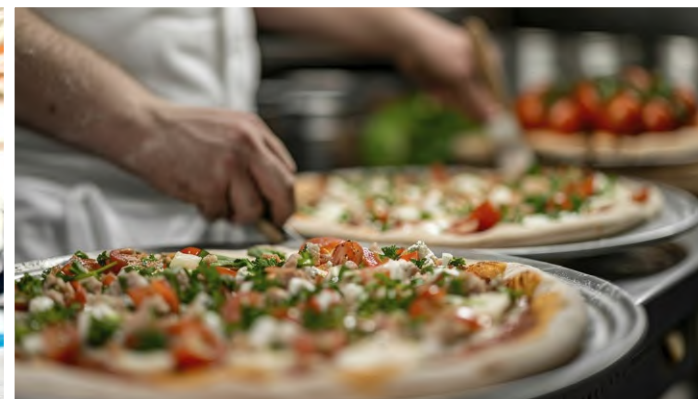


THE MARKET AT Tres Rios

GROCERY-ANCHORED CENTER
SHOPS & PADS AVAILABLE



SWC

Avondale Blvd & Lower Buckeye Rd
Avondale, AZ

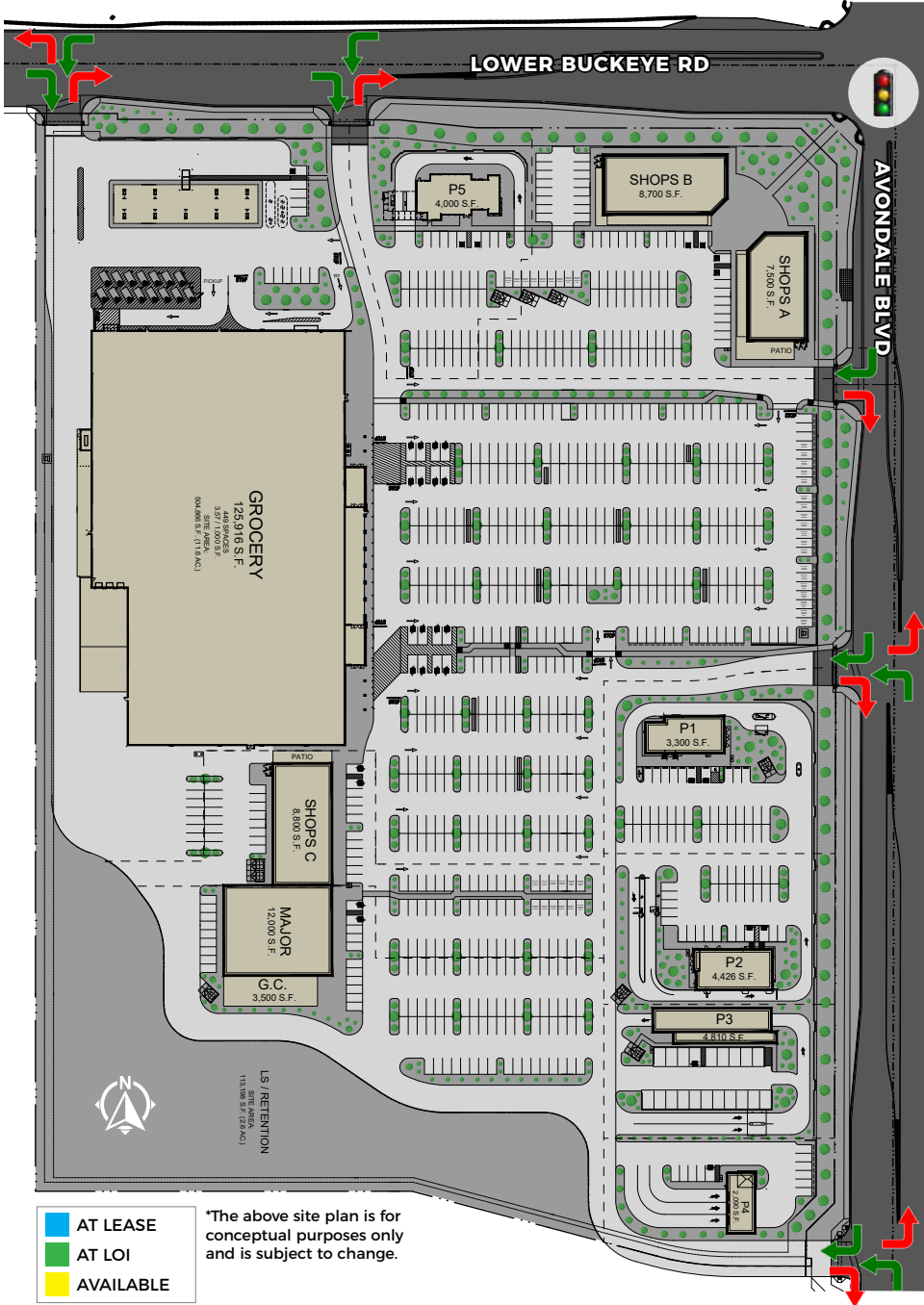
Developed By:



