

Completely remodeled and ready to go cool 1934 completely remodeled OLD TOWN AVONDALE 2200 sq ft space street retail. With high visibility for Restaurant, Bar, Commercial Kitchen, Brewery or Bakery space to name some good uses. This building is a great example of an updated historical property and is one of the best-looking buildings on the block. Paint colors professionally chosen for both wow and historical factors.

Free standing hard corner building for a single Tenant with great visibility. Two outdoor tables. Three indoor dining areas, largest room can be also utilized for private parties. 2 bathrooms. 2 very large closets for storage. This is both a kitchen hood and grease trap installed. Kitchen has new FRP installed on walls. Spacious room for a complete kitchen. Open kitchen to show off your BOH operation.

The entire restaurant has been updated floors to ceilings and inside the walls and has new commercial vinyl grey plank flooring and is entirely freshly painted inside and out. In the back dining or entertaining room, the epoxy floor is beautifully designed. Electrical & plumbing have been updated throughout. Brand new landscaping/hardscaping. Brand new hot water heater, toilets and most sink fixtures. Foam roof redone in 2018.

Bring your equipment and start your successful restaurant business today! Lots of new houses being built in the area, demographics are getting better and better all the time. Abundant street parking. This space had a bakery for 9 yrs that just moved out, so success can be yours for the taking. The Mexican restaurant across the street from this space has been in business since 1993, 26 years! Building owner wants you to be successful. He is currently a successful restaurateur for over 30 years and can help consult with you to ensure your success if you'd like.

\$14/sq ft rent + NNN. 2% co-broking fee for agents.

Open Ceilings throughout. Open kitchen.

READY TO MOVE IN, BRING YOU EQUIPMENT AND START YOUR BUSINESS TODAY!

Some economic highlights:

- In April 2019, a master-planned community in Avondale started and will include nearly 3,700 homes. A mile south of Lower Buckeye Road, between Avondale Boulevard and Dysart Road. That is just over 3 miles away from this space. Project is by one of the biggest home builders in Phoenix, having built the highly successful Eastmark in Mesa.
- Copper State Rubber and King Koil adding hundreds of jobs. This is along a burgeoning corridor that is 6 miles from this space.
- AKOS Medical Campus to add 400 high paying jobs in a 130,000 class A medical building.
- Four new hotels in 2018. Marriott Springhill Suites, Residence Inn, Home 2 Suites & My Place Hotels
- Portillio's Chicago eatery 4th location in Valley, 9000 sq ft building
- \$178 million upgrade to ISM racetrack in Avondale.
- 30 percent of the West Valley's residents hold an associate degree or higher, with overall education attainment on the rise due to increased post-secondary education opportunity.
- Avondale's Estrella Mountain Community College will embark on a \$31-million-dollar expansion project. Plans call for a 37,000 square foot building. The expansion includes 6,000 square feet specifically dedicated to preparing the next generation of workforce.
- Vantage Data Centers, a leading provider of wholesale data centers in North America, will build a mega-scale data center campus. The 50-acre project will be located at the southeast corner of Van Buren Street and Bullard Avenue, 3 miles from this space.
- American Sports Centers-Avondale offers 83,000 square feet of indoor arena sports, 3.6 miles from space.
- Friendship Park, with 10 multipurpose fields, hosts soccer tournaments and special events year-round, 3.2 miles from space.