



RETAIL PAD AVAILABLE
 1551 N DYSART ROAD | AVONDALE, AZ

Brent Mallonee
 Senior Director
 +1 602 224 4437
 brent.mallonee@cushwake.com

Shane Carter
 Associate
 +1 602 224 4442
 shane.carter@cushwake.com



2555 E Camelback Rd, Suite 400 | Phoenix, Arizona 85016
 ph:+1 602 954 9000 | fx:+1 602 253 0528 | www.cushmanwakefield.com



PALM VALLEY GOLF CLUB



TARGET



ABRAZO OWNERSHIP

CITY OF GOODYEAR OWNERSHIP

GOODYEAR PARK AND RIDE

± 167,303 VPD

INTERSTATE 10

± 33,600 VPD

± 181,907 VPD

± 36,900 VPD

± 21,537 VPD

MCDOWELL ROAD

DYSART ROAD

AUGA FRIA RIVER BED

SITE

JO-ANN

KOHL'S



tropical CAFE



DISCOUNT TIRE



TUTOR TIME

clearly FINANCIAL

HOME SMART



OfficeMax

frys

PETS MART

Chase

Walmart SUPERCENTER

LA FITNESS

LOWE'S

GOODYEAR PARK AND RIDE

at&t

CANYON STATE

Mint's Cafe

Holiday Inn

Cherwon

Jack

IN-N-OUT

Walmart SUPERCENTER

LA FITNESS



QUALITY INN

McDonald's

Waffle House

Aaron's

PEPBOYS

BRAKE MASTER

IHOP

Walmart SUPERCENTER

Del Taco

Peter D'Arcy

THE HOME DEPOT

LINA

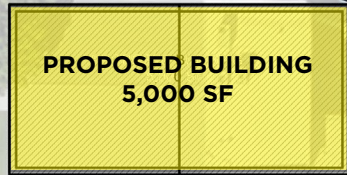
Ashley HOMESTORE

bbi

Sams

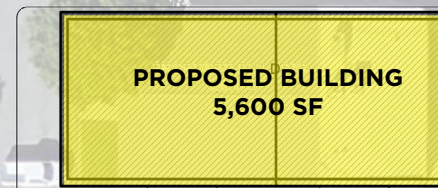
SANMAR

OPTION A



PROPOSED BUILDING
5,000 SF

OPTION B



PROPOSED BUILDING
5,600 SF

Property Features

- 26,397 SF parcel
- Potential drive-thru available
- Excellent visibility from Dysart Road
- Less than ½ mile from the I-10 freeway (±191,907 VPD)
- Located in a regional retail trade area with multiple national retailers including Walmart Supercenter, Lowe's, JC Penny, Kohl's, JoAnn, Office Max, PetSmart and LA Fitness

Demographics: *CoStar 2019

	1 Mile	3 Mile	5 mile
Population	9,343	93,900	203,811
Average HH Income	\$80,253	\$80,921	\$81,275
Households	3,180	30,074	64,988

Traffic Counts: *CoStar 2019

N/S ON DYSART ROAD	36,900 VPD
E/W ON MCDOWELL ROAD	21,537 VPD
E/W ON I-10	167,303 VPD



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