



FOR LEASE | GROUND LEASE | BUILD-TO-SUIT

# PARK 10

**Anchors, Shops & Pads Available**

**SEC McDOWELL RD & 107TH AVE**

AVONDALE, ARIZONA



Ashley  
HOMESTORE

IMS  
107th Ave  
26,184 VPD '25

Arbys  
QT  
QuikTrip

Walgreens

Better Buzz  
LOCAL BEVERAGE



BioLife  
PLASMA SERVICES

Nirvana at  
Harbor Shores  
Apartments  
185 Units

Copper Springs

Harbor Shores Blvd



Papago Freeway  
214,930 VPD '25

Shops C

BARRIO QUEEN

Shops B

GEN  
KOREAN BBQ HOUSE

85°

COOPER'S HAWK  
WINERY & RESTAURANTS

MOUNTAIN  
SIDE  
FITNESS

Portillo's

Park 10 Drive

Shops A

MAIN EVENT

# PARK 10

SEC McDOWELL RD & 107TH AVE | AVONDALE, ARIZONA

McDowell Road  
31,252 VPD '25



**SHOPS E, PAD F, and SHOPS G - NOW LEASING  
Under Construction – Summer 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 vehicles passing daily
- 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	214,930 VPD
McDowell Road	31,252 VPD
107th Avenue	26,184 VPD

