

Ultra
Now
Open!

Property Highlights

- Space available from 1,200 SF to 24,315 SF
- Gateway Pavilions is a dynamic center in one of the fastest growing areas in Maricopa County and successfully draws guests with a great mix of retail stores, movie theater and restaurants
- Great access and exposure to the I-10 Fwy. & Loop 101 Fwy.

Intersection / Area Co-Tenants



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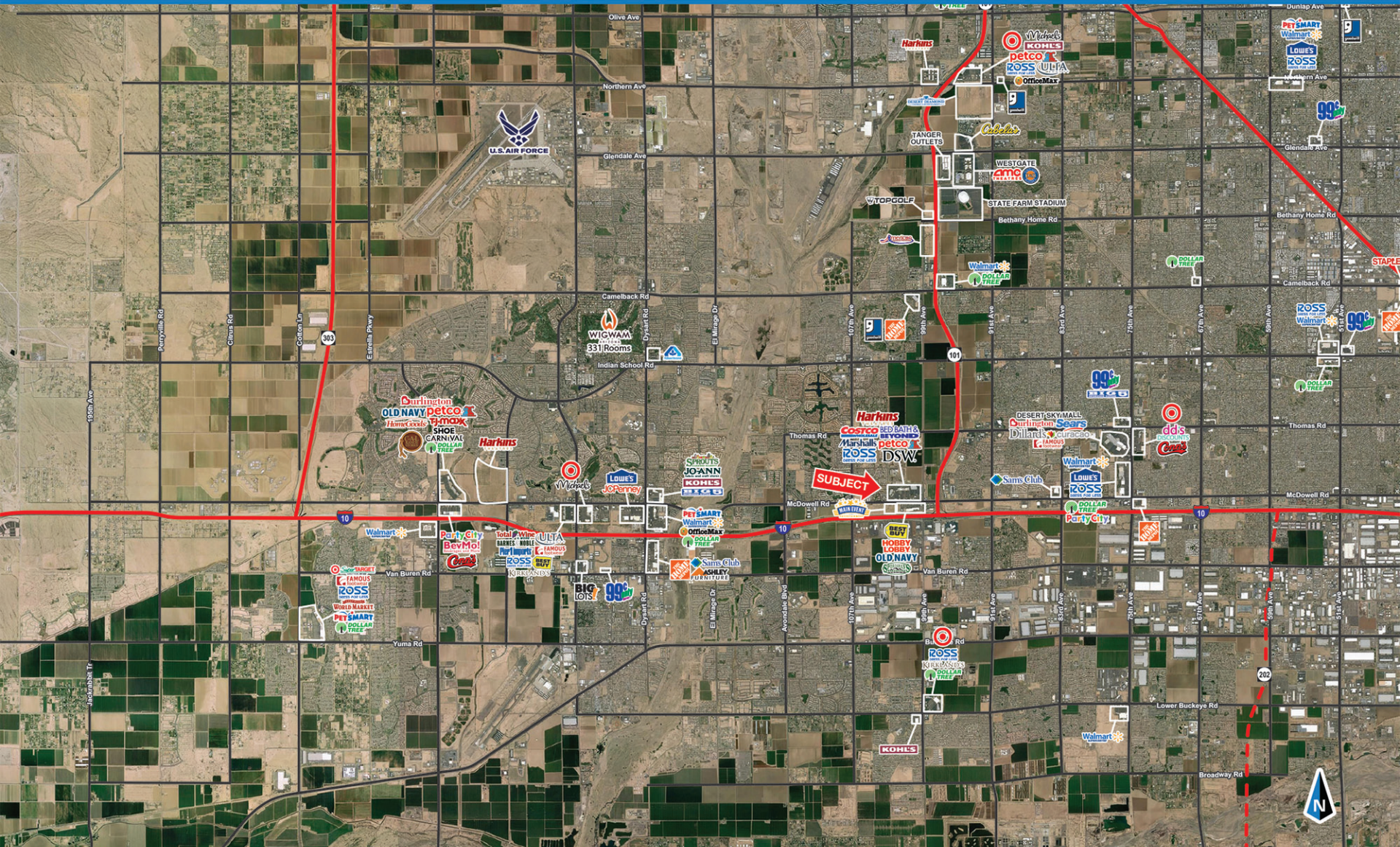
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WESTERN
RETAIL ADVISORS

