

Discover Avondale's EDGE

Development Opportunity 34.4 acres - Call Today!

PARK AVENUE DISTRICT in The BLVD



Existing Uses

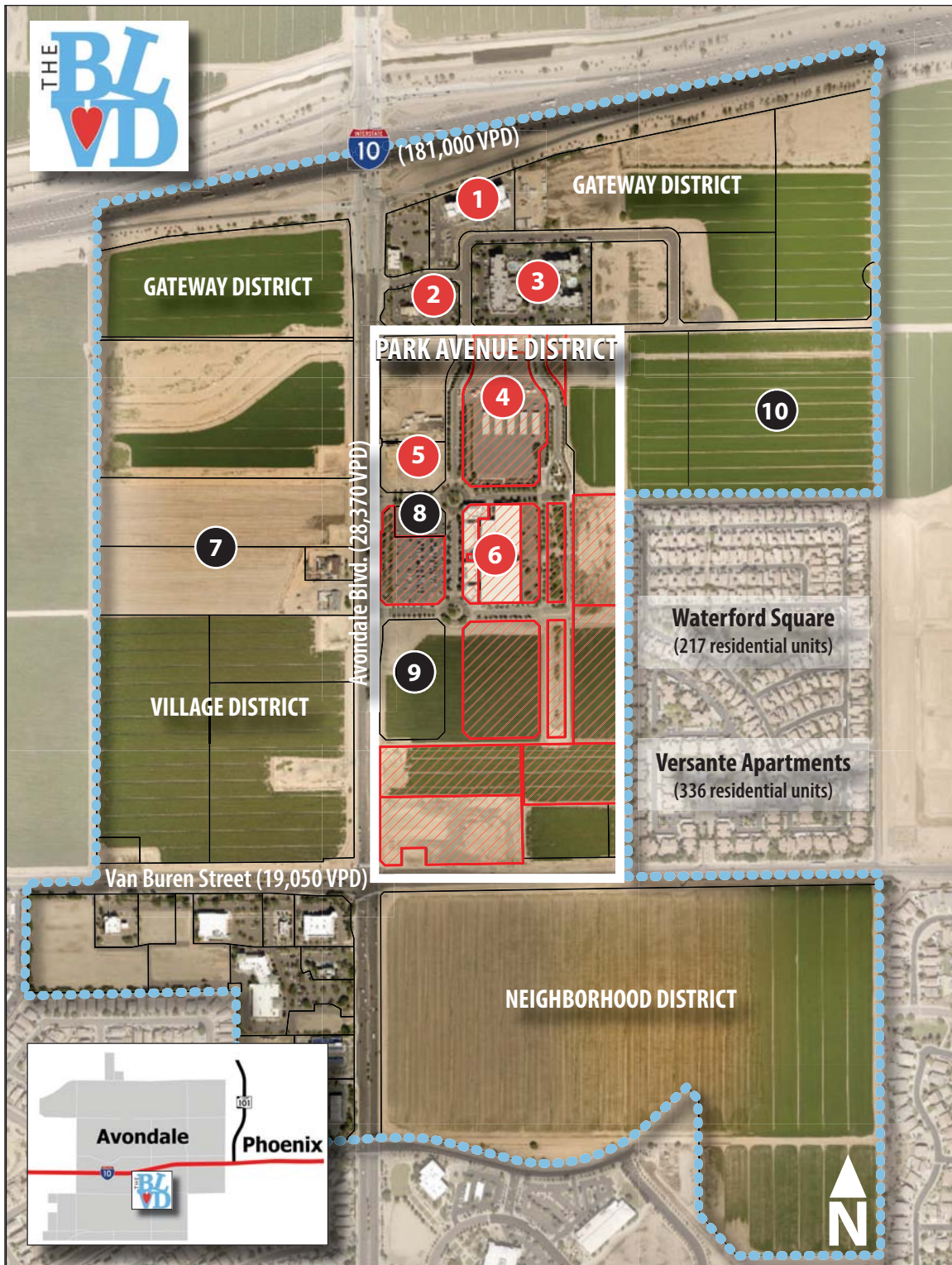
- 1 American Sports Center
- 2 My Place Hotels
- 3 Transit Hub
- 4 Existing Retail

Proposed Uses

- 5 Dutch Bros. Coffee
- 6 Avid Hotel
- 7 Volleyball Courts

Future Uses

- 8 Park Avenue District Sculpture
- 9 Splash Pad
- 10 Lake
- 11 Entry Fountains/Monument
- 12 Pedestrian Entry/Plaza
- 13 Parking Garage



