



FOR LEASE | GROUND LEASE | BUILD-TO-SUIT

PARK 10

SEC **McDOWELL RD &
107TH AVE**

AVONDALE, ARIZONA

**Anchors, Shops &
Pads Available**





Ashley
HOME STORE

mazda

AutoNation

EchoPark

Papago Freeway
235,640 VPD '24

10

IMS

Arby's
QT
QuikTrip

Walgreens

Better Buzz
WYNABURGER

BioLife
Copper Springs

Nirvana at Harbor Shores
Apartments
185 Units

N

GEN
GENUINE

85°

107th Ave
20,005 VPD '24

COOPER'S HAWK
MINI & RESTAURANTS

Copper Springs

Harbor Shores Boulevard
G&K Medical Building
American Mini STORAGE

Shops C

FirstWatch
NATIONWIDE VISION
PARRY'S
PIZZERIA & TAPHOUSE
ROBEKS

BARRIO QUEEN

Shops B

HAUS OF NAILS
La Michoacana
Premium
POPEYES

Portillo's

Park 10 Drive

Shops A

Shrimpaki bowl!
Jersey Mike's
Starbucks
TRAPPER'S
SUSHI CO

MOUNTAIN
FITNESS

MAIN EVENT

McDowell Road
30,699 VPD '24

Jack
in the box

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SEC McDOWELL RD & 107TH AVE | AVONDALE, ARIZONA

103rd Avenue



SHOPS E, PAD F, and SHOPS G - NOW LEASING PLANNED FOR 2026 DELIVERY!

ABOUT THE PROPERTY

- 43 acre mixed-use site available for retail, restaurant, entertainment, hotel, medical, and office uses
- Anchored by Main Event and Mountainside Fitness
- Located just north of the I-10 Freeway; 1/4 mile from Loop 101 and I-10 interchange
- Adjacent to over 1 million square feet of existing and planned retail, restaurant, and entertainment
- Tremendous visibility to I-10 Freeway with over 230,000 VPD
- Directly across from the Avondale Automall

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Est. Population	13,309	124,206	318,510
2030 Est. Population	15,297	135,338	339,962
Average HH Income	\$108,101	\$106,980	\$108,261
Daytime Population	13,311	102,890	270,121

Year: 2025 | Source: Esri

TRAFFIC COUNTS

I-10 Freeway	235,640 VPD
McDowell Road	30,699 VPD
107th Avenue	20,005 VPD
103rd Avenue	3,938 VPD

Year: 2024 | Source: ADOT

JOIN



Site plan of the proposed 30' drive area. The plan shows various commercial units and parking spaces. Key features include:

- Shops E:** 10,033 SF, located in the upper left.
- Shops D:** 10,713 SF, located in the upper center.
- Shops G:** 8,886 SF, located in the lower left.
- Pad F:** Ground Lease or BTS, 7,102 SF, located in the upper left.
- GEN KOREAN BBQ HOUSE:** Located in the upper center.
- 85°:** Located in the upper center.
- COORR & HAWK:** BISTRO & RESTAURANT, located in the upper right.
- MEANDERING SIDEWALK, TYP.** Located in the center.
- TRASH ENCLOSURE TO MATCH EXIST. TYP.** Located in the lower left.
- PROPOSED 30' DRIVE:** Indicated by a dashed line in the lower right.





COOPER'S HAWK
WINEERY & RESTAURANTS

85°

GEN
KOREAN BBQ HOUSE

Shops E

Pad F
Ground Lease
or BTS

Shops G

OAK
STEAK
PARK 10

CAFE MILANO
MASSAGE BLAZE
HUB 200

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Phase 4 Retail Renderings





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No.	Project Name	Units
1	Cerro Vista	249
2	McDowell 117	217
3	Fuze 623 - Phase I	360
4	Fuse 623 - Phase II	321
5	Avondale Commons	484
6	V Townhomes at Encanto	98
7	Livano Avondale	316
8	Avari	354
9	Alta Avondale	360
10	Encore Avondale	300
11	The Village at the BLVD	187
12	Roosevelt Park	484
13	Nirvana at Harbor Shores	185
14	Virtua 99	250
15	Meritum Sheely Farms	678
16	Village at Paseo de Lucas	272
17	The Moderne at Roosevelt	185



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Planned Area **Multifamily Developments**



FOR MORE INFORMATION

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