



# STERLING PLAZA WEST OFFICE AND RETAIL FOR LEASE



**506 E. Western Avenue, Avondale, AZ 85323**

Join Proverbs Group Home and 2 Di 4 Karmel Korn at this busy neighborhood center

Newer construction with beautiful façade

Across the street from new Avondale Library

Gap Analysis Report Available

Perfect for retail or office

**PHOENIX WEST**  
commercial L.L.C.

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125 S Avondale Blvd, Suite 100, Avondale, AZ 85323 623.535.9707

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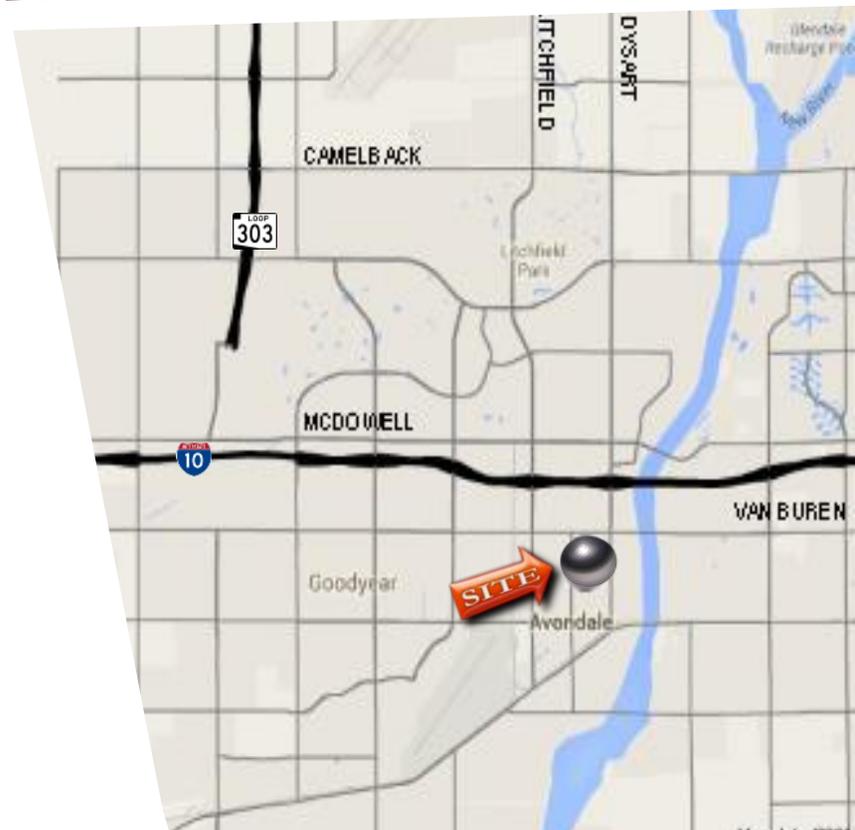
## Location Description

Less than 2 miles south of I-10 and Dysart Road on the east side of Western Avenue across the street from the new and beautifully modern City of Avondale library, fire station, and police department, there is abundant drive-by and pedestrian traffic.

## Property Profile

Total Space Available:	±10,409 Square Feet
Minimum Divisible:	±1,259 SF
Gross Leasable Area:	±16,064 SF
Year Built:	2008
Lot Size:	±.42 AC
Cross Streets:	Dysart Road and Western Avenue
Zoning Description:	C-C, City of Avondale
APN:	500-20-117A

The Avondale City Council identified the Historic Avondale as one of the main areas of interest for our community and future economic development. The City Council wishes to further define the vision for this area for its revitalization by encouraging new investment and reinvestment on commercial, residential and urban projects. Efforts will focus on the development and implementation of a strategic plan for the commercial corridors along Main Street/Buckeye Road/MC 85, Western Avenue, Van Buren Street, Dysart Road, and Central Avenue and the shared boundary with Goodyear to the west.