Leasing By:



SITE PLAN OVERVIEW

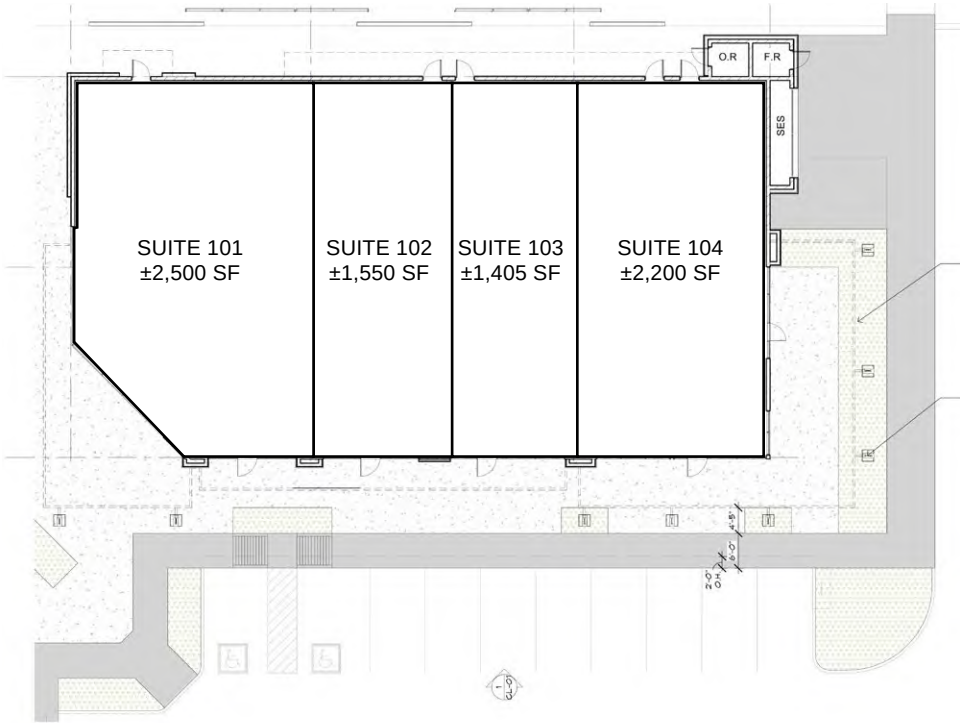


SIZE:	±28.0 ACRES
AVAILABLE:	SHOPS AND PADS (DRIVE-THRU PERMITTED)
ZONING:	C2 (PAD), CITY OF AVONDALE
DELIVERING:	MID-2026 (PADS) LATE 2026 (SHOPS)
PRICING:	CALL FOR PRICING

SUITE	TENANT	SIZE
Grocery	Market Leading Grocer	± 125,916 SF
Major	Available	± 12,000 SF
Pad 1	Available	± 1.2 Acres
Pad 2	Available	± 1.0 Acres
Pad 3	Available	± 0.9 Acres
Pad 4	Available	± 0.8 Acres
Pad 5	Available	± 1.1 Acres
Shops A	Available	± 7,500 SF
Shops B	Available	± 8,700 SF
Shops C	Available	± 8,800 SF



