

# BLVD CENTER

NEC AVONDALE BLVD & VAN BUREN ST



Retail & Restaurant Spaces Available for Lease, GL & BTS



## Contacts:

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## Avondale Highlights

### Workforce



**BUSINESS SERVICES**

**106,400  
Workers**



**HEALTHCARE**

**40,900  
Workers**



**MANUFACTURING & LOGISTICS**

**61,200  
Workers**



**INFORMATION TECHNOLOGY**

**11,700  
Workers**

### Demographics

**POPULATION**

	1 mi	3 mi	5 mi
2022	9,708	103,488	245,282
2027 (est)	10,300	107,934	256,105

**AVERAGE HH INCOME**

	1 mi	3 mi	5 mi
2022	\$90,326	\$79,151	\$82,925
2027 (est)	\$92,896	\$84,142	\$86,614

**HOUSEHOLDS**

	1 mi	3 mi	5 mi
2022	3,218	32,059	74,956
2027 (est)	3,651	35,539	84,629

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## Community Plans

### GATEWAY DISTRICT

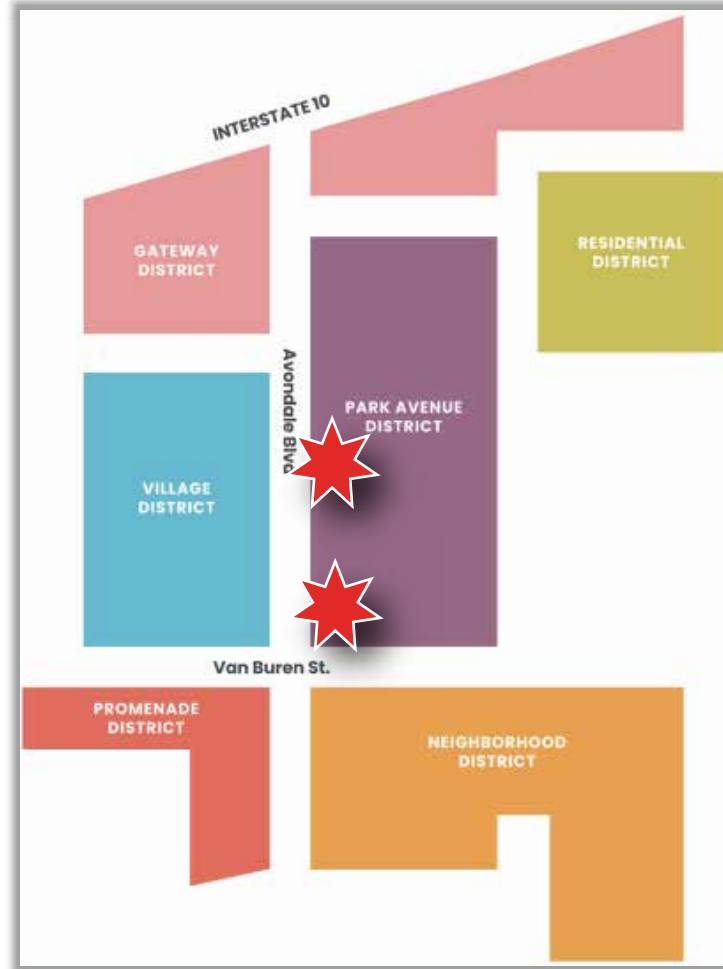
- Education Campus
- Medical Campus/ Hospital
- Large Urban Form Residential/ Apartment
- Lifestyle Amenities
- Hotels (Hilton Garden Inn, Homewood Suites by Hilton, Residence Inn by Marriot & My Place Hotel)
- Office
- Retail Restaurant

### NEIGHBORHOOD DISTRICT

- Single-Family Detached Homes
- Attached Townhomes
- Limited Commercial

### PROMENADE DISTRICT

- Community Retail
- PAD Development
- Transitional Retail
- Office



### RESIDENTIAL DISTRICT

- Single-Family Attached Homes
- Multi-Family

### PARK AVENUE DISTRICT

- Gathering Area for Community Events
- Large Scale Sports Entertainment
- American Sports Center
- Theatre/ Performing Arts Center
- Mixed-Use
- Boutique Mixed-Use/ Main Street
- Retail
- Restaurants
- Urban Multi-Family
- Office
- Education Campus

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## Community Plans (Preliminary)



### LEGEND

- PRIMARY PEDESTRIAN CIRCULATION
- SECONDARY PEDESTRIAN CIRCULATION
- PEDESTRIAN AMENITY AREA
- PRIMARY DISTRICT ACCESS POINT
- PRIMARY CROSSWALKS
- TRANSIT HUB
- PARK AVENUE DISTRICT SCULPTURE

