



SIZE

141,721 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	10,151	104,131	245,312
<b>Households</b>	3,545	34,000	79,034
<b>Median HH Income (\$)</b>	84,028	81,083	83,228

MAJOR TENANT(S)

Sprouts Farmers Market  
 Uptown Jungle  
 Big 5 Sporting Goods  
 Iora Primary Care

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

1611 N. Dysart Road | Avondale, AZ 85392

PROPERTY HIGHLIGHTS

- Anchored by Sprouts Farmers Market, Uptown Jungle, Big 5 Sporting Goods
- Additional tenants include Pacific Dental, Hotworx, Bullfrog Spas, Nekter Juice Bar, Sports Clips, Papa Murphy's and Wingstop
- Located at the intersection of N. Dysart Rd. (24,373 VPD) and W. McDowell Rd. (19,030 VPD)
- Population of 104,100 in a three-mile radius and an average household income exceeding \$98,700



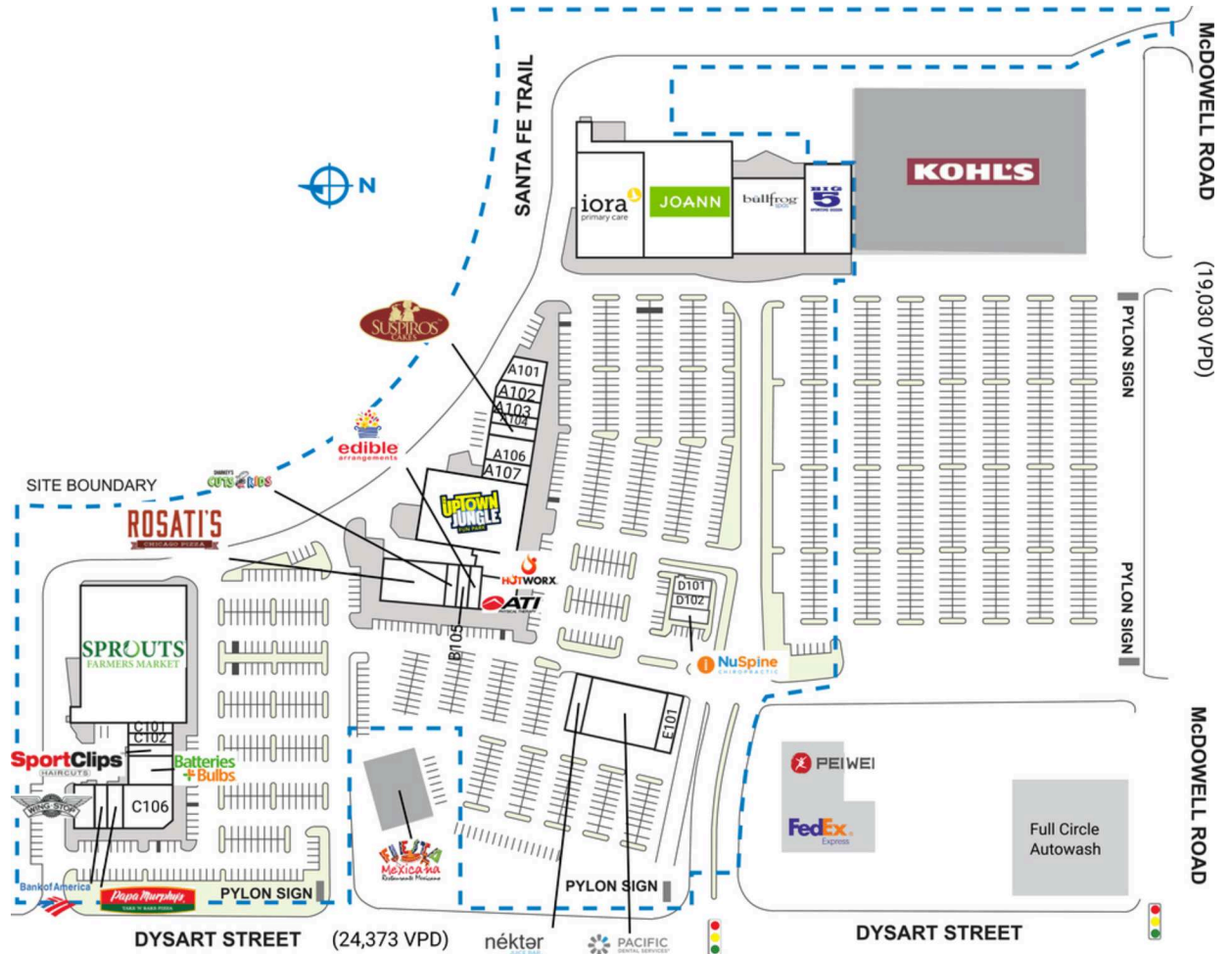
# ALAMEDA CROSSING

1611 N. Dysart Road | Avondale, AZ 85392

SPACE	TENANT	SQ. FT.			
	D101	BOSA Donuts	1,800 SF		
A101	Sushi Love	1,635 SF	D102	Desert Sage Salon	1,500 SF
A102	Miracle-Ear	1,282 SF	D103	NuSpine Chiropractic	1,500 SF
A103	E.D. Marshall Jewelers	1,307 SF	E101	Rosie's Taco Shop or Oscar's Taco's Shop	1,500 SF
A104	Solutions Staffing	925 SF	E103	Nekter Juice Bar	1,419 SF
A105	Suspiros Cakes	877 SF	MAJ2	Big 5 Sporting Goods	10,036 SF
A106	True Touch Nails & Spa	1,800 SF	MAJ3	Bullfrog Spas	9,063 SF
A107	Bricks and Minifigs Avondale	2,600 SF	MAJ4	JOANN	25,308 SF
B100	HOTWORX	2,390 SF	MAJ4A	Iora Primary Care	6,403 SF
B101	ATI Physical Therapy	2,651 SF	MAJ5A	Uptown Jungle	15,000 SF
B104	Edible Arrangements	1,200 SF	MAJ6	Sprouts Farmers Market	27,275 SF
B105	Woof Gang Bakery and Grooming	1,200 SF	SHAD1	AJL Properties	
B106	Sharkey's Cuts for Kids	1,200 SF	SHAD2	Full Circle Autowash	
B107	Rosati's Pizza	3,600 SF	SHAD3	Gruelichs Automotive	
C101	Coco Reflexology	1,200 SF	SHAD4	Beauty Brands	
C102	Enjoy Nails & Spa	1,200 SF	SHAD5	Fiesta Mexicana	
C103	Sport Clips	1,200 SF	SHAD6	Kohl's	
C105	Batteries + Bulbs	2,470 SF	I	Pacific Dental	5,080 SF
C106	India Garden	3,500 SF	<b>TOTAL SQ. FT.</b>		<b>141,721</b>
C108	Papa Murphy's Pizza	1,200 SF			
C109	Bank of America	900 SF			