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# AVONDALE PUBLIC LIBRARY

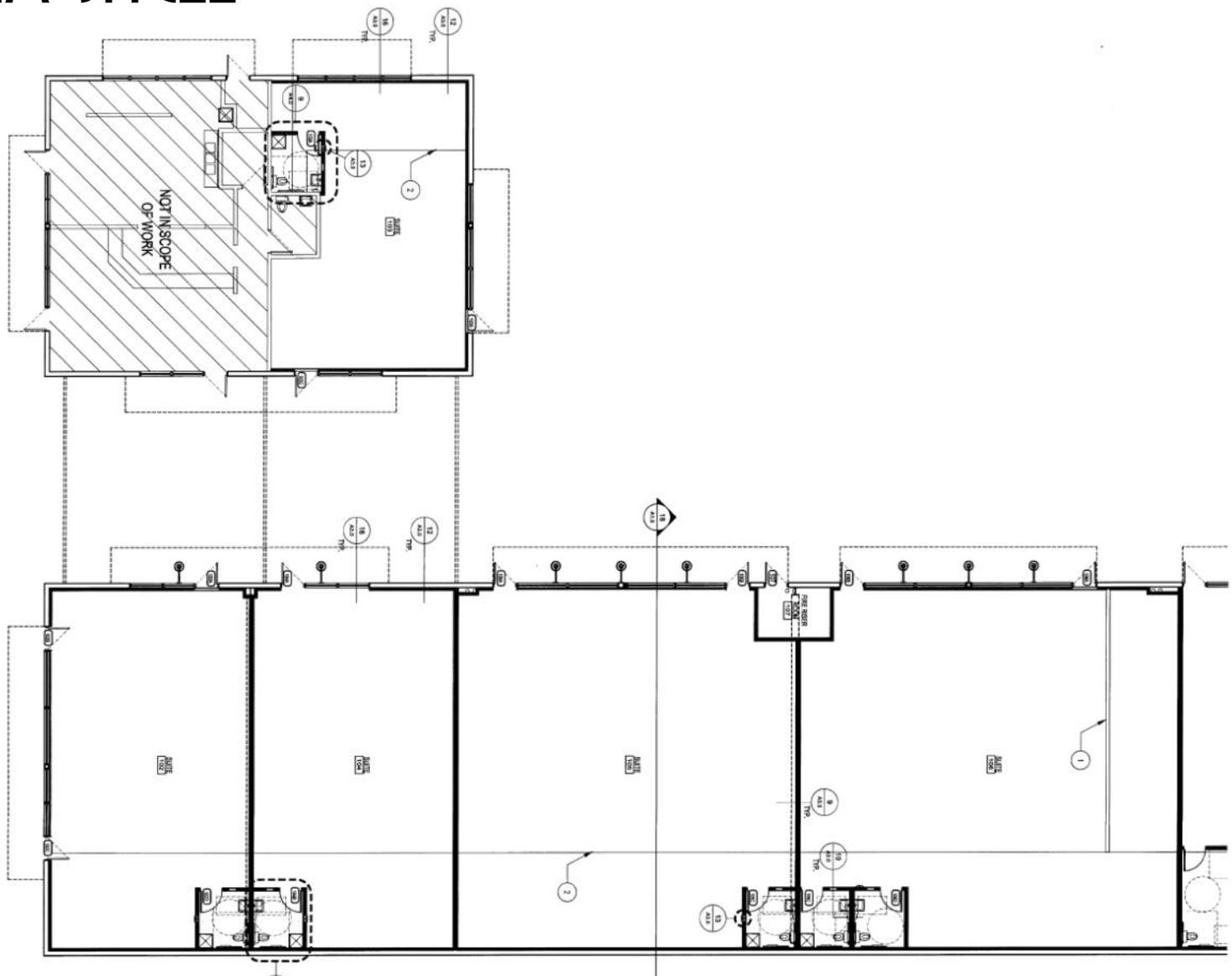
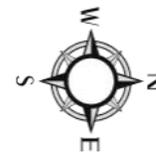