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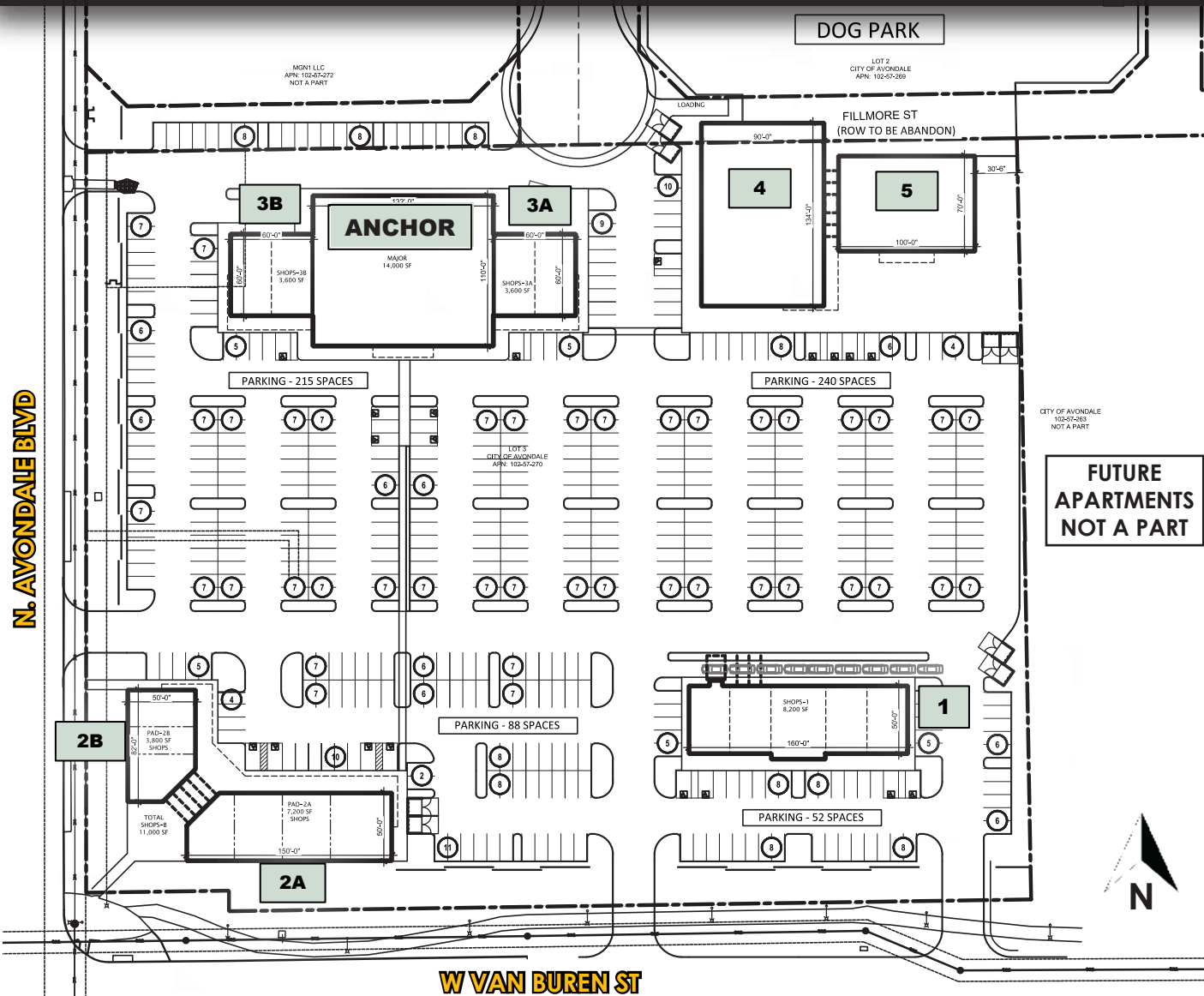
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Site Plan | ± 59,400 Total SF Available for Lease, GL & BTS!



## AMAZING RESTAURANT & RETAIL OPPORTUNITIES!

- Anchor:** 14,000 +/- SF (can combine shops space to make a total of 21,200 +/- SF)
- Shops 1:** 8,200 +/- SF
- Shops 2A:** 7,200 +/- SF
- Shops 2B:** 3,800 +/- SF
- Shops 3A:** 3,600 +/- SF
- Shops 3B:** 3,600 +/- SF
- PAD 4:** 12,000 +/- SF (industrial)
- PAD 5:** 7,000 +/- SF (restaurant)

## TRAFFIC COUNTS

- Avondale Blvd:** 45,003 VPD
- Van Buren St:** 17,312 VPD
- I-10 FWY (W):** 102,617 VPD
- I-10 FWY (E):** 114,552 VPD