Year: 2025 | Source: ADOT

JOIN



# Phase 4 Site Plan



**HANDLES**  
HOMEMADE ICE CREAM SINCE 1945

**85**  
**GEN**

**COOPER'S HAWK**  
WINERY & RESTAURANTS

**Shops C**

**FirstWatch**

**PARRY'S**  
PIZZERIA & TAPHOUSE

**NATIONWIDE VISION**

**ROBEEKS**

**Shops B**

**HnN**  
HAUS OF NAILS

**POPEYES**

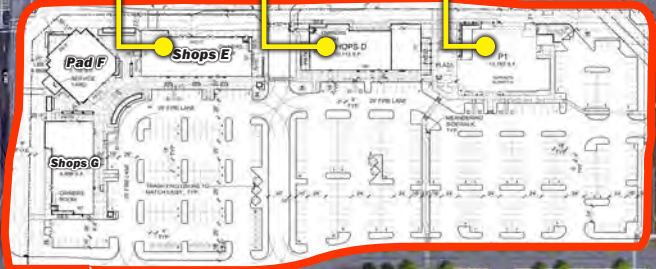
**La Michoacana Premium**

**ahipoki bowl**

**Jersey Mike's**

**Starbucks**

**TRAPPERS SUSHI CO**



**AMADIO**  
**OLEARY**

**Portillo's**  
HOT DOGS BEEF BURGERS SALADS

**Jack**  
in the box

**MOUNTAINSIDE**  
**FITNESS**

**MAIN EVENT**







COOPER'S HAWK  
WILDLY DELICIOUS

85

GEN  
KOREAN BBQ HOUSE

PREP TO GO  
HANDMADE ICE CREAM

HANDEL'S  
HOMEMADE ICE CREAM SINCE 1945

Shops E

Shops G

Freestanding  
Retail/Restaurant

OAK  
STEAK

PARK 10

CAFE MILANO

MASSAGE BLAZE HIB 200

# PARK 10

SEC McDOWELL RD & 107TH AVE | AVONDALE, ARIZONA



# PARK 10

SEC McDOWELL RD & 107TH AVE | AVONDALE, ARIZONA

101

AGUA FRIA FREEWAY

Meritum Sheely Farms Apartments  
680 Units

CAVA  
HAWAIIAN BROS  
ISLAND GRILL

SPROUTS

SHAKE SHACK

FIREHOUSE SUBS

NAPA AUTO PARTS

10

99TH AVENUE

37,415 VPD '25

99TH AVENUE

COSTCO WHOLESALE

CRUNCH FITNESS

Village Inn

McDonald's

CARRABBA'S ITALIAN GRILL

CHIPOTLE

Panera BREAD

DICKEY'S BARBECUE PIT

Guitar Center

FIVE BELOW

OLD NAVY

HOBBY LOBBY

BOOT BARN

Mor

HOME 2 SUITES BY HILTI

DOLLAR TREE

SPORTSMAN'S WAREHOUSE

MOUNTAIN SIDE FITNESS

HN HAUS OF NAILS  
POPEYES

FirstWatch  
NATIONWIDE VISION  
PARRY'S PIZZERIA & TAPHOUSE  
ROBEKS

GEN 85°

26,184 VPD '25

BARRIO QUEEN  
MAIN EVENT

Portillo's

BARRIO QUEEN

MAIN EVENT

Jack In the Box

Red Robin

petco

Yogurtland

Chick-fil-A

peter piper pizza

SUBWAY

Harkins THEATRES

MEGA FURNITURE

ROSS

Marshalls

DSW

103RD AVENUE

101ST AVENUE

MCDOWELL ROAD  
31,252 VPD '25

PAPAGO FREEWAY  
214,930 VPD '25

10

ROOSEVELT STREET

DODGE RAM

CHRYSLER Jeep

TOYOTA

CHEVROLET

CARMAX

K

amazon

AutoNation Mazda

HYUNDAI

NISSAN

CAMPING WORLD

Volkswagen

HONDA

EchoPark

Mazda

Walgreens

Better Buzz

Copper Springs

COOPER'S HAWK

american mini STORAGE

BioLife

Nirvana at Harbor Shores Apartments  
185 Units

Lennox Apartments  
408 Units

BoBa House

Ahi Poki bowl

Jersey Mike's

Starbucks

TRAPPERS SUSHI CO.

QuikTrip

Arbys

SNP Collier Power Substation

Walgreens

QuikTrip

Arbys

SNP Collier Power Substation

Wheley



Indian School Rd

SAVERS

Auto Zone

FRU'S

Walgreens

107th Ave

99th Ave

LOOP 101

91st Ave

Walgreens

Auto Zone FOOD CITY

83rd Ave

O'Reilly AUTO PARTS

FAMILY DOLLAR

FRU'S

Indian School Rd

CVS pharmacy

Auto Zone

FAMILY DOLLAR

LA FITNESS  
El Super  
BIG 5

GOODWILL

O'Reilly AUTO PARTS

Thomas Rd

Banner Estrella Medical Center

CVS pharmacy

Conn's HomePlus  
dd's DISCOUNTS

AVONDALE

target

BEST BUY  
Guitar Center  
five BELOW  
SPORTSMAN'S WORKSHOP  
HONEY LOBBY

COSTCO WHOLESALE  
DSW Harkins  
ROSS petco  
MEGA FURNITURE

Burlington curacao  
Dillard's  
MERCADO de Los Cielos

Walmart Supercenter  
ROSS

LOWE'S

McDowell Rd

SITE

SPROUTS

SPROUTS

sam's club

McDowell Rd

THE HOME DEPOT

10

Avondale Blvd

10

Fairway Dr

CHEVROLET  
CHRYSLER  
DODGE  
HONDA  
TOYOTA  
NISSAN  
Volkswagen

PHOENIX

Van Buren St

Van Buren St

TOLLESON

107th Ave

99th Ave

91st Ave

83rd Ave

75th Ave

CVS pharmacy

planet fitness

PARK 10

SEC McDOWELL RD & 107TH AVE | AVONDALE, ARIZONA

Buckeye Rd

No.	Project Name	Units
1	Cerro Vista	249
2	McDowell 117	217
3	Fuze 623 - Phase I	360
4	Fuze 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 Luces	272
17	The Moderne at Roosevelt	185