SHOPS A FLOOR PLAN

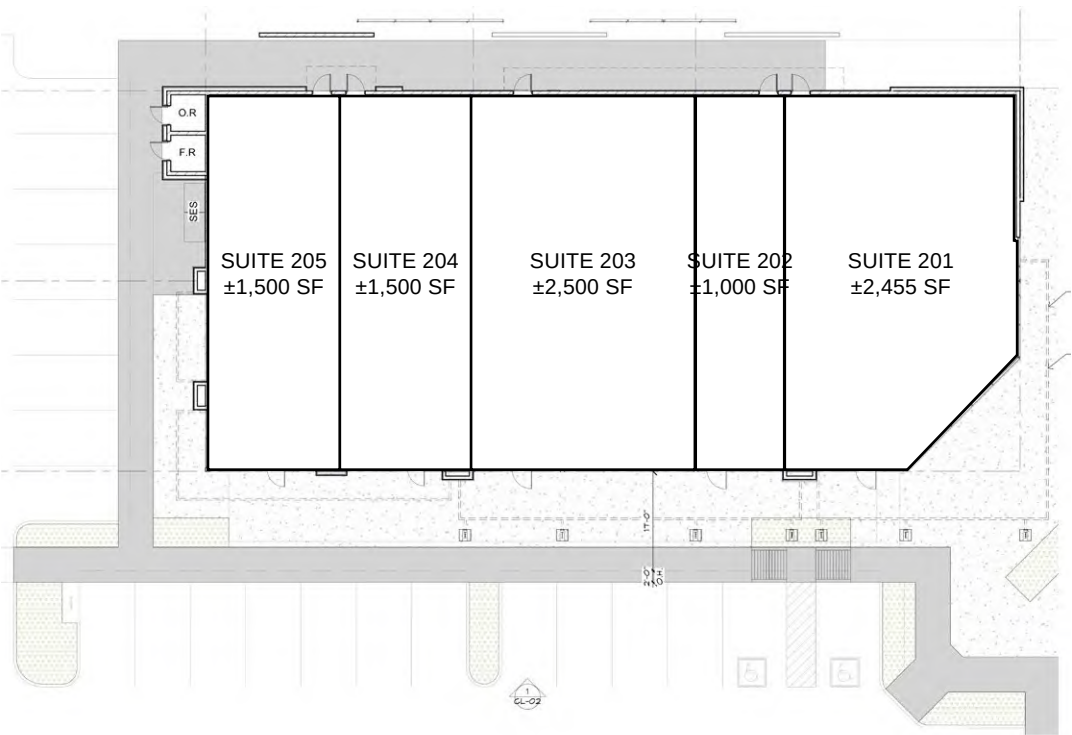


SUITE	TENANT	*SIZE
Suite 101	Available	± 2,500 SF
Suite 102	Available	±1,550 SF
Suite 103	Available	± 1,405 SF
Suite 104	Available	± 2,200 SF

*LOD and suite sizes are conceptual. Suites can be combined and demised differently than shown.



SHOPS B FLOOR PLAN



SUITE	TENANT	*SIZE
Suite 201	Available	± 2,455 SF
Suite 202	Available	±1,000 SF
Suite 203	Available	± 2,500 SF
Suite 204	Available	± 1,500 SF
Suite 205	Available	±1,500 SF

*LOD and suite sizes are conceptual. Suites can be combined and demised differently than shown.



TRUE TRADE AREA DEMOGRAPHICS

PLACER.AI TRUE TRADE AREA + ESRI 2024



ALAMAR

Alamar, Brookfield's premier 1,150-acre master-planned community with nine active home builders sits southwest of the site and will bring over 4,000 residences at full buildout. The new (2023) Lankin Prep Academy serving grades K-5 will reach +1,000 students at full capacity and currently enrolls +450 students with plans to expand to serve grades 6-8.

ARIZONA
30

Tres Rios
Freeway

The planned SR-30, ±2 miles south of the site, will feature a **signalized intersection**, easing I-10 congestion and driving continued growth in the area. Construction begins Q1 2027.

FRY'S AT AVONDALE AND BUCKEYE

#2 MOST VISITED FRY'S
OUT OF 125
FRY'S LOCATIONS
IN ARIZONA

(#1 BASED ON THE VISITS PER SQ. FT)

