


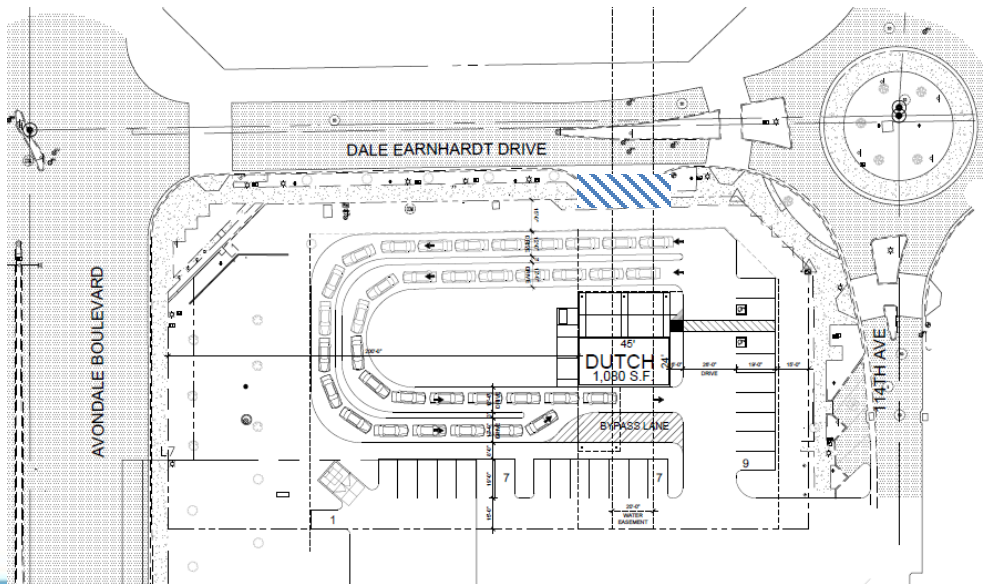
## Why Dutch Bros Coffee?

- Name brand operation.
- Will serve as a magnet to increase visibility of the BLVD
- Act as Catalyst that will help spur future opportunities in the area.
- Provide additional amenity to surrounding hotels and patrons of the Arizona Sports Center.
- More customers and more investment .

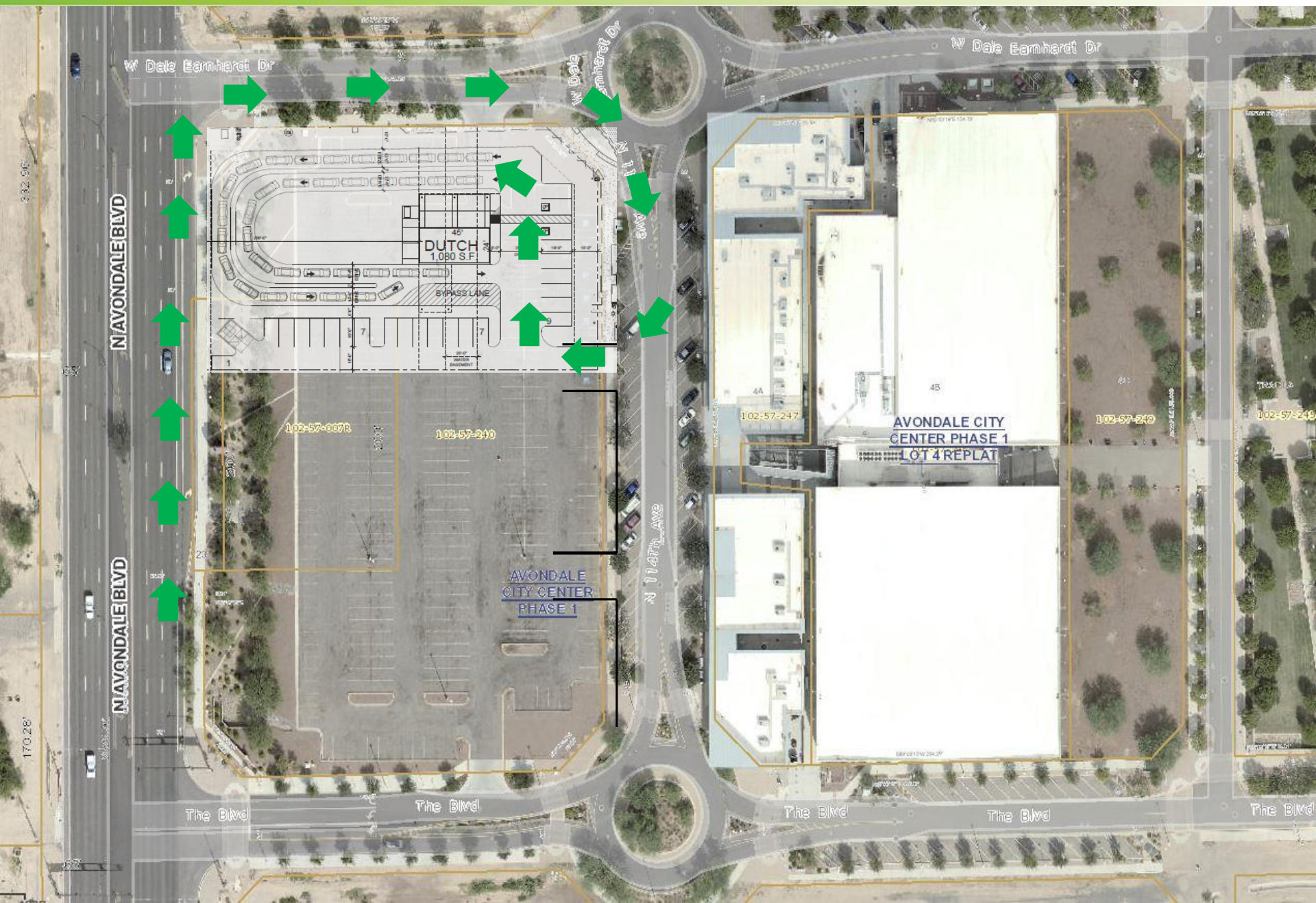


## Dutch Bros Site Plan

- Developing from the ground level ensures creative design and seamless integration into the BLVD vision.
- Dale Earnhardt curb cut will be closed (  ) to reinforce designated traffic flows and low impact queueing.
- North and South pedestrian connectivity exists with sidewalks – connecting hotels, entertainment, sports.



# Avondale

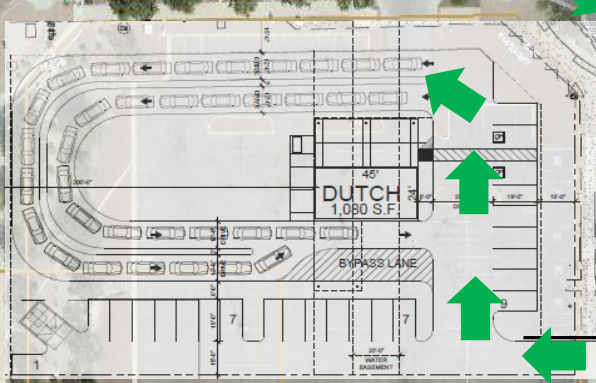


W Dale Earnhardt Dr

W Dale Earnhardt Dr

N AVONDALE BLVD

N AVONDALE BLVD



102-57-007R

102-57-240

AVONDALE  
CITY CENTER  
PHASE 1

AVONDALE CITY  
CENTER PHASE 1  
LOT 4 REPLAT

102-57-247

102-57-249

102-57-248

The Blvd

The Blvd

The Blvd

The Blvd

The Blvd

# Avondale



Aspiring. Achieving. Accelerating.