

FOR LEASE | AVONDALE MERCADO

210 NORTH CENTRAL AVENUE . AVONDALE, AZ 85323



RETAIL CENTER - UNDER NEW OWNERSHIP

SUITE 3	± 1,000 Square feet \$1,000 per month gross
SUITE 6	± 1,500 Square feet \$1,500 per month gross
ZONING	C-2
HIGHLIGHTS	Central Avenue frontage Close proximity to residential areas Signage (Lighted Box Panel and Monument) Established community Center Newly painted
LOCATION	Located on Central Avenue, between Yuma Road and Van Buren Street ± 1.8 Miles from I-10 and Dysart Road exit

For additional information contact:

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www.patriotcommercialproperties.com

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Property Description

ADDRESS	210 North Central Avenue Avondale, AZ 85323
PROPERTY TYPE	Retail/Office Strip Center
AVAILABILITY	Suite 3 ± 1,000 Square feet \$1,000 per month gross Suite 6 ± 1,500 Square feet \$1,500 per month gross
APN	500-16-045, 500-16-046, 500-16-052, 500-16-053
YEAR BUILT	1977
ZONING	C-2
PARKING	Abundant
HIGHLIGHTS	Under new ownership Central Avenue frontage Close proximity to residential areas Signage (Lighted Box Panel and Monument) Established community Center Newly painted
LOCATION	Located on Central Avenue, between Yuma Road and Van Buren Street ± 1.8 Miles from I-10 and Dysart Road exit

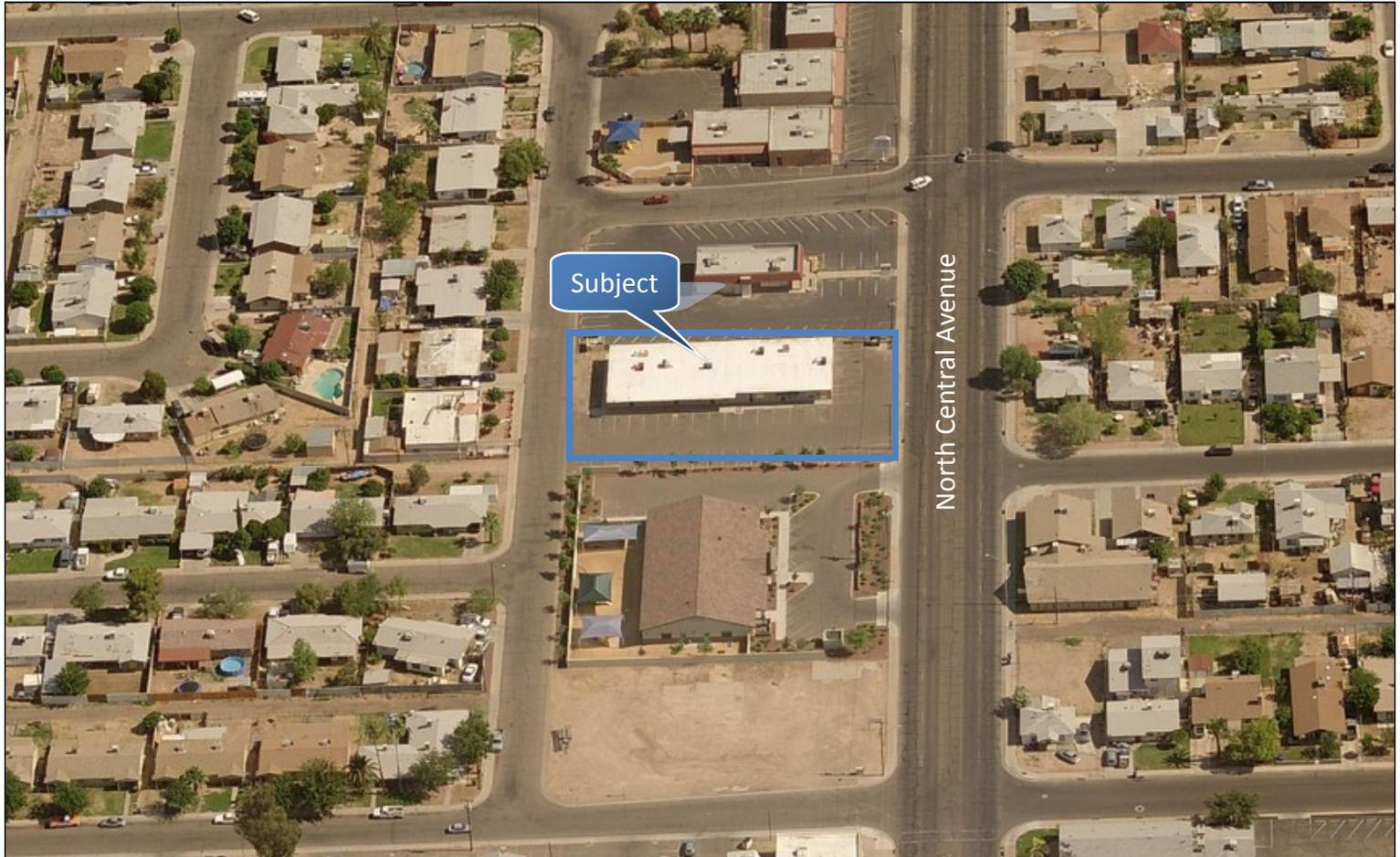
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Aerial Photo