Gateway Pavilions

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



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

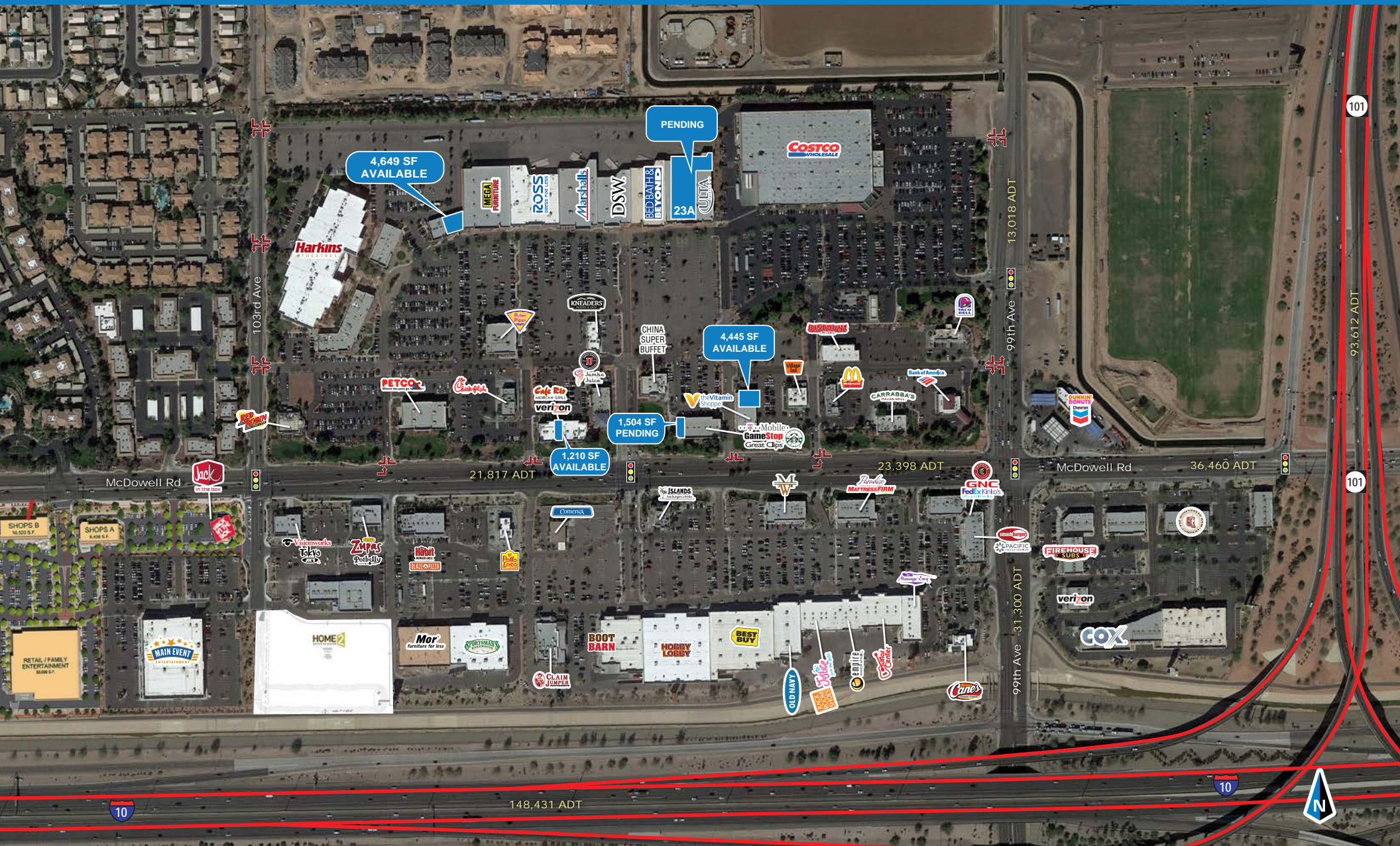
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Gateway Pavilions

