



1585 N 113th Ave - Bldg 2

Avondale Business Center
 Avondale, AZ 85392 - Tolleson Ind Submarket
 11,851 SF Available for lease with Avg Rent of \$12.18/sf/yr
 21,952 SF Class B Flex Showroom Building Built in 2006

Building

Type	3 Star Flex Showroom		
Park	Avondale Business Center		
RBA	21,952 SF	Year Built	Feb 2006
Stories	1	Tenancy	Multi
Typical Floor	21,952 SF	Owner Occup	No
Class	B	Sprinklers	Yes
Building Ht	32'		
Docks	1 ext	Ceiling Ht	16'-19'
Drive Ins	8 tot./12'w x 12'h	Cranes	None
Cross Docks	None	Rail Spots	None
Levelators	None		
Truck Wells	None		
Power	2,000a/120-208v 3p Heavy		
Parking	10 free Covered Spaces are available; 50 free Surface Spaces are available; Ratio of 3.93/1,000 SF		
Taxes	\$3.85/SF (2012)		
Walk Score®	Car-Dependent (12)		
Transit Score®	Some Transit (34)		

Land

Land Acres	8.61 AC	Land SF	375,079 SF
Bldg FAR	0.06		
Zoning	PAD		
Parcel	102-56-004X		

Tenants

Name	SF Occupied
Primerica Financial Svc	2,905 SF
Garcia Julio	500 SF
Rural Metro	-
Steve's Auto Glass	-

Features

Signage

Building Notes

Avondale Business Center is a 45 acre upscale mixed use center at the NEC of I-10 and Avondale Blvd. With 1,880 feet of frontage on I-10, 1,140 feet of frontage on Avondale Blvd, and 1,880 feet of frontage on McDowell Road, its A-1 and C-2 zoning offers great visibility, access, and location for a variety of uses, such as office, medical, retail, limited and clean warehouse, light manufacturing and/or assembly, banks, restaurant, fast food, hotel, etc.

Location

Zip	85392
Submarket	Tolleson Ind
Submarket Cluster	Southwest Ind
Market	Phoenix
County	Maricopa
State	Arizona
CBSA	Phoenix-Mesa-Scottsdale, AZ
DMA	Phoenix, AZ

For Lease

Smallest Space	5,005 SF	Flex Avail	11,851 SF
Max Contiguous	6,846 SF		
# of Spaces	2		
Vacant	11,851 SF		
% Leased	46.0%		
Asking Rent	\$9.00 - 14.50/SF Triple Net		

Space

Floor	SF Available	Use	Rent
P 1st	5,005 SF	Flex	\$9.00/NNN
P 1st	6,846 SF	Flex	\$14.50/NNN

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Jan 2012	7,521 SF	Flex	\$7.80/NNN	Asking
Nov 2009	4,744 SF	Office	-	-

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	54.0%	▲ 54.0%
Submarket 2-4 Star	3.4%	▲ 2.8%
Market Overall	13.2%	▼ 0.4%

Asking Rents Per SF

Current Building	\$12.18	▲ 56.1%
Submarket 2-4 Star	\$11.76	▲ 45.9%
Market Overall	\$13.05	▲ 6.2%

Submarket Leasing Activity

12 Mo. Leased SF	6,261	▼ 57.2%
Months on Market	23.4	▲ 18.2 mo

Property Contacts

True Owner	Thomas Tait Investments
Recorded Owner	T3T Holdings, LLC
Owner Type	Developer/Owner-RGNL

Primary Leasing Tait Development, Inc.

Assessment

2016 Assessment

Improvements	\$3,908,200	\$178.03/SF
Land	\$1,167,000	\$3.11/SF
Total Value	\$5,075,200	\$13.53/SF

Demographics

	1 Mi	3 Mi
Population	10,883	101,540
Households	3,719	32,123
Average Age	31.50	32.20
Median HH Income	\$60,760	\$62,412
Daytime Employees	1,611	27,666
Population Growth '17-'22	▲ 8.2%	▲ 8.3%
Household Growth '17-'22	▲ 8.5%	▲ 8.5%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
W McDowell Rd	N 109th Ave E	19,240	2015	0.31 mi
N 115th Ave	W McDowell Rd N	20,728	2012	0.35 mi
N Avondale Blvd	W McDowell Rd N	18,309	2015	0.35 mi
N Avondale Blvd	W McDowell Rd S	10,363	2015	0.38 mi
N 115th Ave	W McDowell Rd S	10,498	2012	0.38 mi