C110	Wingstop	1,500 SF			

SITE LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# ALAMEDA CROSSING

1611 N. Dysart Road | Avondale, AZ 85392



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.465286

Longitude: -112.337362

Alameda Crossing Avondale, AZ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,151	104,131	245,312
	2028 Projected Population	10,880	118,454	289,827
	2010 Census Population	9,356	83,887	178,743
	2000 Census Population	8,187	38,214	76,241
	1990 Census Population	599	18,552	38,540
	Historical Annual Growth 1990 to 2000	29.89%	7.49%	7.06%
	Historical Annual Growth 2000 to 2010	1.34%	8.18%	8.89%
	Estimated Annual Growth 2010 to 2023	0.60%	1.58%	2.33%
	Projected Annual Growth 2023 to 2028	1.40%	2.61%	3.39%
	Median Age	37.6	34.7	34.9
Households	Q4 2023 Estimated Households	3,545	34,000	79,034
	2028 Projected Households	3,804	38,723	93,764
	2010 Census Households	3,242	27,232	57,432
	2000 Census Households	2,752	12,546	24,354
	1990 Census Households	203	6,067	12,083
	Historical Annual Growth 1990 to 2000	29.76%	7.54%	7.26%
	Historical Annual Growth 2000 to 2010	1.65%	8.06%	8.96%
	Estimated Annual Growth 2010 to 2023	0.65%	1.63%	2.35%
	Projected Annual Growth 2023 to 2028	1.42%	2.64%	3.48%
	Population per Household	2.84	3.05	3.09
Population by Race	White	44.9%	36.0%	34.6%
	Black or African American	7.7%	8.8%	8.5%
	Asian & Pacific Islander	2.6%	4.1%	3.7%
	Other Races	5.6%	5.5%	5.3%
	Hispanic Population	39.3%	45.6%	47.9%
Income	Average Household Income	\$100,865	\$98,762	\$100,737
	Median Household Income	\$84,028	\$81,083	\$83,228
	Per Capita Income	\$35,447	\$32,399	\$32,616
Education (Age 25+)	Elementary	2.3%	4.7%	5.9%
	Some High School	7.3%	6.4%	6.9%
	High School Graduate	24.0%	24.9%	25.2%
	Some College	27.6%	24.8%	24.5%
	Associates Degree Only	13.0%	11.8%	11.2%
	Bachelors Degree Only	15.3%	18.1%	17.2%
	Graduate Degree	10.4%	9.3%	9.1%
Business	Number of Businesses	603	3,103	5,441
	Total Number of Employees	7,479	41,412	84,085
	Employees per Business	12.40	13.35	15.45
	Residential Population per Business	16.83	33.56	45.09

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.