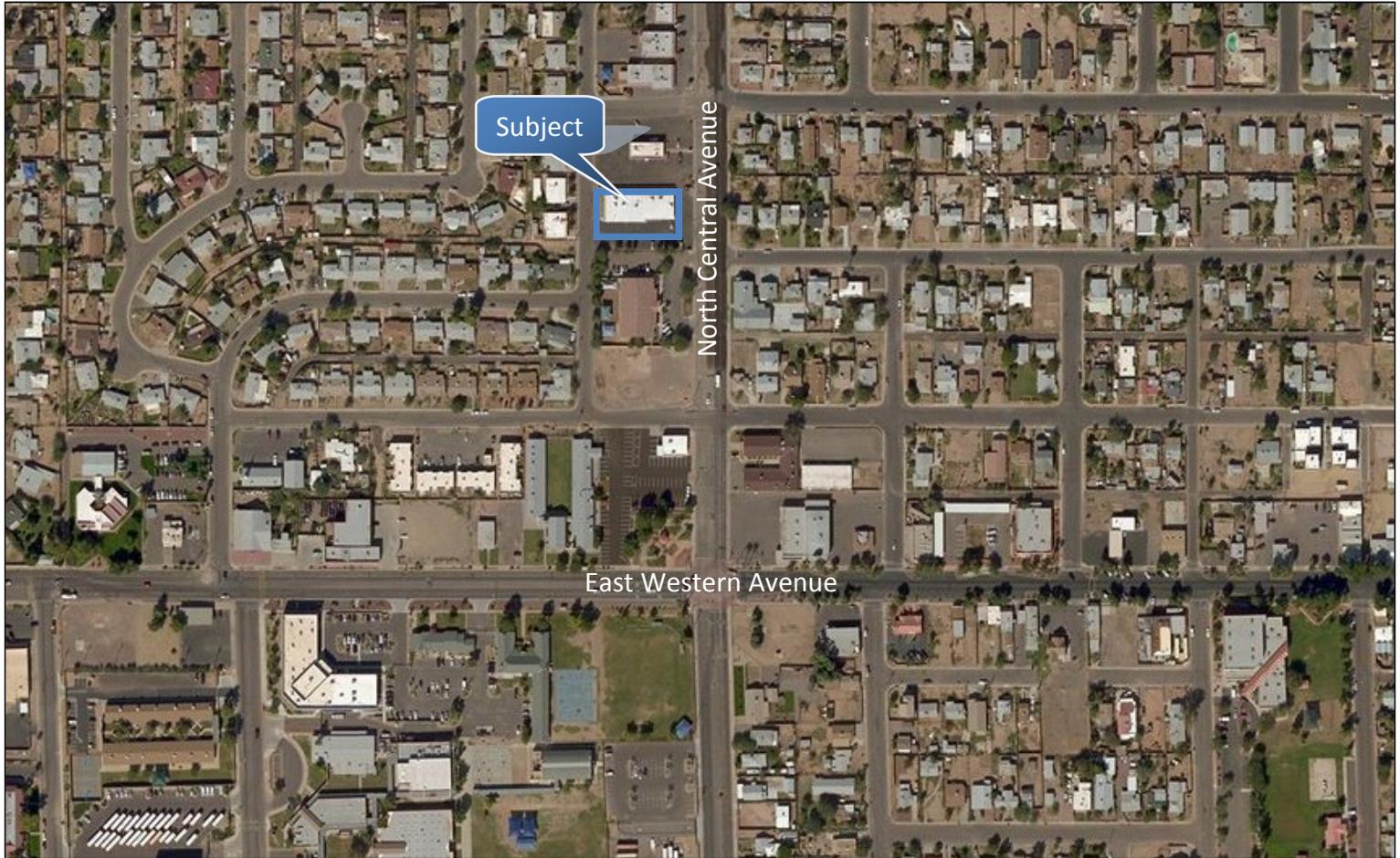
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Aerial Map