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Property ID: 990946

Building Images



Primary Photo



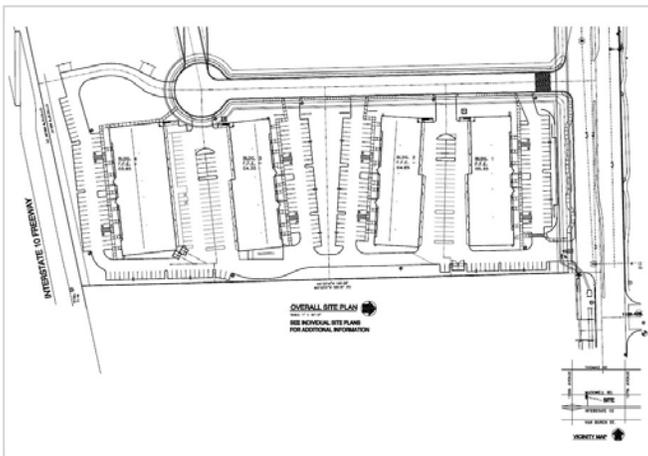
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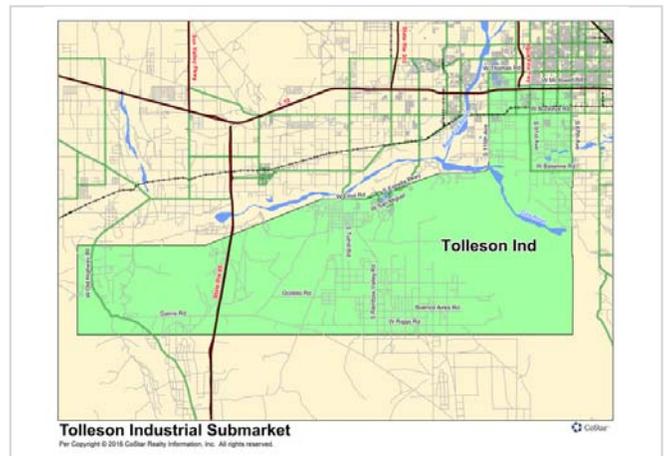
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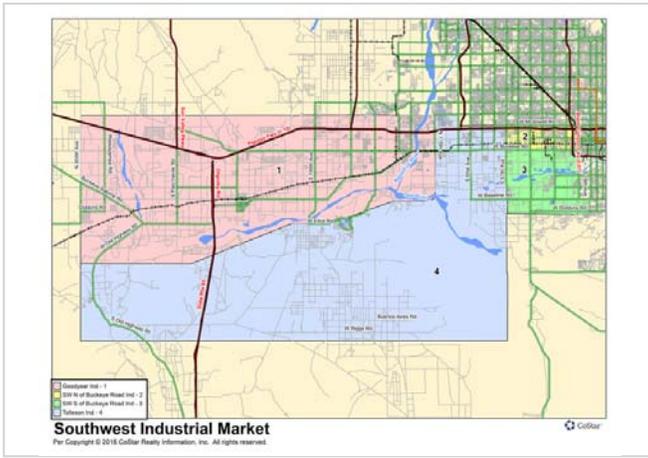
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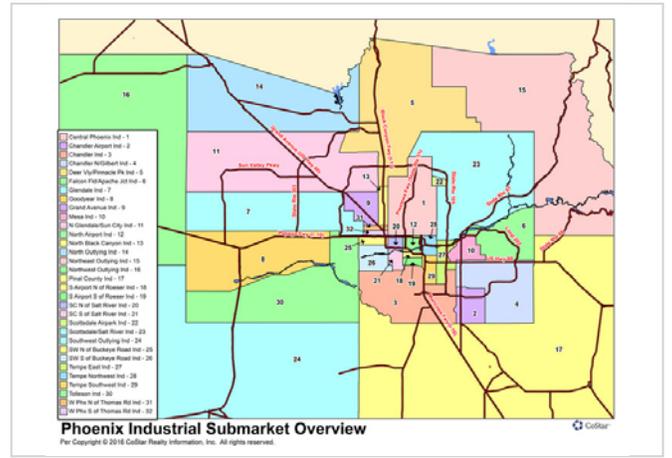
Site Plan



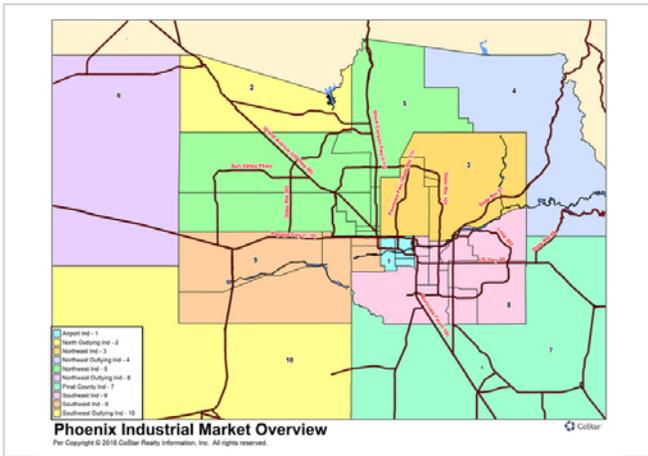
Tolleson Industrial Submarket Map



Southwest Industrial Market Map



Phoenix Industrial Submarket Overview Map



Phoenix Industrial Market Overview Map