%	1.42%	1.43%
2020 Average Household Size	2.91	3.33	3.48
<b>Housing Units</b>			
2020 Total Housing Units	2,339	34,840	95,572
2020 Owner Occupied Housing Units	740	18,631	51,354
2020 Renter Occupied Housing Units	1,417	12,790	34,055
2020 Vacant Housing Units	182	3,419	10,163
<b>Race and Ethnicity</b>			
2020 White Alone	51.0%	50.5%	51.0%
2020 Black Alone	12.1%	10.2%	9.3%
2020 American Indian/Alaska Native Alone	2.5%	1.8%	1.8%
2020 Asian Alone	4.1%	3.7%	3.2%
2020 Pacific Islander Alone	0.6%	0.3%	0.2%
2020 Hispanic Origin (Any Race)	53.2%	60.7%	63.9%
<b>Income</b>			
2020 Median Household Income	\$57,432	\$59,382	\$56,993
2020 Average Household Income	\$67,443	\$71,384	\$70,574
2020 Per Capita Income	\$23,158	\$21,453	\$20,290
<b>2019 Population 25+ by Educational Attainment</b>			
Total	3,670	62,191	171,559
High School Graduate	19.7%	24.6%	24.7%
GED/Alternative Credential	8.1%	4.5%	4.4%
Some College, No Degree	26.8%	24.5%	23.4%
Associate Degree	14.0%	9.3%	8.4%
Bachelor's Degree	14.3%	10.3%	10.0%
Graduate/Professional Degree	3.4%	5.0%	4.8%
<b>Daytime Population</b>			
2020 Total Daytime Population	7,909	91,216	258,023
Workers	4,667	35,357	91,504
Residents	3,242	55,859	166,519

Source: Esri, U.S. Census