Existing Uses

- 1 Residence Inn
- 2 Culver's
- 3 Hilton Hotels
- 4 Transit Hub
- 5 My Place Hotels
- 6 American Sports Center

Coming Soon

- 7 Avari Apartments
- 8 Dutch Bros. Coffee
- 9 Avid Hotels & Restaurant Concept
- 10 The Village at The BLVD

Boundaries

- The BLVD
- Available City-Owned Parcel
- Privately-Owned Parcel



PARK AVENUE DISTRICT in The BLVD Gateway to NASCAR

Avondale's Park Avenue District, located in The BLVD, is quickly becoming the West Valley's HOTTEST new investment opportunity. Multiple parcels and space available for multi-use development located adjacent to I-10 in the booming city of Avondale.

Special zoning in place to attract a wide variety of uses, including:

- ▶ Central Gathering Area for Community Events
- ▶ Large Scale Sports and Entertainment
- ▶ Boutique Mixed Use/Main Street
- ▶ Retail
- ▶ Restaurants
- ▶ Urban Form Multi-Family (minimum 22 units per acre)
- ▶ Class A Office
- ▶ Education Campus
- ▶ ...and more!

Get in on the ground floor with these current companies:

- ▶ American Sports Center - attracting over 1/2 million visitors annually
- ▶ Hilton Garden Inn
- ▶ Residence Inn by Marriott
- ▶ Homewood Suites by Hilton
- ▶ Culver's

And coming soon:

- ▶ Avid Hotel
- ▶ Dutch Bros Coffee
- ▶ Avari Apartments (354 units planned)
- ▶ The Village at The BLVD (187 Detached 1-story rental units)

Major Area Businesses within 3 miles:

- ▶ Avondale Commerce Center: 1,200 employees
- ▶ Universal Technical Institute: 1,800 students
- ▶ City of Avondale Civic Center Complex: 600 employees
- ▶ Avondale Auto Mall: 1,200 employees
- ▶ West Point High School: 2,400 students
- ▶ HealthTech Corridor:
 - Akos Medical Campus
 - Phoenix Children's Hospital
 - IMS Family Medicine
 - Copper Springs Behavioral Health Hospital

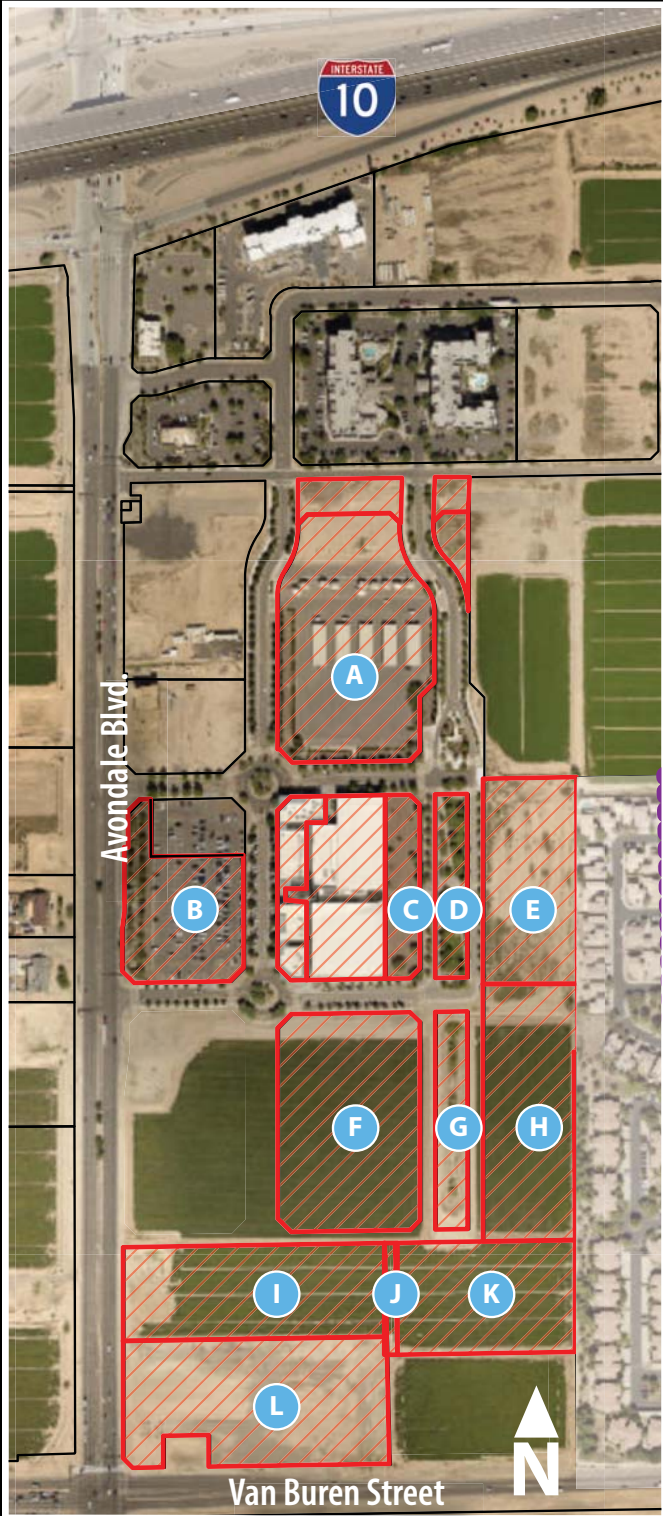
Unique to The BLVD:

