

FOR SALE

Approximately 34 Acres

A Mixed-Use Development Opportunity

**NWC Avondale Boulevard and Van Buren Street
Avondale, Arizona 85323**



HAUGEN
Commercial Real Estate, Inc.

FEB 2024 – NORTHEAST VIEW



PROPERTY HIGHLIGHTS

- Numerous multi-family communities are either already established, under construction, or planned within a convenient walking distance to the subject property.
- Prime corner location at a lighted intersection with approximately 1,180 feet of frontage on Avondale Boulevard.
- Ideally situated near Interstate 10, providing easy and convenient access to the entire metropolitan area.
- Situated in the City of Avondale, a rapidly developing community at the gateway to the southwest valley.
- Prime Main & Main location strategically positioned and development-ready with established mixed-use zoning.
- The property benefits from minimal holding costs due to its current classification under agricultural status, accompanied by an existing farm lease.

George Haugen
Designated Broker

 **HAUGEN**
COMMERCIAL REAL ESTATE, INC.

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The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property shall be made through Haugen Commercial Real Estate, Inc.

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FEB 2025 – NORTH VIEW



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PROPERTY DETAILS

Property Location:	NWC Avondale Boulevard & Van Buren Street; Avondale, Arizona 85323		
Zoning:	The BLVD District (BLVDD) – Village Sub-District (Link to Ordinance)		
Maricopa County:	Tax Parcels - 500-01-015D, 015E, 015F, & 500-03-547		
Land Area:	Approximately 34 acres Per Maricopa County Tax Records		
Real Estate Taxes:	\$1,423.22 (2024) Agricultural Status		
Traffic Counts:	Interstate 10	198,433 AADT	Both Directions ADOT 2023
	Avondale Boulevard	36,253 AADT	Both Directions MAG 2024
	Van Buren Street	21,463 AADT	Both Directions MAG 2021
Purchase Price:	Please Call for pricing		

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FEB 2024 – WEST VIEW



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MULTI-FAMILY ±286 UNITS
UNDER CONSTRUCTION

MULTI-FAMILY ±360 UNITS
UNDER CONSTRUCTION

AVONDALE BLVD

VAN BUREN STREET



PROPERTY LOCATION



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FEB 2024 – SOUTH VIEW



SPECIALTY DISTRICT – THE BLVD

<https://avondaleedge.com/the-blvd/>

The BLVD in Avondale, Arizona is a vibrant mixed-use destination that offers an array of eateries, entertainment, shopping, and recreation for the entire family. Surrounded by bustling businesses and luxury, multi-family housing, its convenient locations allows residents and visitors alike to enjoy the outdoors, walkable entertainment district.

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FEB 2024 – SOUTHEAST VIEW



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Executive Summary

Rings: 1, 3, 5 mile radii

Latitude: 33.4516
Longitude: -112.3128

	1 mile	3 mile	5 mile
Population			
2010 Population	9,544	84,859	190,492
2020 Population	10,927	101,783	229,158
2024 Population	11,610	106,872	256,372
2029 Population	13,176	119,097	283,723
2010-2020 Annual Rate	1.36%	1.84%	1.87%
2020-2024 Annual Rate	1.44%	1.15%	2.68%
2024-2029 Annual Rate	2.56%	2.19%	2.05%
2020 Male Population	49.4%	49.0%	48.9%
2020 Female Population	50.6%	51.0%	51.1%
2020 Median Age	29.9	31.0	30.9
2024 Male Population	50.1%	49.7%	49.6%
2024 Female Population	49.9%	50.3%	50.4%
2024 Median Age	30.7	32.0	32.2

In the identified area, the current year population is 256,372. In 2020, the Census count in the area was 229,158. The rate of change since 2020 was 2.68% annually. The five-year projection for the population in the area is 283,723 representing a change of 2.05% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 32.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	36.0%	35.3%	35.9%
2024 Black Alone	13.3%	10.2%	9.7%
2024 American Indian/Alaska Native Alone	2.8%	2.2%	2.2%
2024 Asian Alone	4.7%	3.7%	3.9%
2024 Pacific Islander Alone	0.7%	0.4%	0.3%
2024 Other Race	24.0%	27.5%	26.8%
2024 Two or More Races	18.6%	20.7%	21.1%
2024 Hispanic Origin (Any Race)	51.2%	58.4%	57.8%

Persons of Hispanic origin represent 57.8% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	69	77	85
2010 Households	3,184	26,306	58,308
2020 Households	3,570	31,374	69,530
2024 Households	3,779	33,305	78,639
2029 Households	4,351	37,956	89,405
2010-2020 Annual Rate	1.15%	1.78%	1.78%
2020-2024 Annual Rate	1.35%	1.42%	2.94%
2024-2029 Annual Rate	2.86%	2.65%	2.60%
2024 Average Household Size	3.06	3.20	3.25

The household count in this area has changed from 69,530 in 2020 to 78,639 in the current year, a change of 2.94% annually. The five-year projection of households is 89,405, a change of 2.60% annually from the current year total. Average household size is currently 3.25, compared to 3.28 in the year 2020. The number of families in the current year is 60,661 in the specified area.

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THE SCIENCE OF WHERE®

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	1 mile	3 mile	5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	28.6%	28.7%	29.5%
Median Household Income			
2024 Median Household Income	\$83,277	\$82,635	\$86,661
2029 Median Household Income	\$97,612	\$98,290	\$102,081
2024-2029 Annual Rate	3.23%	3.53%	3.33%
Average Household Income			
2024 Average Household Income	\$103,219	\$102,379	\$109,931
2029 Average Household Income	\$119,691	\$121,428	\$130,084
2024-2029 Annual Rate	3.01%	3.47%	3.42%
Per Capita Income			
2024 Per Capita Income	\$34,633	\$31,907	\$33,604
2029 Per Capita Income	\$41,144	\$38,707	\$40,849
2024-2029 Annual Rate	3.51%	3.94%	3.98%
GINI Index			
2024 Gini Index	35.4	35.5	35.0

Households by Income

Current median household income is \$86,661 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$102,081 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$109,931 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$130,084 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$33,604 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$40,849 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	91	90	88
2010 Total Housing Units	3,731	30,368	67,445
2010 Owner Occupied Housing Units	1,466	16,120	36,752
2010 Renter Occupied Housing Units	1,718	10,186	21,557
2010 Vacant Housing Units	547	4,062	9,137
2020 Total Housing Units	3,824	33,406	74,325
2020 Owner Occupied Housing Units	1,699	18,894	42,908
2020 Renter Occupied Housing Units	1,871	12,480	26,622
2020 Vacant Housing Units	261	1,988	4,529
2024 Total Housing Units	4,117	35,410	84,409
2024 Owner Occupied Housing Units	1,960	21,426	50,749
2024 Renter Occupied Housing Units	1,819	11,879	27,890
2024 Vacant Housing Units	338	2,105	5,770
2029 Total Housing Units	4,683	40,139	95,346
2029 Owner Occupied Housing Units	2,044	23,414	54,669
2029 Renter Occupied Housing Units	2,307	14,542	34,735
2029 Vacant Housing Units	332	2,183	5,941

Socioeconomic Status Index

2024 Socioeconomic Status Index	47.6	44.9	44.9
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Currently, 60.1% of the 84,409 housing units in the area are owner occupied; 33.0%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 74,325 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 3.04%. Median home value in the area is \$407,884, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.38% annually to \$505,341.