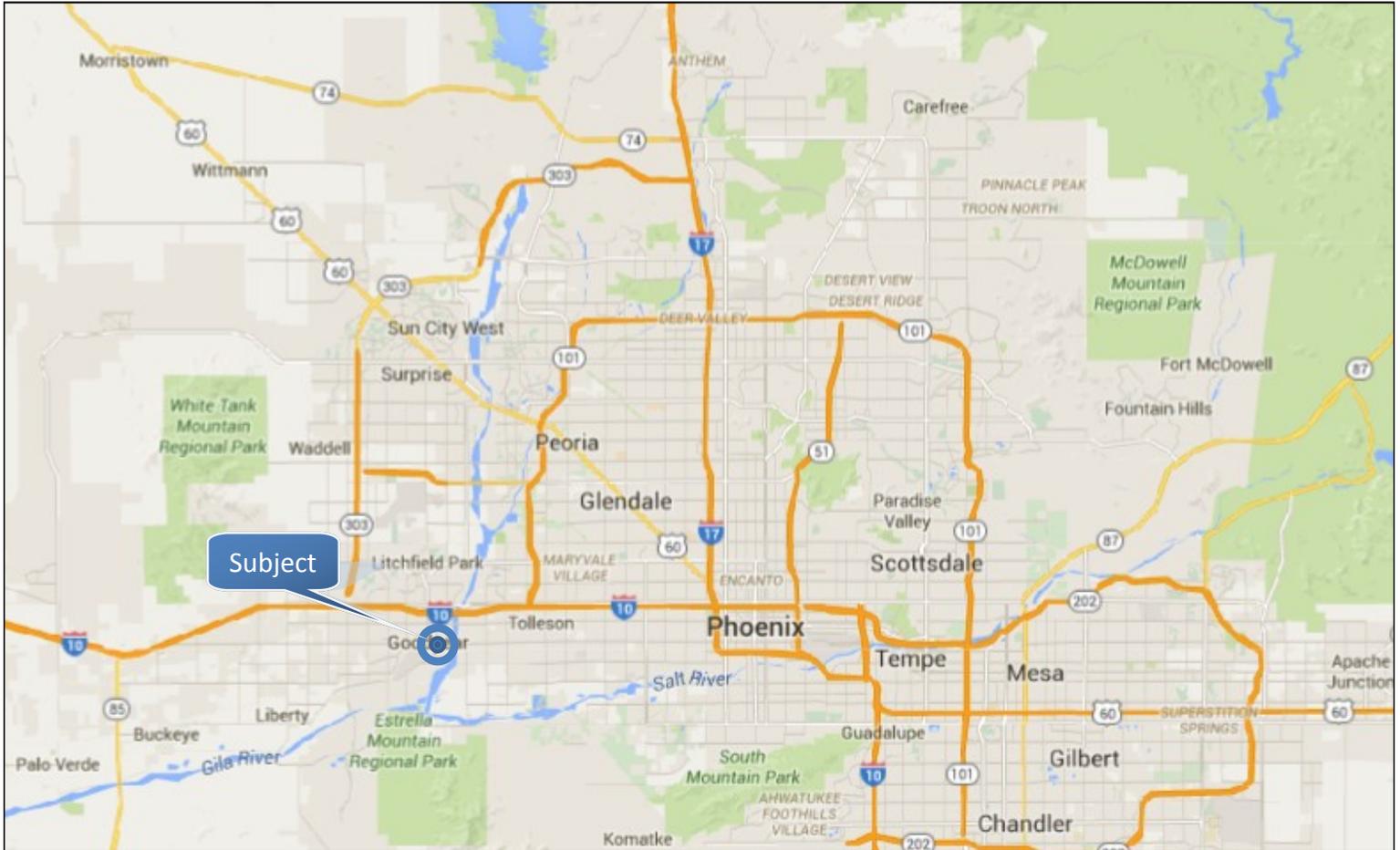
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Regional Map



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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Projection	16,627	68,151	170,808
2015 Estimate	15,333	63,231	158,402
2010 Census	13,681	58,149	145,341
Growth 2015-2020	8.44%	7.78%	7.83%
Growth 2010-2015	12.08%	8.74%	8.99%
2015 Population Hispanic Origin	10,875	32,033	67,253
2015 Population by Race:			
White	12,704	50,740	127,485
Black	1,364	6,118	14,562
Am. Indian & Alaskan	579	1,577	3,358
Asian	168	2,420	7,291
Hawaiian & Pacific Island	107	332	630
Other	411	2,044	5,077
Households:			
2020 Projection	5,084	21,728	55,928
2015 Estimate	4,671	20,096	51,736
2010 Census	4,095	18,215	46,956
Growth 2015 - 2020	8.84%	8.12%	8.10%
Growth 2010 - 2015	14.07%	10.33%	10.18%
Owner Occupied	1,941	11,379	35,273
Renter Occupied	2,731	8,717	16,462
2015 Avg Household Income	\$41,106	\$62,934	\$75,230
2015 Med Household Income	\$34,763	\$52,426	\$63,034
2015 Households by Household Inc:			
<\$25,000	1,753	4,161	7,436
\$25,000 - \$50,000	1,529	5,401	12,413
\$50,000 - \$75,000	845	4,752	11,506
\$75,000 - \$100,000	266	2,575	8,179
\$100,000 - \$125,000	118	1,448	5,538
\$125,000 - \$150,000	123	900	2,809
\$150,000 - \$200,000	37	536	2,403
\$200,000+	0	322	1,453

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