



AVONDALE PLAZA RETAIL SPACES FOR LEASE

13048 W Rancho Santa Fe Boulevard, Avondale, AZ 85392

Located within a high density retail area

Ample parking at your door

Great location with excellent traffic counts

Easy access to I-10 at Dysart Road, a full-diamond interchange

Move-in condition



PHOENIX WEST
commercial L.L.C.

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

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DEMOGRAPHICS Per CoStar.com

	One Mile	Three Mile	Five Mile
2016 Population	8,634	94,264	200,200
2016 Avg HH Income Level	\$65,663	\$72,887	\$73,886

2015 Traffic Counts at Dysart and Rancho Santa Fe, Santa Fe Trl: 45,548

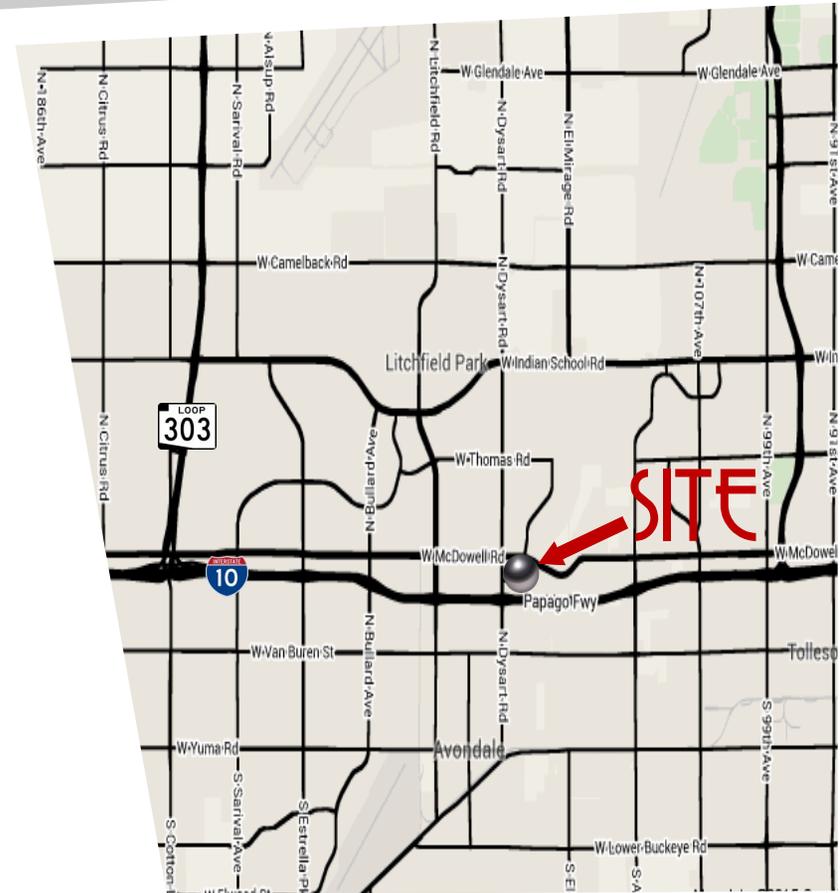
Location Description

Exit I-10 North onto Dysart Road, At the first signalized intersection, turn East onto Rancho Santa Fe Boulevard, the center is on the North side of the street.

Property Profile

- AVAILABLE:** Suite 113—±1,248 Square Feet (30 Day Notice)
Suite 118—±1,423 Square Feet—ideal for restaurant (End Cap)
- PARKING:** Parking ratio of 4 per 1,000
NNN Lease
- LOT SIZE:** ±133,300 Square Feet
- YEAR BUILT:** 2008
- ZONING:** PAD, City of Avondale
- APN:** 501-75-981

Located in the center of LA Fitness, Wal-Mart, and Fry's shopping centers, this sub-power center has fabulous traffic counts and high visibility.

