



**PHOENIX WEST**  
COMMERCIAL

**CONTACT**

BOBBIE MASTRACCI, CCIM, SIOR

PRINCIPAL / DESIGNATED BROKER

GIUSEPPE MASTRACCI, CCIM

SENIOR ASSOCIATE, PRINCIPAL

# AVONDALE PLAZA

OFFICE & RETAIL  
SPACE FOR LEASE



13048 WEST RANCHO SANTA FE BOULEVARD, AVONDALE, AZ 85392

## PROPERTY OVERVIEW

Avondale Plaza is conveniently located along Rancho Santa Fe, just adjacent to Dysart Rd & McDowell Rd, one of the busiest intersections in the West Valley surrounded by a major Retail corridor directly off the I-10, shadow anchored by Walmart and Fry's.



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700 N Estrella Parkway, Suite 205  
Goodyear, AZ 85338

# PROPERTY SUMMARY



|               |                     |          |                 |
|---------------|---------------------|----------|-----------------|
| Available SF  | 1,248 SF & 1,423 SF | Lot Size | 3.06 acres      |
| Building Size | 89,971 SF           | APN      | 500-02-078      |
| Lease Rate    | \$25 / SF           | Type     | Office & Retail |
| NNN:          | \$5.23 / SF         |          |                 |

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## HIGHLIGHTS

- Monument signage viewable from Rancho Santa Fe Blvd
- Major retail corridor
- Shadow anchor of Walmart



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# AVAILABLE SPACES

| SPACE     | SIZE     | TERM       | RATE          | SPACE USE | CONDITION                                                                | AVAILABLE   |
|-----------|----------|------------|---------------|-----------|--------------------------------------------------------------------------|-------------|
| Suite 113 | 1,248 SF | Negotiable | \$25 SF + NNN | Retail    | 2nd gen. Open Layout                                                     | Immediately |
| Suite 118 | 1,423 SF | Negotiable | \$25 SF + NNN | Office    | Office buildout (Reception, 4 private offices, bullpen, break, restroom) | 10/1/26     |



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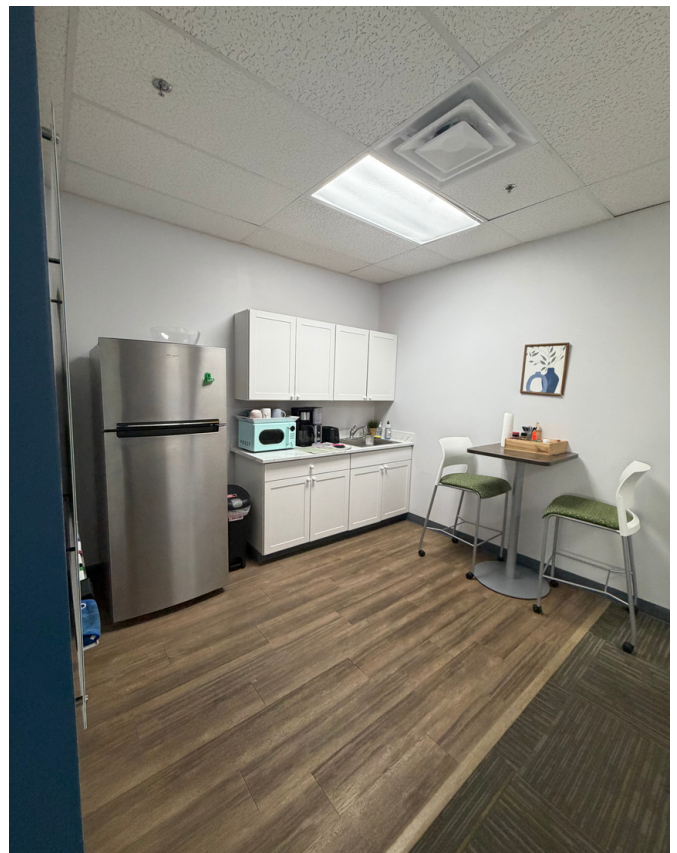


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# SUITE 118



# CURRENT TENANTS

13048 WEST RANCHO SANTA FE BOULEVARD

| SUITE                   | TENANT                                            |
|-------------------------|---------------------------------------------------|
| 118                     | Available                                         |
| 117                     | AZ Reflexology                                    |
| 116                     | American Haircut                                  |
| 115                     | Classics Barber Supply                            |
| 114                     | Apple Tree Dental Studio                          |
| 113                     | Available                                         |
| 112                     | The Carpenter's House Christian Worship Center    |
| 111                     | Avondale Star Nails                               |
| 110                     | Jacky's Mexican Food                              |
| 109                     | Eden's Juice & Detox Bar                          |
| 105                     | The Carpenter's House Christian Worship Center    |
| 102                     | The Carpenter's House Christian Worship Center    |
| 101                     | Burn It Build It Fitness - Gym, Personal Training |
| Coffee Drive Thru Kiosk | Modern Grind                                      |