N. AVONDALE BLVD

W VAN BUREN ST

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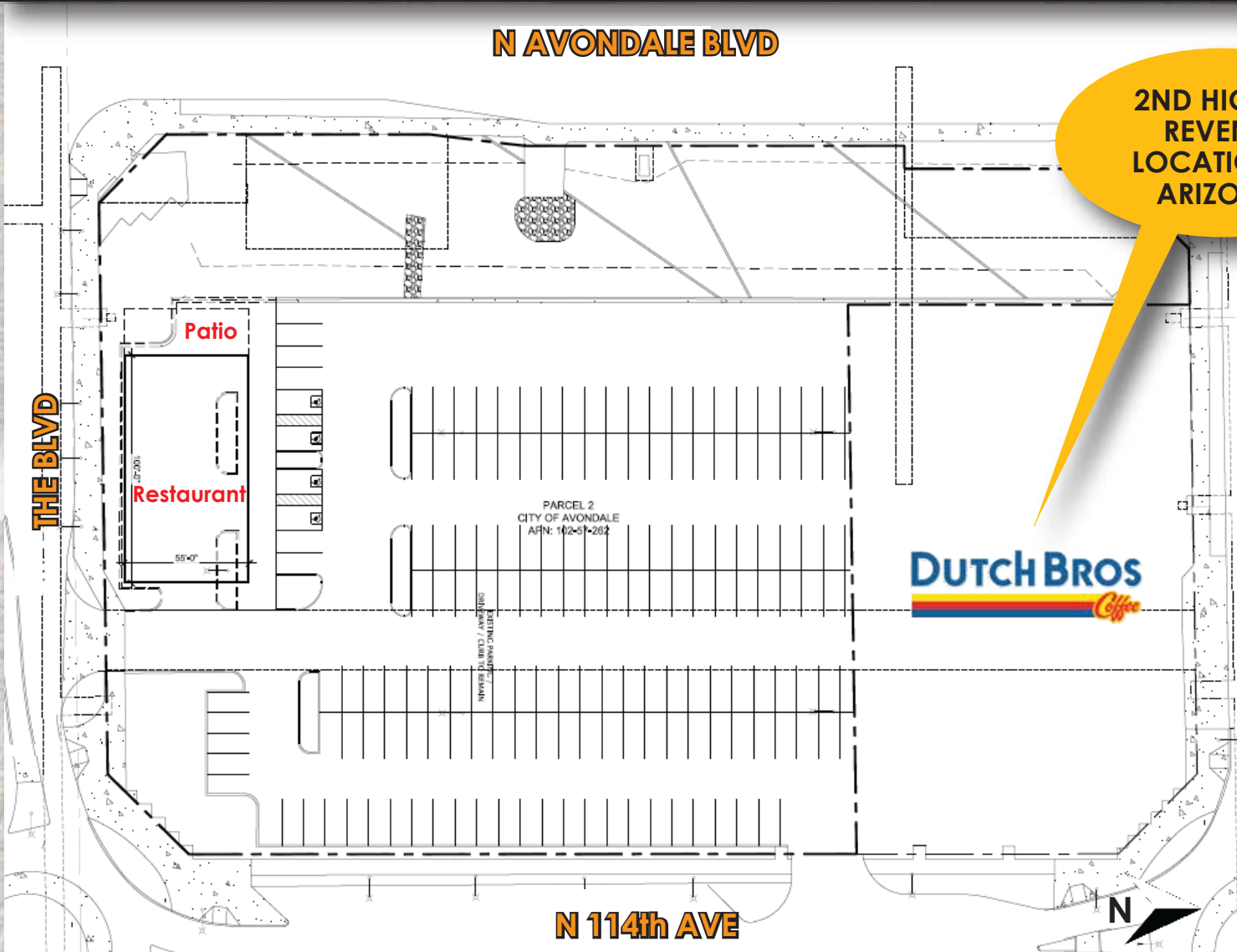
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Site Plan | ± 59,400 Total SF Available for Lease, GL & BTS!



## AMAZING RESTAURANT OPPORTUNITY!

**Restaurant:** 5,500 +/- SF  
**Patio:** 1,100 +/- SF

## TRAFFIC COUNTS

**Avondale Blvd:** 45,003 VPD  
**Van Buren St:** 17,312 VPD  
**I-10 Fwy (W):** 102,617 VPD  
**I-10 Fwy (E):** 114,552 VPD

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## Overview



### THE BLVD HIGHLIGHTS

- Phoenix's newest Mixed-Use destination with hotels, entertainment, dining, living, and retail opportunities!
- Dutch Bro's 2<sup>nd</sup> highest revenue location in Arizona, 3<sup>rd</sup> in the US!
- Several new apartment complexes being developed, totaling approx. 1,853 units and an expected average HH income of \$70k-\$80k!
- Approx. 415 Hotel Keys