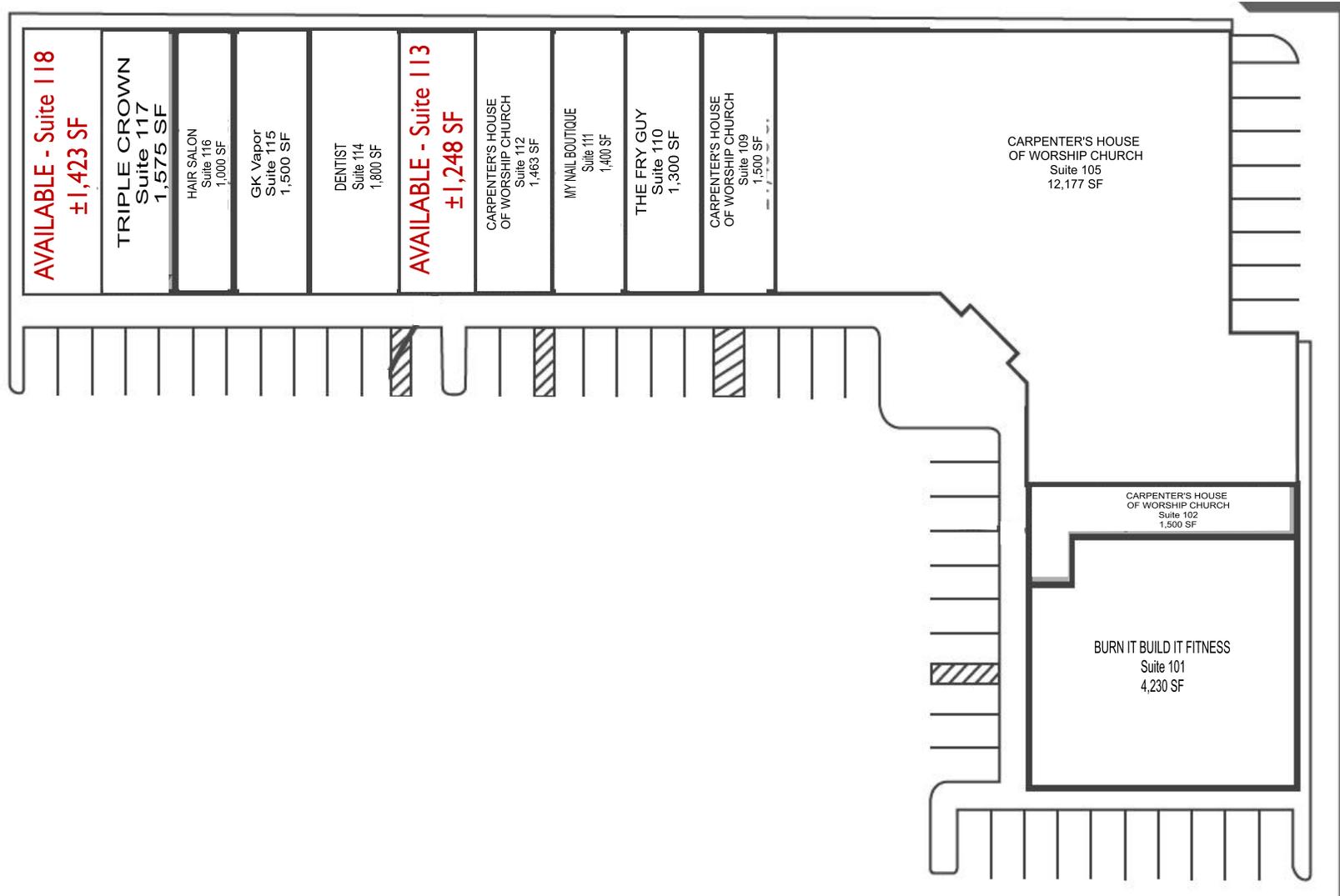


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SITE PLAN



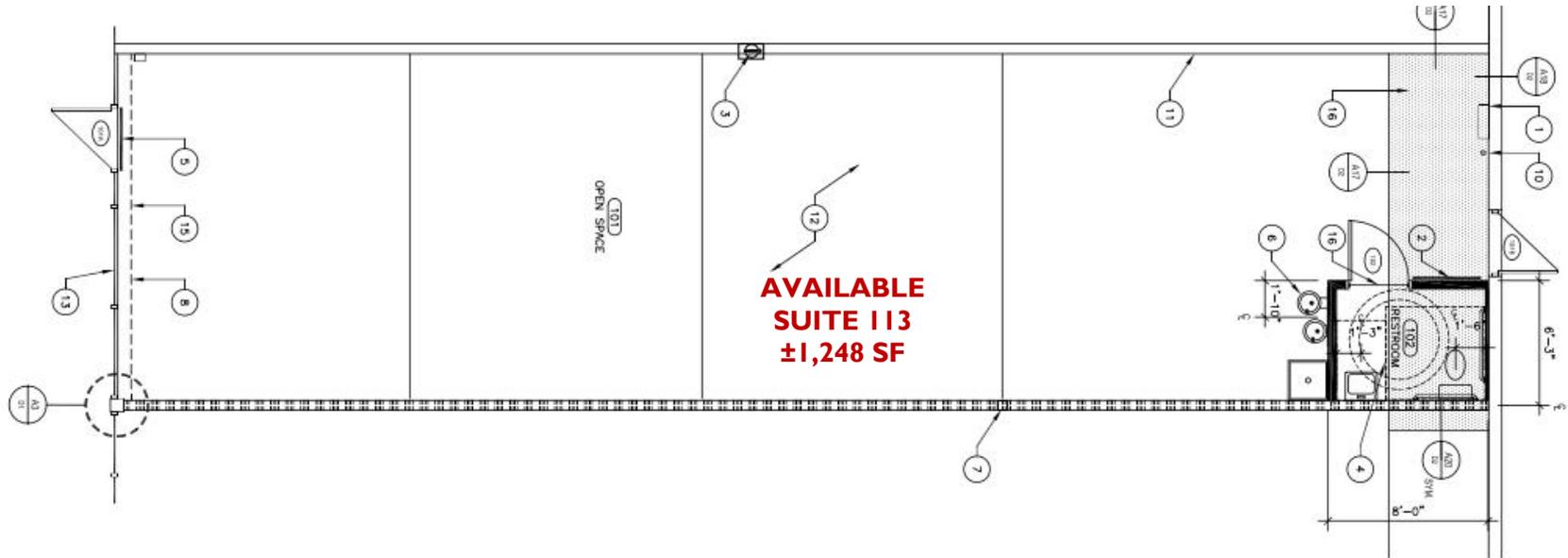
NOT TO SCALE

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FLOOR PLANS



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SITE AERIAL



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