- ▶ Trendy District Concepts
- ▶ Incremental Development Allows for Response to Current Market Demands
- ▶ Ease of Development
- ▶ Streamlined Approvals
- ▶ Public-Private Development Partnership



American Sports Center

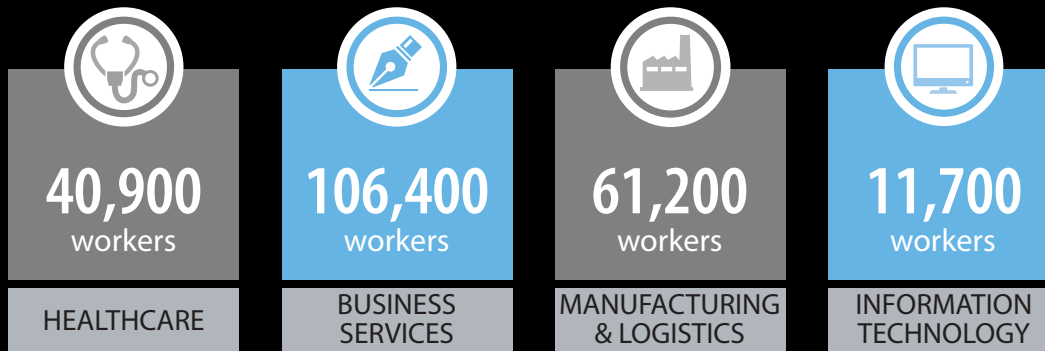
PARK AVENUE DISTRICT in The BLVD



City Available Properties

- A** APN #102-57-256 - 5.35 acres
(Vertical Development Opportunity)
- B** APN #102-57-262 - 2.52 acres
- C** APN #102-57-249 - 0.97 acres
- D** APN #102-57-245 - 0.92 acres
- E** APN #102-57-250 - 3.01 acres
(Urban Form Multi-Family)
- F** APN #102-57-252 - 4.77 acres
(Commercial/Retail)
- G** APN #102-57-254 - 1.09 acres
- H** APN #102-57-251 - 3.69 acres
(Urban Form Multi-Family)
- I** APN #102-57-005V - 3.82 acres
(Commercial/Retail)
- J** APN #102-57-005U - 0.07 acres
- K** APN #102-57-005T - 3.22 acres
(Urban Form Multi-Family)
- L** APN #102-57-005X - 4.99 acres
(Commercial/Retail)

KEY SECTORS WORKFORCE



Source: EMSI | 2020 | Available workforce within a 25 mile drive of Avondale

DEMOGRAPHIC PROFILE

MEDIAN AGE

Avondale	30
Phoenix	34
United States	38

MEDIAN HOUSEHOLD INCOME

Avondale	\$62,719
Phoenix	\$58,594
United States	\$62,203

AVERAGE HOME VALUE

Avondale	\$230,428
Phoenix	\$313,848
United States	\$328,824

POPULATION

	1 mile	3 miles	5 miles
2020	9,615	99,877	235,724
2025 (est.)	10,300	107,934	256,105

DAYTIME POPULATION

	1 mile	3 miles	5 miles
2020	7,468	90,180	209,332

NUMBER OF HOUSEHOLDS

	1 mile	3 miles	5 miles
2020	3,303	30,651	71,191
2025 (est.)	3,538	32,980	77,191

AVERAGE HOUSEHOLD INCOME

	1 mile	3 miles	5 miles
2020	\$70,519	\$76,730	\$78,456
2025 (est.)	\$77,701	\$85,236	\$87,754

Source: ESRI 2020

AREA TRAFFIC COUNTS - VPD

