



1418 N Eliseo C Felix Jr Way

Avondale, AZ 85323 - Goodyear Ind Submarket
 Property For Sale as part of a Portfolio
 13,230 SF Class C Industrial Warehouse Building Built in 2004

Sale

| | | | |
|-----------|---|------------|--------|
| For Sale | Part of a Portfolio - \$2,813,184 (\$106.32/SF) | | |
| Cap Rate | 6.25% | Properties | 2 |
| Sale Type | Investment | Status | Active |

Building

| | | | |
|---------------------|--------------------------------------|-------------|--------|
| Type | 2 Star Industrial Warehouse | | |
| RBA | 13,230 SF | Year Built | 2004 |
| Stories | 1 | Tenancy | Single |
| Typical Floor Class | 13,230 SF C | Owner Occup | No |
| Docks | None | Ceiling Ht | 23' |
| Drive Ins | 4 tot./12'w x 14'h | Sprinklers | Yes |
| Cross Docks | None | Cranes | None |
| Levelators | None | | |
| Construction | Reinforced Con... | | |
| Truck Wells | None | | |
| Power | 600a/120-208v | | |
| Parking | 18 free Surface Spaces are available | | |
| Taxes | \$1.13/SF (2016) | | |
| Opex | \$1.45/SF (2012-Est) | | |
| Walk Score® | Somewhat Walkable (57) | | |
| Transit Score® | Some Transit (37) | | |

Land

| | | | |
|------------|------------|---------|-----------|
| Land Acres | 1.26 AC | Land SF | 54,885 SF |
| Bldg FAR | 0.24 | | |
| Zoning | I-2 | | |
| Parcel | 500-25-005 | | |

Tenants

| Name | SF Occupied |
|------------------|-------------|
| Islandwide Solar | 1,697 SF |
| Austin Electric | - |

Features

Fenced Lot

Location

| | |
|-------------------|-----------------------------|
| Zip | 85323 |
| Submarket | Goodyear Ind |
| Submarket Cluster | Southwest Ind |
| Market | Phoenix |
| County | Maricopa |
| State | Arizona |
| CBSA | Phoenix-Mesa-Scottsdale, AZ |
| DMA | Phoenix, AZ |

Leasing Activity

| Sign Date | SF Leased | Use | Rent | Rent Type |
|-----------|-----------|------------|------------|-----------|
| Aug 2012 | 13,222 SF | Industrial | \$4.32/NNN | Asking |

Market Conditions

| Vacancy Rates | Current | YOY Change |
|----------------------------|---------|------------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 11.4% | ↓ 2.0% |
| Market Overall | 8.5% | ↓ 1.5% |
| Asking Rents Per SF | Current | YOY Change |
| Submarket 1-3 Star | \$5.01 | ↓ 5.7% |
| Market Overall | \$6.14 | ↑ 2.7% |
| Submarket Leasing Activity | Current | YOY Change |
| 12 Mo. Leased SF | 517,969 | ↑ 204.8% |
| Months on Market | 39.3 | ↑ 11.1 mo |
| Submarket Sales Activity | Current | Prev Year |
| 12 Mo. Sales Volume (Mil.) | \$113.8 | \$4.4 |
| 12 Mo. Price Per SF | \$63 | \$77 |

Property Contacts

| | |
|------------------|---------------------------------|
| True Owner | Tonn Investments, LLC |
| Recorded Owner | Avondale Eliseo Properties, LLC |
| Owner Type | Corporate/User |
| Property Manager | D.R. Tapia & Scott L. Tonn |
| Primary Leasing | Russ Lyon Realty |
| Sale Broker | Cushman & Wakefield |

Assessment

| 2016 Assessment | | |
|-----------------|-----------|------------|
| Improvements | \$507,900 | \$38.39/SF |
| Land | \$140,500 | \$2.56/SF |
| Total Value | \$648,400 | \$11.81/SF |

Demographics

| | 1 Mi | 3 Mi |
|---------------------------|----------|----------|
| Population | 12,026 | 77,815 |
| Households | 3,827 | 24,473 |
| Average Age | 32.20 | 32.50 |
| Median HH Income | \$38,818 | \$58,176 |
| Daytime Employees | 4,586 | 23,855 |
| Population Growth '17-'22 | ↑ 7.9% | ↑ 7.8% |
| Household Growth '17-'22 | ↑ 8.1% | ↑ 8.0% |

Traffic

| Collection Street | Cross Street | Traffic Vol | Year | Distance |
|------------------------|-----------------------|-------------|------|----------|
| Elesio C Felix Jr W... | Eliseo C Felix Jr ... | 1,807 | 2015 | 0.09 mi |
| N 8th St | E Jackson St N | 18,298 | 2015 | 0.34 mi |
| W Van Buren St | N 127th Ave E | 17,394 | 2015 | 0.42 mi |
| W Van Buren St | E Van Buren St W | 18,214 | 2012 | 0.42 mi |
| E Van Buren St | N Palo Verde Dr E | 28,838 | 2012 | 0.57 mi |

