

# SPACE AVAILABLE

Project Address: 965 E. Van Buren; Avondale, AZ



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## E of SEC Dysart & Van Buren

- 1,070; 2,167; 20,853 SF Available
- Great Lease Rates!
- Close to I-10 Freeway
- Near Major Retailers such as Home Depot, Sam's Club, Ashley Furniture, Walgreens, Crispy Crème, Golden Coral, Quick Trip, McDonalds
- Strong Downtown Avondale Neighborhood
- Zoning C-2, City of Avondale; Project Size: 41,900SF

**Traffic Counts:**  
 28,000 vpd - Van Buren

**Population**  
 12,800 - 1 mile radius  
 66,500 - 3 mile radius  
 165,100 - 5 mile radius

**Average HH Income**  
 \$43,600 - 1 mile radius  
 \$68,400 - 3 mile radius  
 \$78,100 - 5 mile radius

