

FOR SALE

PADS AVAILABLE

NEC 107TH AVE & VAN BUREN ST

Commercial Pads/Land Available For Purchase, Sale or Ground Lease

Significant residential growth to the south and west

Partially improved commercial lots

Less than one mile south of the I-10

Strong daytime employment in the trade area

Parcel numbers 102-55-44, 102-55-005, 102-55-006

Zoning PAD, Griffith Commerce Park, City of Avondale

Call for pricing

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POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL POPULATION	6,261	112,300	284,458
2030 PROJECTED	7,978	119,178	303,745
2025 - 2030 GROWTH	5.5%	1.2%	1.4%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	29.7	30.7	30.8
% FEMALE	50.1%	51.0%	50.8%
% MALE	49.9%	49.0%	49.2%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL HOUSEHOLDS	2,030	33,766	86,578
2030 PROJECTED	2,636	36,504	94,398
2025 AVERAGE HH INCOME	\$126,883	\$112,088	\$107,899

Data Source: ©2026, Regis

CONCEPTUAL SITE PLAN





For more information, contact

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