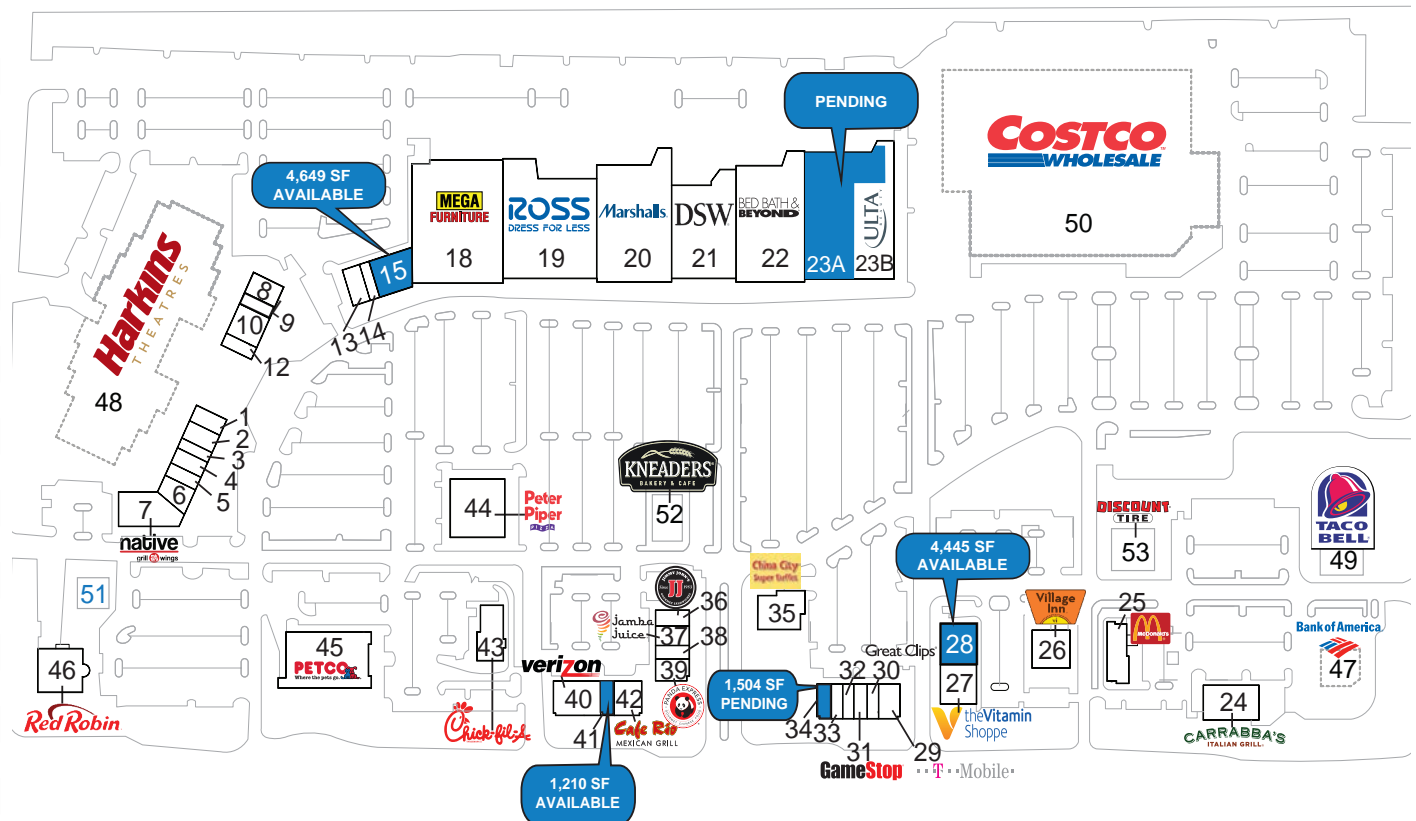
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SHOP	TENANT	SF
1	DON TACO	1,800
2	YOGI'S GRILL	1,980
3	SUBWAY	1,261
4	ALOHA NAILS	1,653
5	YOGURLAND	1,425
6	PT NOODLES	2,368
7	NATIVE NEW YORKER	7,001
8	ESCAPE THE ROOM (COMING SOON)	2,200
9	PIAZZA ROMANA (COMING SOON)	1,300
10	GENTLE DENTAL	3,300
12	COLD STONE CREAMERY	1,400
13	SALLY BEAUTY SUPPLY	2,086
14	JT BOBA HOUSE	1,205
15	AVAILABLE (DIVISIBLE)	4,649
18	MEGA FURNITURE	35,000
19	ROSS DRESS FOR LESS	32,185
20	MARSHALLS	28,150
21	DSW SHOE WAREHOUSE	20,000
22	BED BATH & BEYOND	25,063
23A	PENDING	24,315
23B	ULTA	11,500
24	CARRABBA'S ITALIAN GRILL	6,092
25	MCDONALD'S	5,000
26	VILLAGE INN	4,441
27	THE VITAMIN SHOPPE	4,477
28	AVAILABLE (DIVISIBLE)	4,445
29	T-MOBILE	2,200
30	GREAT CLIPS	1,200
31	GAMESTOP	1,505
32	SPOTTED OWL POTTERY	1,200
33	VAPE	1,200
34	PENDING AVAILABLE (FORMER STARBUCKS)	1,504
35	CHINA CITY SUPER BUFFET	6,000
36	JIMMY JOHN'S	1,472