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# AERIAL MAP



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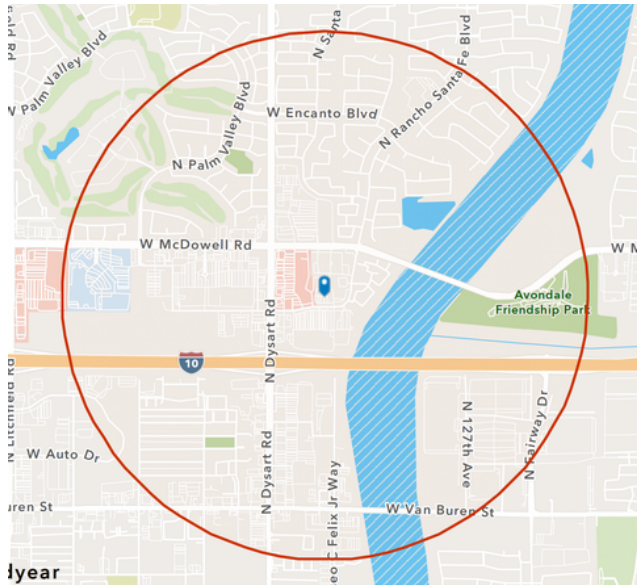
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# DEMOGRAPHICS

RING OF 1 MILE



## KEY FACTS

8,497

Population

35.0

Median Age



2,806

Households

\$65,246

Median Disposable Income

## INCOME



\$80,717

Median Household Income



\$36,505

Per Capita Income



\$246,236

Median Net Worth

## EDUCATION

8.3%

No High School Diploma



24.3%

High School Graduate



40.2%

Some College/  
Associate's Degree



27.2%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



White Collar

61.0%



Blue Collar

24.8%

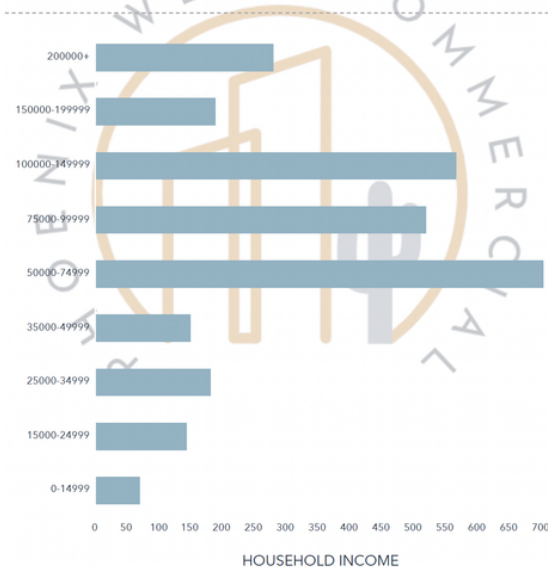


Services

17.7%

3.0%

Unemployment Rate



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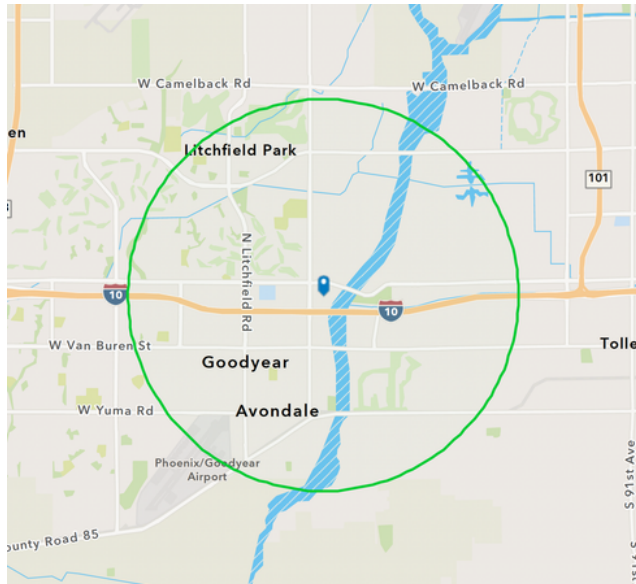
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# DEMOGRAPHICS