TRUE TRADE AREA



TOTAL POPULATION
±109,674



DAYTIME POPULATION
±74,460



MEDIAN AGE
±30.5



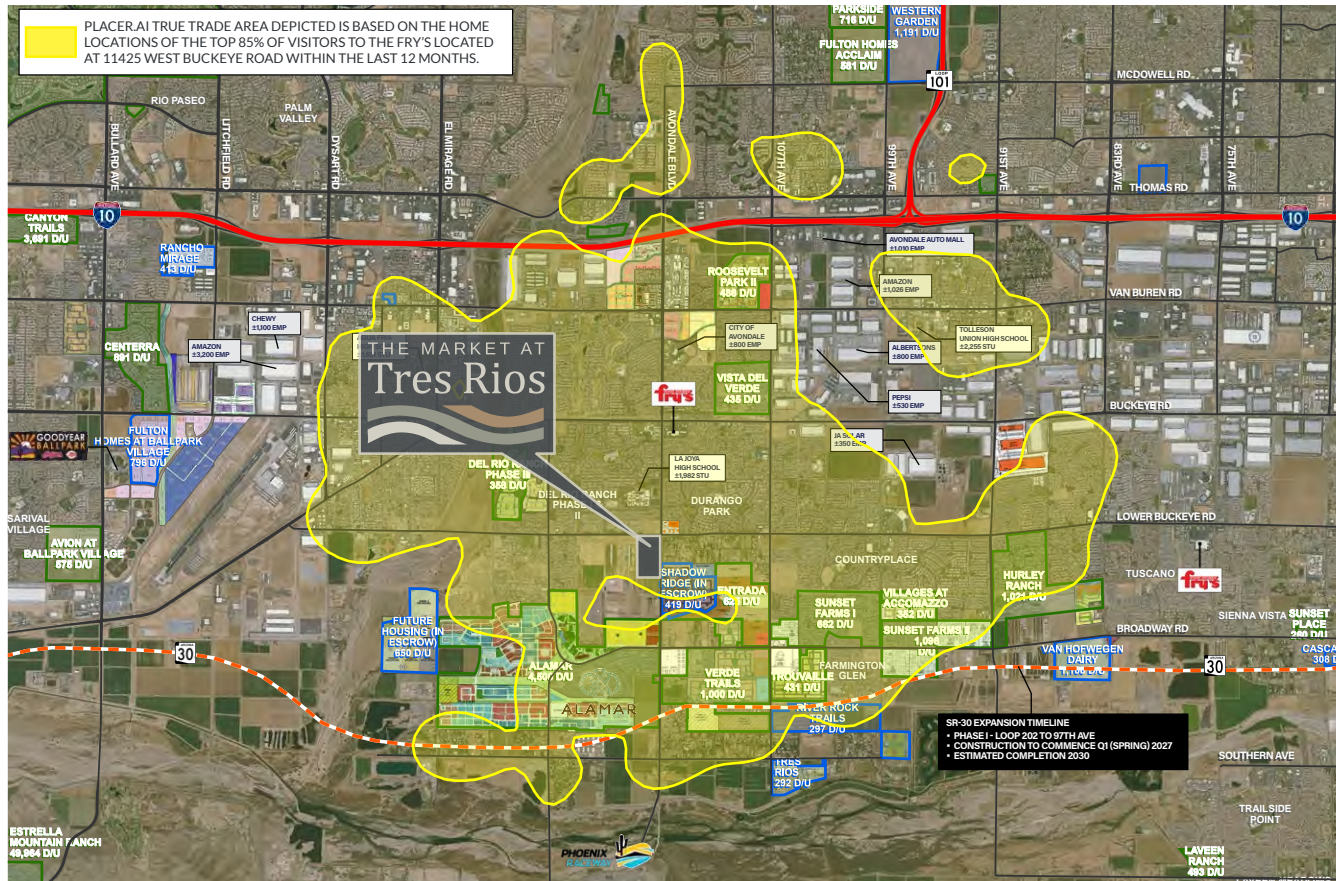
AVG HH INCOME
±\$100,386



HOUSING UNITS
±32,870



AVG HOME VALUE
±\$423,992



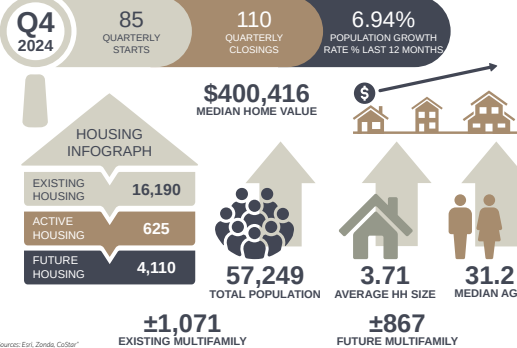
HOUSING AERIAL



#	COMMUNITY NAME	ENTITLED UNITS	CLOSED UNITS	COMPLET-ED (%)	INVENTORY	PLATTED LOTS	FUTURE LOTS
1	Alamar	4,056	989	24.3%	160	144	1,626
2	Verde Trails	1,000	885	88.5%	5	0	110
3	Trouville	431	283	65.6%	35	113	0
4	Sunset Farms Phase I	662	660	99.6%	2	0	0
5	Entrada Homes	625	0	00.0%	0	0	0
6	Shadow Ridge	419	0	00.0%	0	0	0
7	Stockwell Project	650	0	00.0%	0	0	0
8	Del Rio Ranch PH III	358	0	00.0%	0	167	191
9	Vista Del Verde	435	434	99.7%	0	0	0
TOTALS		8,636	3,251	37.6%	202	424	1,927

* Estimated are based on Zonda's Metrostudy Q4 2024 Dataset.

Housing Data: Custom Trade Area



SR-30 EXPANSION TIMELINE

- PHASE I - LOOP 202 TO 97TH AVE
- CONSTRUCTION TO COMMENCE Q1 (SPRING) 2027
- ESTIMATED COMPLETION 2030





LOOKING TO PARTNER WITH YOU

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