

DRONE FOOTAGE



GATEWAY PAVILIONS

DRIVE-THRU BUILDING WITH PATIO AVAILABLE FOR LEASE



99TH AVE & MCDOWELL RD

AVONDALE, AZ



property summary

AVAILABLE	±3,700 SF with Patio and Drive-thru	PRICING	Call for Pricing
ZONING	Planned Community District		

LOCATION HIGHLIGHTS

- New Sprouts Center at the intersections
- ±1,500 Proposed Multi-Family Units
- Surrounded by national retailers
- Easy access to the I-10 and Loop 101

NEIGHBORING TENANTS



TRAFFIC COUNTS

99th Ave

N ±19,179 VPD (NB & SB)
S ±62,777 VPD (NB & SB)

McDowell Rd

E ±51,891 VPD (EB & WB)
W ±35,766 VPD (EB & WB)

ADOT 2023



W
NWC

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99th Ave & McDowell Rd



site plan overview

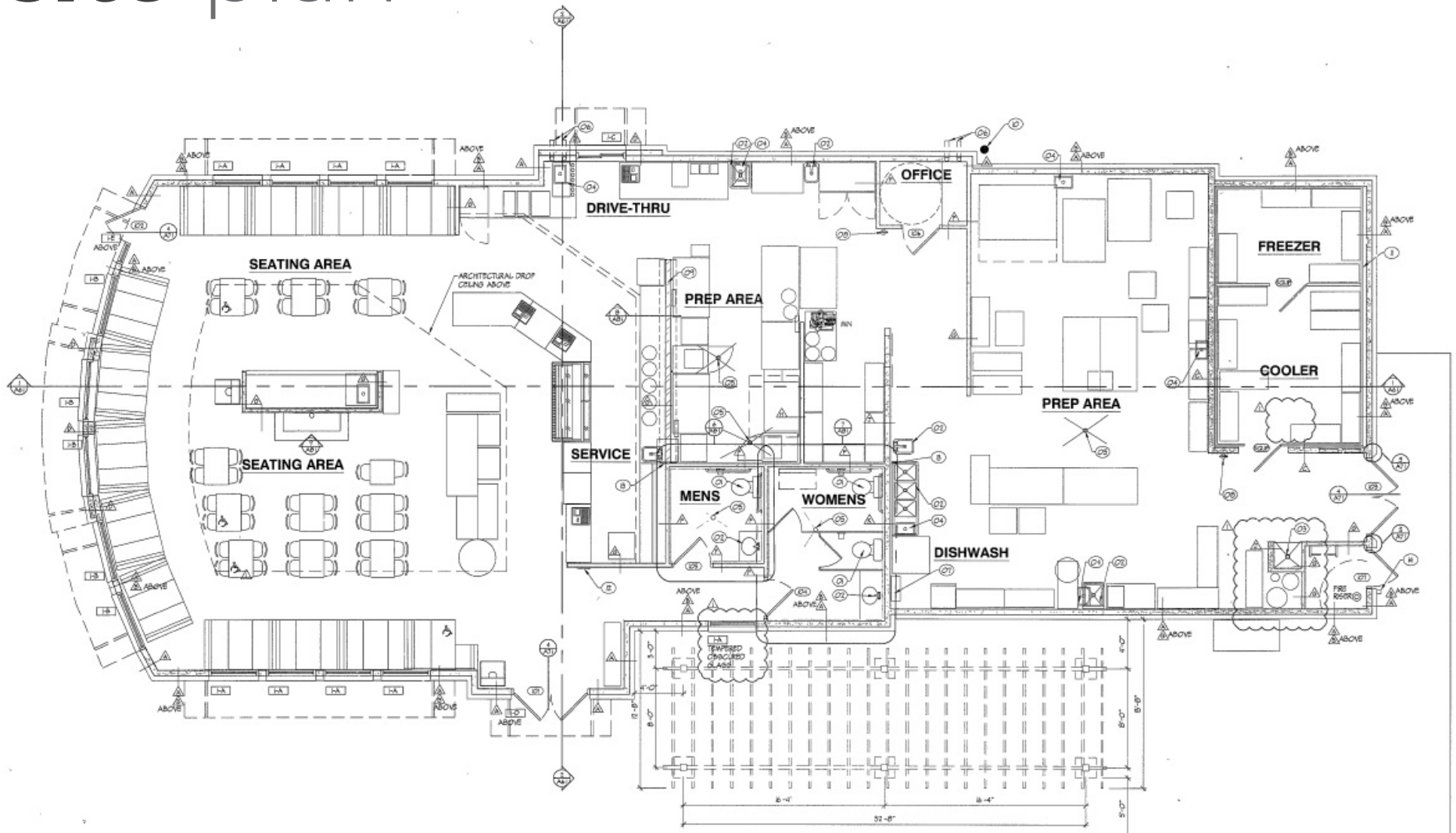