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Property ID: 7352440

Building Images



Primary Photo



Building Photo



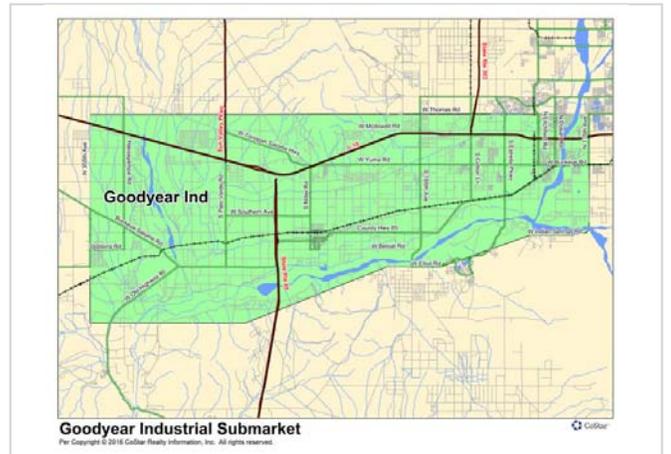
Building Photo



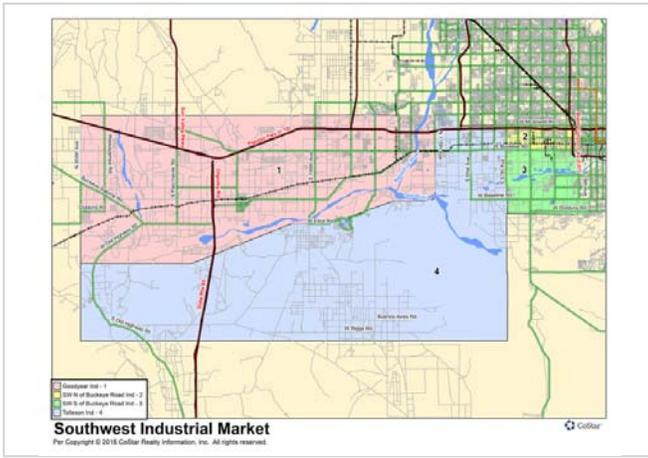
Building Photo



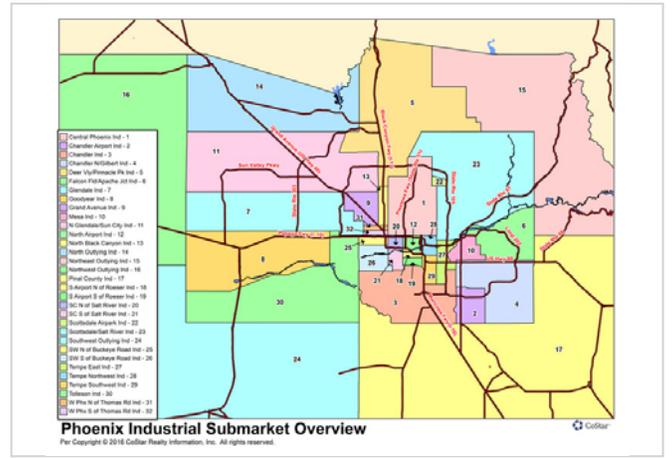
Building Photo



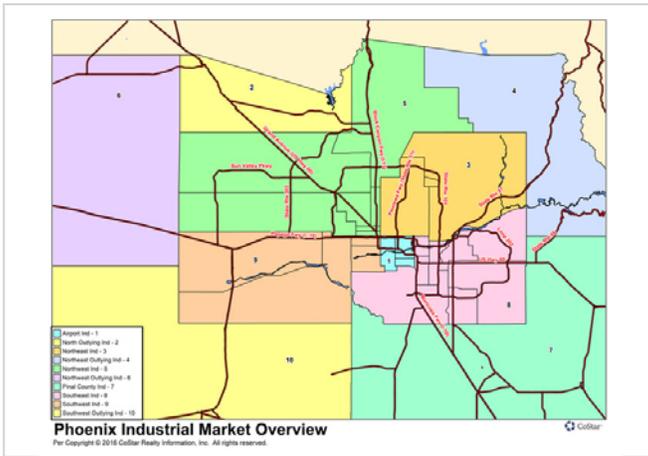
Goodyear Industrial Submarket Map



Southwest Industrial Market Map



Phoenix Industrial Submarket Overview Map



Phoenix Industrial Market Overview Map