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# VANILLA SHELL



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# LEASING AND SITE PLAN

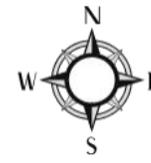


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# SITE AERIAL



## Local Schools

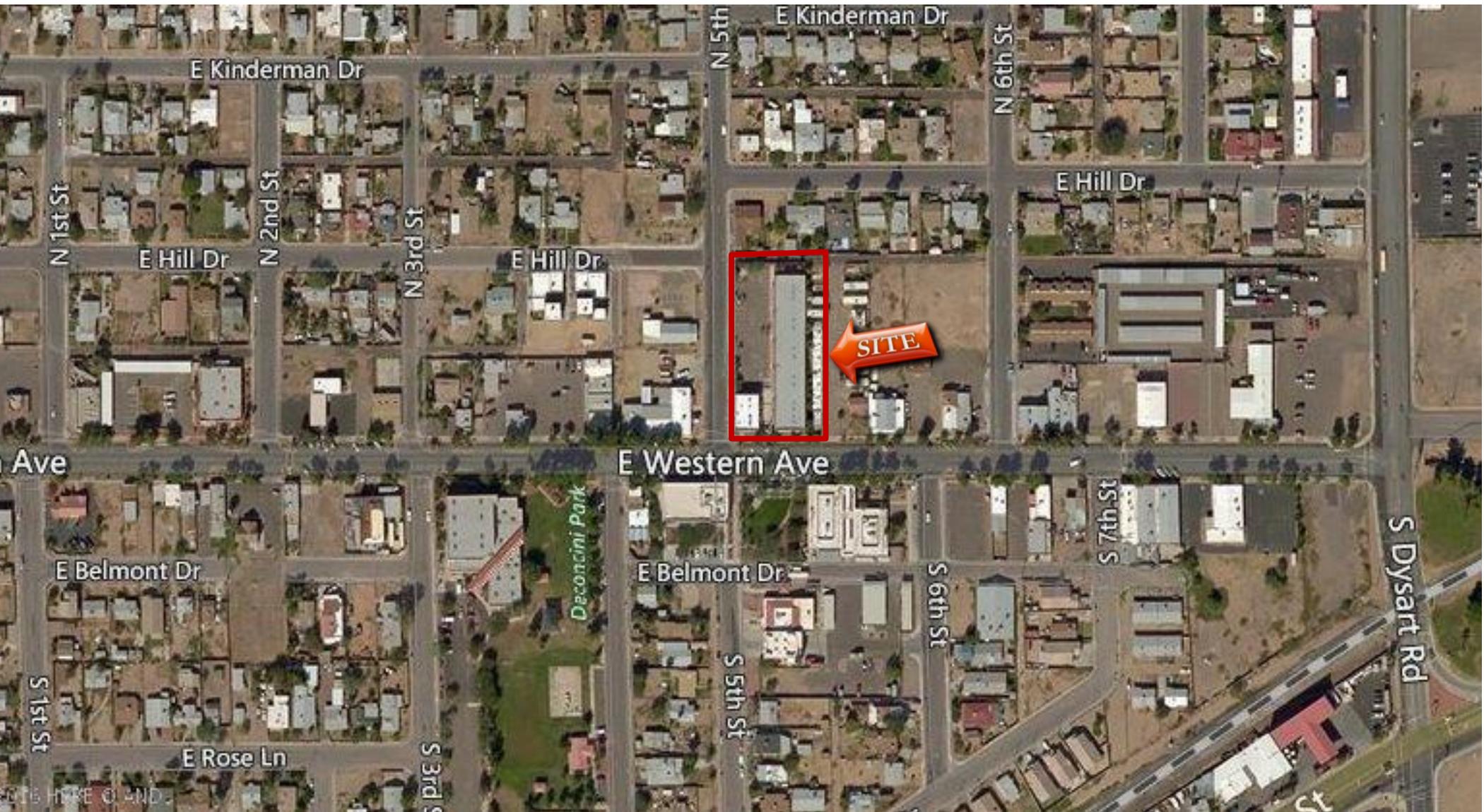
- A. Augua Fria High School
- B. Imagine Avondale
- C. Estrella High School
- D. Michael Anderson School
- E. Rio Salado College Avondale
- F. Juice Box Dance Academy
- G. St. John Vianney Catholic School
- H. Lattie Coor Elementary School
- I. Eliseo C. Felix School
- J. Neighborhood Christian Daycare



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