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site plan



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W
NWC

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zoom aerial



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wide aerial



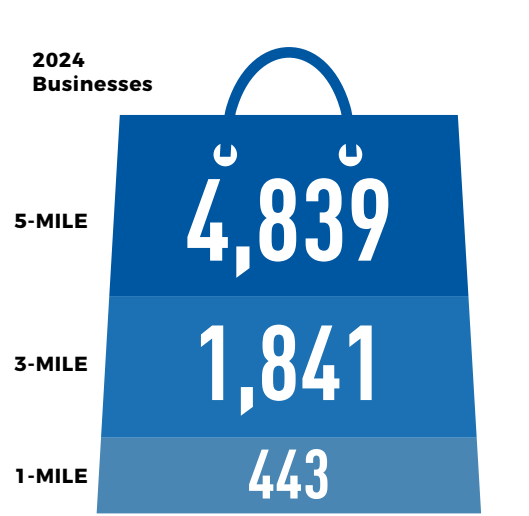
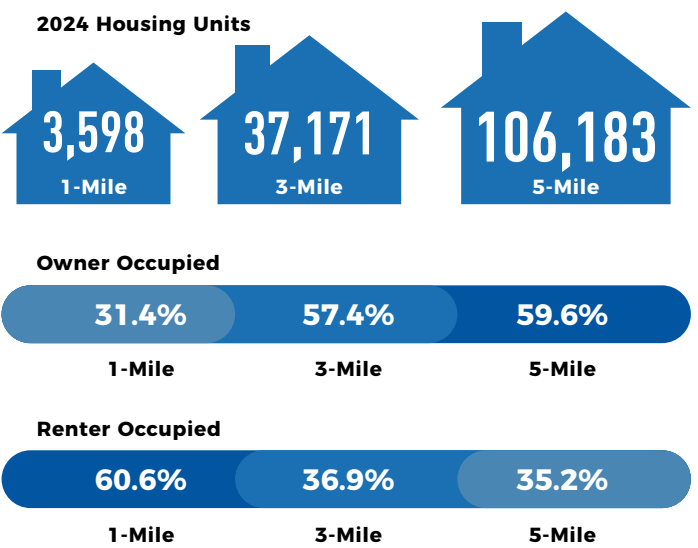
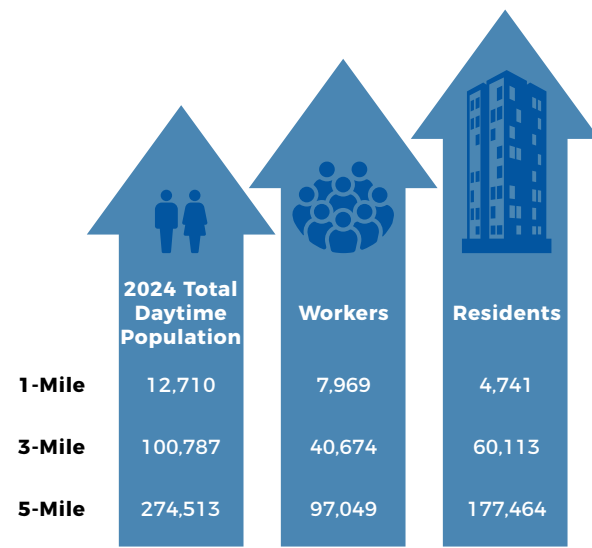
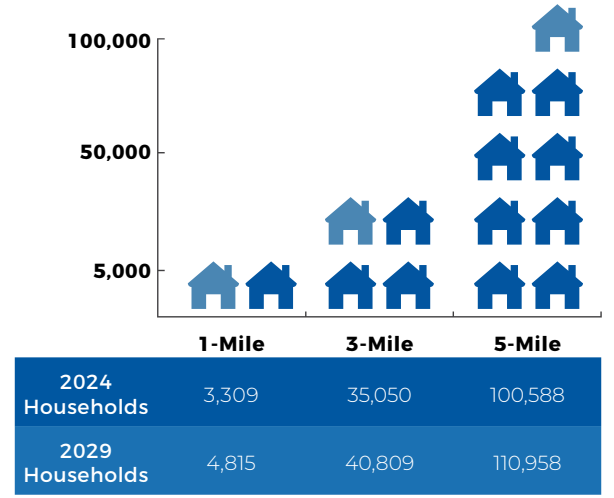
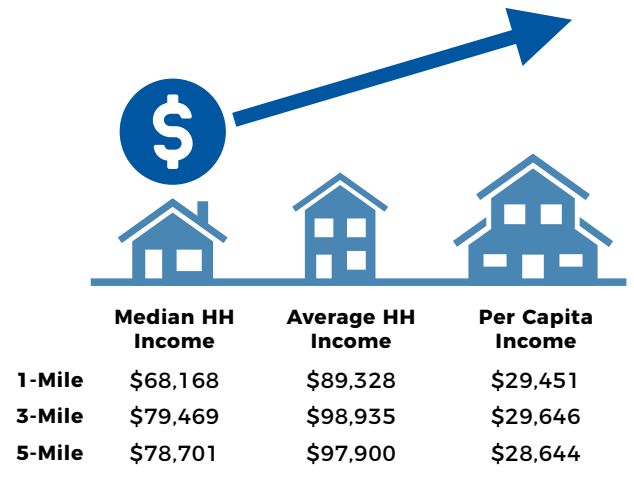
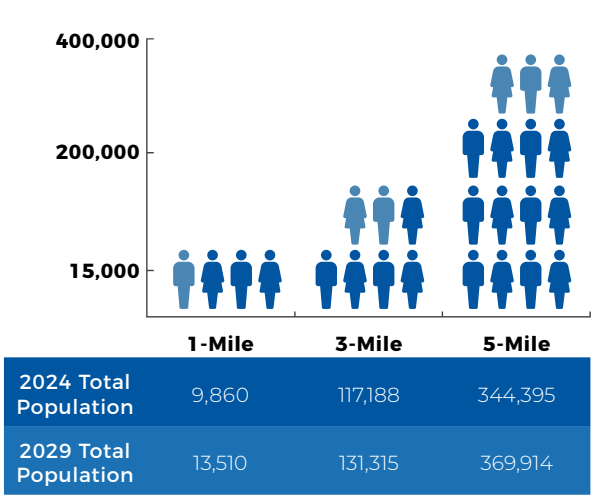
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demographics

2024 ESRI



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Exclusively listed by

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