RING OF 3 MILE



## KEY FACTS

106,203

Population

33.3

Median Age



34,743

Households

\$70,995

Median Disposable Income

## INCOME



\$87,454

Median Household Income



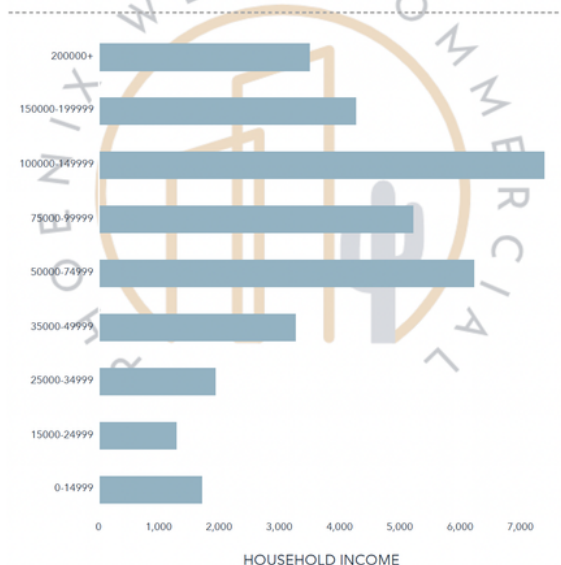
\$36,482

Per Capita Income



\$240,000

Median Net Worth



## EDUCATION

10.0%

No High School Diploma



26.7%

High School Graduate



34.2%

Some College/ Associate's Degree



29.1%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



White Collar

64.2%



Blue Collar

23.2%



Services

15.4%

4.4%

Unemployment Rate



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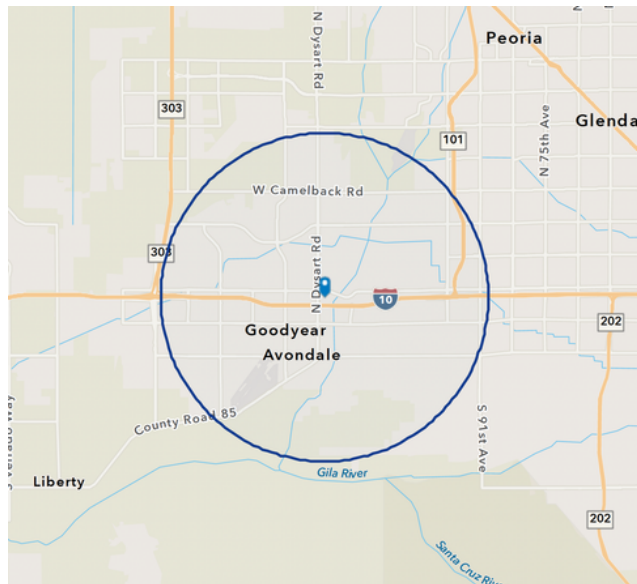
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# DEMOGRAPHICS

RING OF 5 MILE



## KEY FACTS

243,456

Population

34.2

Median Age



78,529

Households

\$75,570

Median Disposable Income

## INCOME



\$92,607

Median Household Income



\$37,829

Per Capita Income



\$280,037

Median Net Worth

11.1%

No High School Diploma



26.6%

High School Graduate



33.6%

Some College/ Associate's Degree



28.7%

Bachelor's/Grad/Prof Degree

## EDUCATION

## EMPLOYMENT



White Collar

63.2%



Blue Collar

23.7%

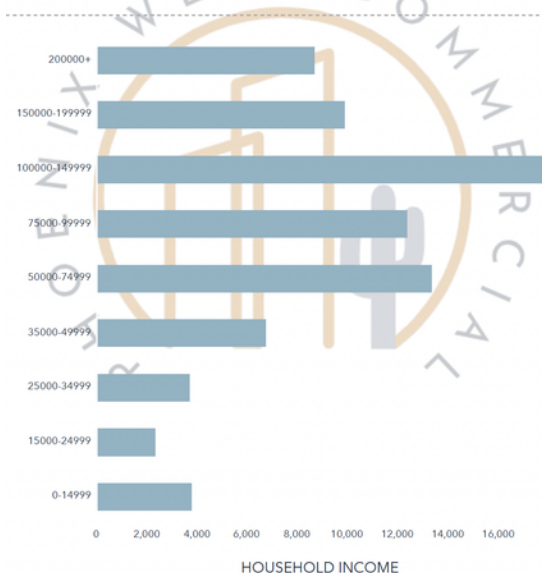


Services

16.4%

4.2%

Unemployment Rate



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