SHOP	TENANT	SF
37	JAMBA JUICE	1,980
38	PERFECT WELLNESS	1,443
39	PANDA EXPRESS	2,256
40	VERIZON WIRELESS	5,272
41	AVAILABLE	1,210
42	CAFE RIO	2,969
43	CHICK-FIL-A	4,200
44	PETER PIPER PIZZA	10,000
45	PETCO	14,668

SHOP	TENANT	SF
46	RED ROBIN	7,000
47	BANK OF AMERICA	
48	HARKINS THEATRES	
49	TACO BELL	
50	COSTCO	
51	PAD SITE	
52	KNEADER'S BAKERY	
53	DISCOUNT TIRE	



	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	7,562	104,823	307,188
2023 Total Population	7,968	112,013	328,089
2015-2020 Annual Growth Rate	1.05%	1.34%	1.33%
2018 Median Age	27.6	29.3	28.6
INCOME SUMMARY			
Median Household Income	\$50,461	\$52,445	\$52,659
Average Household Income	\$62,370	\$63,385	\$64,585
BUSINESS DATA			
Total Businesses:	306	1,696	4,549
Total Employees:	5,569	28,913	68,413
Daytime Population:	9,430	84,315	238,817
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	8.6%	8.3%	7.4%
Bachelor's Degree	14.5%	10.8%	10.2%
Graduate/Professional Degree	4.3%	4.6%	4.7%
Percent of Population with Degrees	27.4%	23.7%	22.3%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	3,702	49,422	136,783
White Collar	47.2%	50.5%	49.1%
Services	22.5%	18.9%	20.4%
Blue Collar	30.3%	30.6%	30.6%
HOUSEHOLD SUMMARY			
2018 Households	2,568	31,195	87,172
2018 Average Household Size	2.94	3.36	3.52
2018 Average Family Size	3.62	3.80	3.92
2018 Median Home Value	\$187,955	\$165,698	\$165,659