

## Property Highlights

- Space available from 15,000 SF
- I-10 visibility with over 185,000 vehicles passing per day
- 7 Access points from I-10, McDowell Rd., 99th Ave., and Loop 101

## Intersection / Area Co-Tenants

**HOBBY LOBBY**

**BEST BUY**

**OLD NAVY**

**Guitar Center**

**CLAIM JUMPER**  
RESTAURANTS

**Cane's**  
CHICKEN FINGERS

**Panera**  
BREAD

## Contact

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**WESTERN**  
RETAIL ADVISORS

# Gateway Crossing

Southwest Corner 99th Avenue & McDowell Road | Avondale, Arizona

## LEGEND

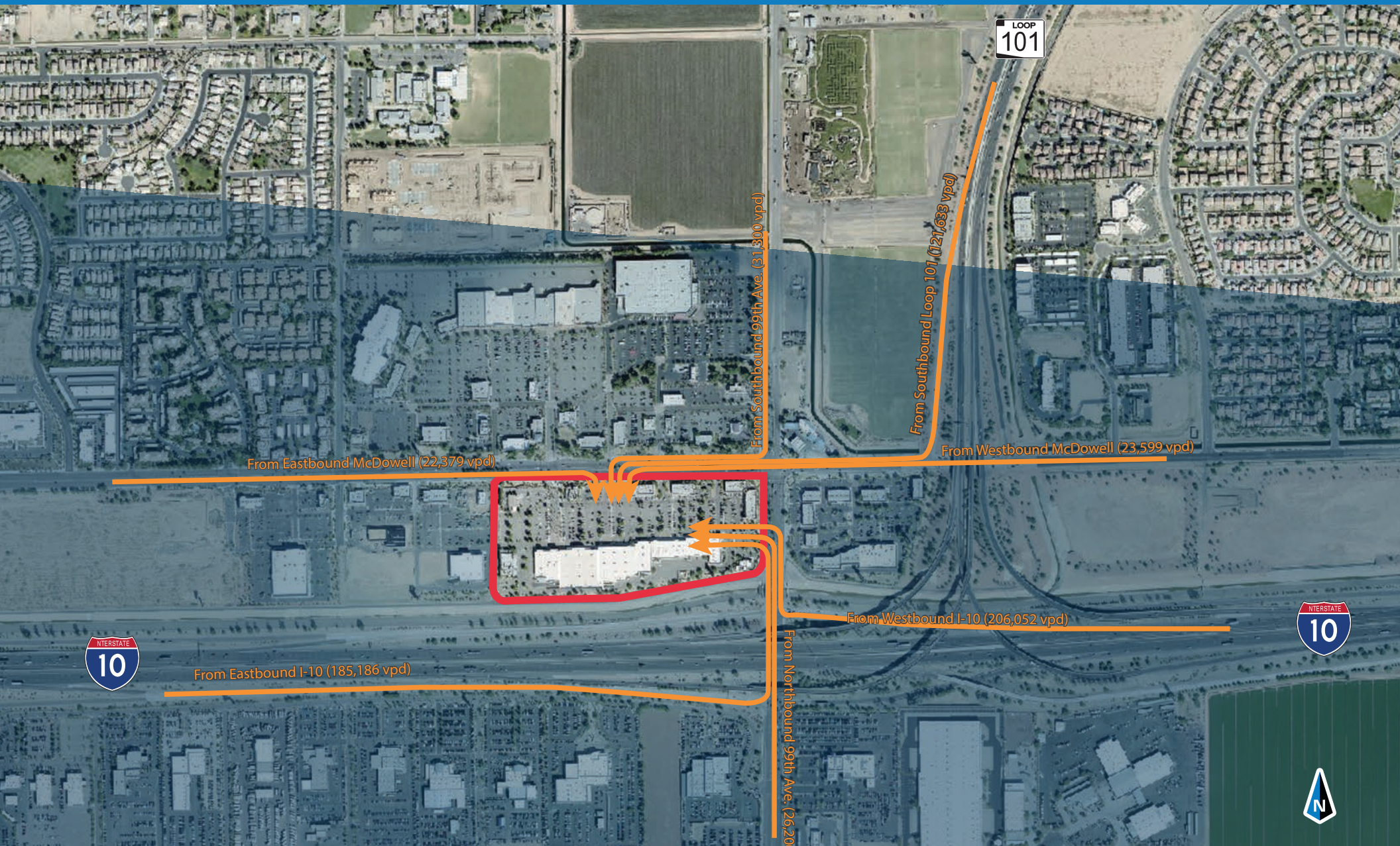
 Existing Retail

 Proposed Retail



**WESTERN RETAIL ADVISORS**  
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

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TENANT	SF
CLAIM JUMPER	
BOOT BARN	
AVAILABLE	15,000
HOBBY LOBBY	
BEST BUY	
OLD NAVY	
RACK ROOM SHOES	
JUSTICE	

TENANT
COMERICA BANK
ISLAND'S
EMPIRE
GUITAR CENTER
MASSAGE ENVY
DAVID'S BRIDAL
RAISING CANE'S
SMASH BURGER

TENANT
WABA GRILL
PITA KITCHEN
MEN'S WAREHOUSE
NAIL SALON
GATEWAY DENTAL
PIEOLOGY
CHIPOTLE
THE JOINT

TENANT
MENCHIE'S
GNC
FEDEX
PANERA BREAD
MATTRESS FIRM
DICKEY'S BARBECUE

	1 miles	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2018 Total Population	6,768	105,422	300,078
2023 Total Population	7,147	112,843	320,579
2018-2023 Annual Growth Rate	1.10%	1.37%	1.33%
2018 Median Age	27.7	29.3	28.6
<b>INCOME SUMMARY</b>			
Median Household Income	\$50,129	\$52,982	\$52,659
Average Household Income	\$61,819	\$63,938	\$64,695
<b>BUSINESS DATA</b>			
Total Businesses:	330	1,740	4,442
Total Employees:	5,839	29,646	67,206
Daytime Population:	9,880	85,993	237,639
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	7.8%	8.1%	7.4%
Bachelor's Degree	13.4%	10.8%	17.5%
Graduate/Professional Degree	4.0%	4.5%	4.5%
Percent of Population with Degrees	24.8%	23.4%	29.4%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total	3,692	50,064	136,297
White Collar	45.2%	50.2%	48.8%
Services	23.1%	19.0%	20.4%
Blue Collar	31.6%	30.8%	30.8%
<b>HOUSEHOLD SUMMARY</b>			
2018 Households	2,615	31,574	86,617
2018 Average Household Size	2.96	3.37	3.54
2018 Average Family Size	3.62	3.81	3.93
2018 Median Home Value	\$182,419	\$165,271	\$164,109