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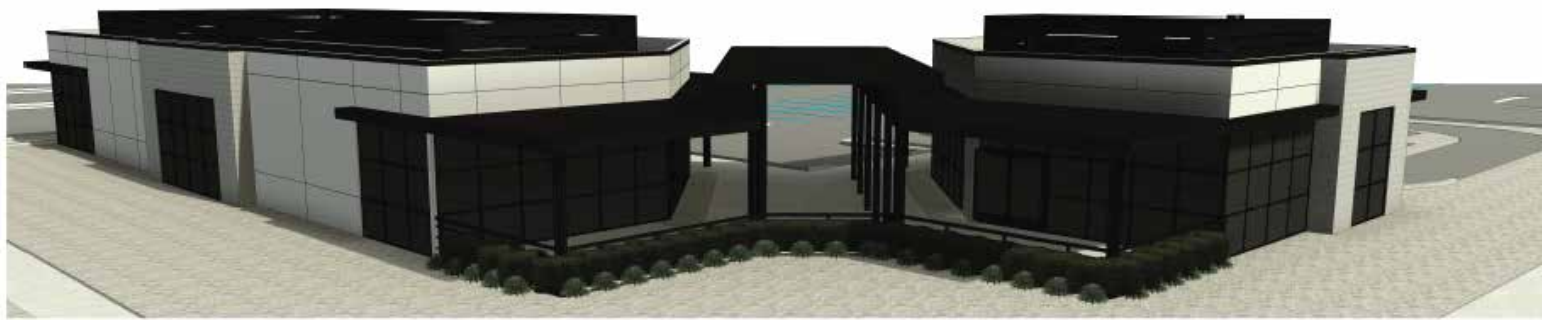
## Conceptual Elevations



④ PAD 1A-East Elevation  
1/8" = 1'-0"



⑤ PAD 1A FRONTAGE



⑥ PAD 1A PATIO VIEW UPPER

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## Conceptual Elevations



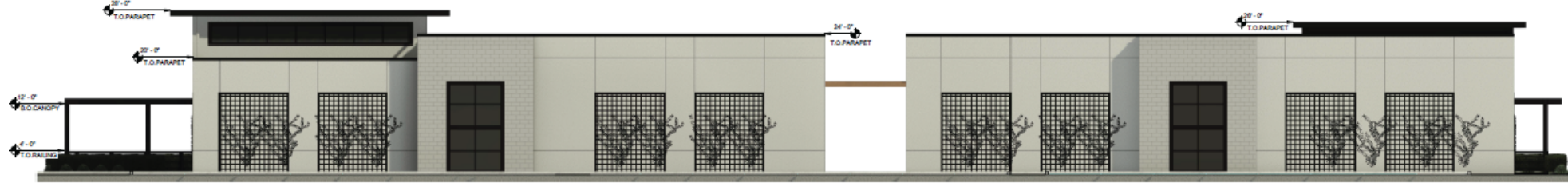
① PAD 6 EAST ELEVATION  
18' = 1" = 0"



② PAD 6 SOUTH ELEVATION  
18' = 1" = 0"



③ PAD 6 WEST ELEVATION  
18' = 1" = 0"



④ PAD 6 NORTH ELEVATION  
18' = 1" = 0"

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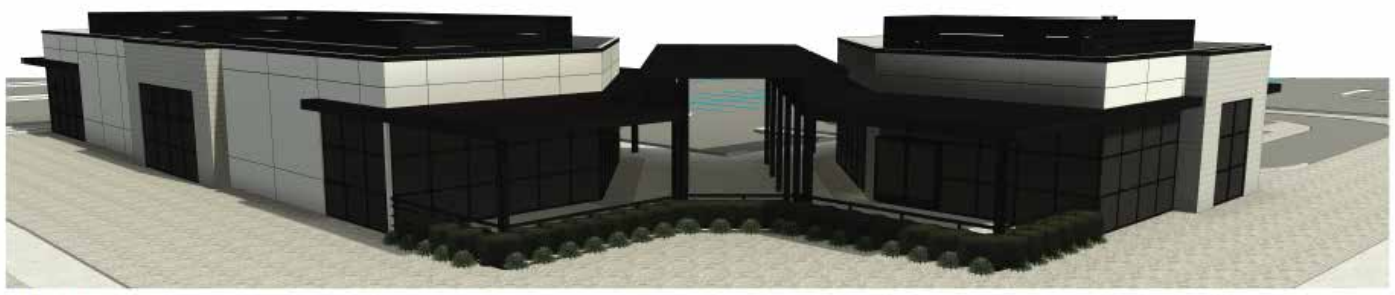
② PAD 6 REAR VIEW



② PAD 10 FRONT VIEW



② PAD 1A FRONTAGE



① PAD 1A PATIO VIEW UPPER

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## Conceptual Renderings



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