

COLDWATER PLAZA

N. Dysart Rd. & E. Van Buren St.

1470 N. Dysart Rd.
Avondale, Arizona 85323



PROPERTY DETAILS:

- Zoning: C-2
- High traffic location shopping center located just South of the I-10 Freeway
- The Home Depot & Sam's Club anchored shopping center has a very strong population densities and above average household incomes

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population (2017)	9,773	76,165	173,624
Average Household Income	\$82,248	\$79,315	\$72,631
Workplace Employees	2,560	29,922	55,932

TRAFFIC COUNTS

I-10 Freeway	167,000 VPD
N. Dysart Rd	34,000 VPD
E. Van Buren St	22,000 VPD

MORE INFORMATION:



W.M. GRACE COMPANIES
SINCE 1966

(602) 956-8254
info@wmgraceco.com
6925 E Indian School Rd.
Scottsdale, AZ 85251
www.wmgraceco.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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MAJOR A:

LINA FURNITURE

MAJOR C:

K-MOMO FASHIONS

PAD 5:

PETER PIPER PIZZA

SHOPS A:

105 - GOLDBERG & OSBORNE

106 - 1,990 SF AVAILABLE

107 - GREEK GYRO

109 - SAL'S BARBERSHOP

SHOPS B:

101 - SUBWAY

102 - AZ HAIR CO.

103 - BELLE NAILS

106 - LIBERTY TAX

107 - OHANA HAWAIIAN SHAVED ICE

108 - 1,260 SF AVAILABLE

104/105 - SMOKE AWAY

109 - BROOKLYN BEDDING

SHOPS C:

100 - BBB FASHIONS

200 - SENOR SUSHI



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BASIC SUMMARY REPORT

1 mile **3 miles** **5 miles**

	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
POPULATION			
Population (2017)	9,897	82,061	189,058
Projected Population (2022)	10,968	90,554	207,898
% Growth (2017- 2022)	2.2%	2.1%	2.0%
HOUSEHOLDS			
Households Avg	3,093	26,207	61,167
Household Size	3.1	3.1	3.1
EMPLOYMENT			
Total Employers (2017)	368	2,674	5,902
Workplace Employees (2017)	6,964	24,928	50,007
RACE			
% White	54.4%	58.9%	62.5%
% Hispanic	60.0%	45.6%	40.8%
% Black	8.8%	9.5%	9.1%
% Asian	1.6%	4.5%	4.5%
% Other	28.8%	21.0%	18.2%
White	5,381	48,314	118,245
Hispanic	5,934	37,461	77,082
Black	866	7,832	17,262
Asian	154	3,681	8,574
Other	2,767	17,219	34,344
HOUSING			
% Renter Occupied Housing Units	59.8%	42.0%	32.6%
% Owner Occupied Housing Units	40.2%	58.0%	67.4%
Median Home Value	\$140,414	\$181,605	\$203,942
INCOME			
Average Household Income (2017)	\$44,812	\$68,652	\$76,820
Projected Average Household Income (2022)	\$52,307	\$87,940	\$95,972
Per Capita Income (2022)	\$15,971	\$27,197	\$30,094
COLLEGE EDUCATION (Age 25+)			
% < 9th Grade	12.9%	8.0%	6.6%
% Some High School	15.3%	10.1%	8.5%
% High School	30.7%	26.1%	24.9%
% Some College	25.2%	27.2%	27.8%
% College - Associates Degree	4.9%	7.8%	8.4%
% College - Bachelors Degree	8.3%	13.3%	14.8%
% College - Masters Degree	41.1%	55.8%	60.0%
% College - Professional/Doctorate Degree	11.0%	20.8%	23.8%
AGE			
Median Age	30.0	31.5	33.8

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