# PARK 10

SEC McDOWELL RD & 107TH AVE | AVONDALE, ARIZONA

Planned Area **Multifamily Developments**

## Area Snapshot

### 1 MILE

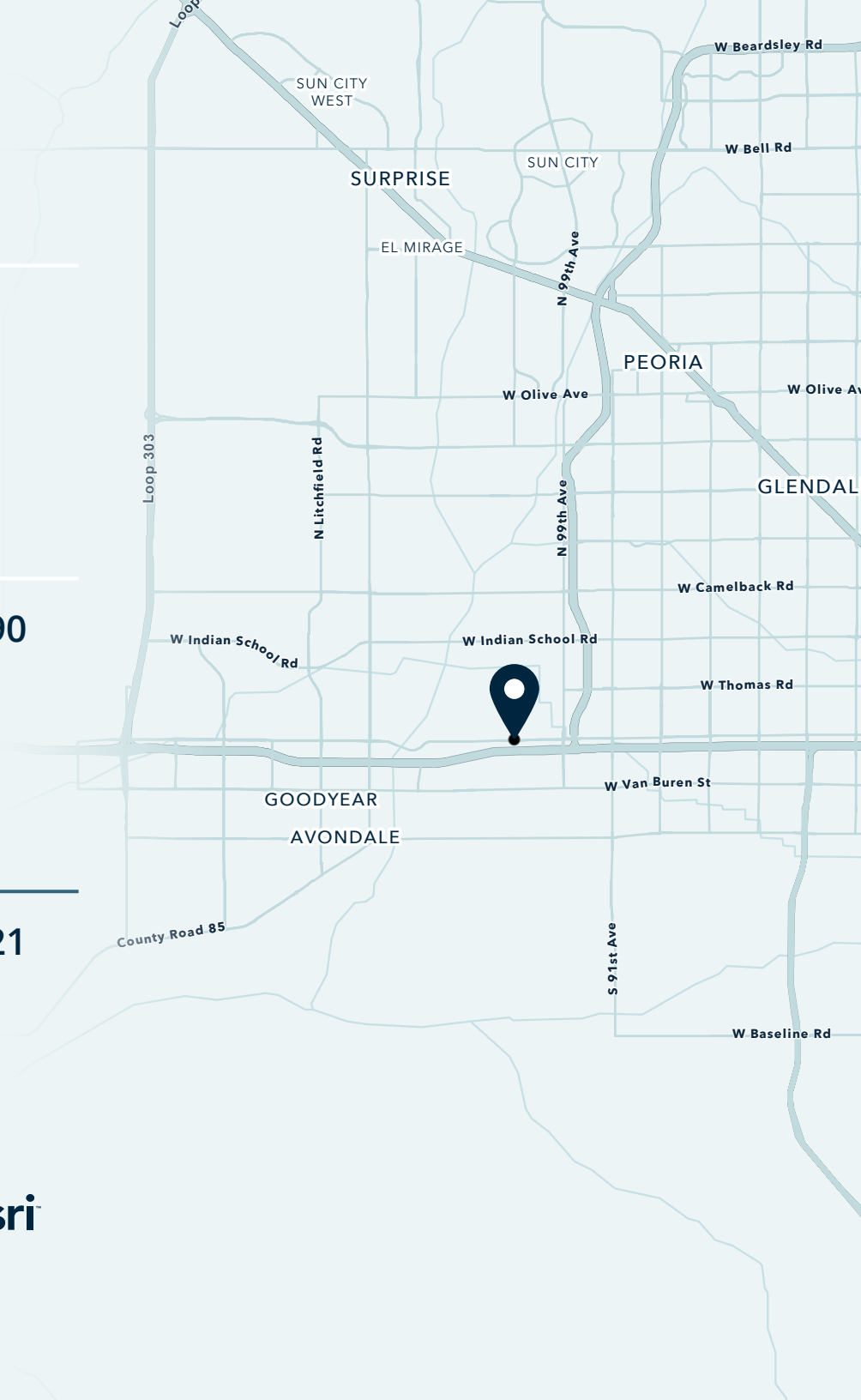
<b>13,309</b> 2025 Population	<b>15,297</b> 2030 Population	<b>\$108,101</b> Average Household Income	<b>13,311</b> Daytime Population
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### 3 MILES

<b>124,206</b> 2025 Population	<b>135,338</b> 2030 Population	<b>\$106,980</b> Average Household Income	<b>102,890</b> Daytime Population
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### 5 MILES

<b>318,510</b> 2025 Population	<b>339,962</b> 2030 Population	<b>\$108,261</b> Average Household Income	<b>270,121</b> Daytime Population
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**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



## FOR MORE INFORMATION

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