



## 10750 W McDowell Rd - Bldg F

Desert Lake Professional Plaza  
 Avondale, AZ 85392 - Glendale Submarket  
 3,756 SF Available with Avg Rent of \$19.00/sf/yr  
 7,496 SF Class B Office Condominium Building Built in 2004

### Building

Type	3 Star Office Condo		
Park	Desert Lake Professional Plaza		
RBA	7,496 SF	Year Built	Sep 2004
Stories	1	Tenancy	Multi
Typical Floor	7,496 SF	Owner Occup	No
Class	B	Elevators	None
Building Ht	23'	Sprinklers	Wet
Parking	16 Surface Spaces are available; 20 Covered Spaces are available; Ratio of 5,00/1,000 SF		
Taxes	\$2.48/SF (2016)		
Walk Score®	Car-Dependent (28)		
Transit Score®	Some Transit (34)		

### Land

Land Acres	0.17 AC	Land SF	7,504 SF
Bldg FAR	1.00		
Zoning	PAD		
Parcel	102-30-950A, 102-30-950B		

### Public Transportation

Airport	Drive	Distance
Phoenix Sky Harbor International Airport	21 min	20.2 mi

### Location

Zip	85392
Submarket	Glendale
Submarket Cluster	West Phoenix
Market	Phoenix
County	Maricopa
State	Arizona
CBSA	Phoenix-Mesa-Scottsdale, AZ
DMA	Phoenix, AZ
Map (Page)	Wide World of Maps, Inc. 124 151LT

### For Lease

Smallest Space	3,756 SF	Medical Avail	3,756 SF
Max Contiguous	3,756 SF		
# of Spaces	1		
Vacant	3,756 SF		
% Leased	49.9%		
Asking Rent	\$19.00/SF Triple Net		

### Space

Floor	SF Available	Use	Rent
P 1st	3,756 SF	Medical	\$19.00/NNN

### Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Sep 2006	1,053 SF	Office	\$21.00/NNN	Asking
Jul 2004	3,700 SF	Office	\$18.00/NNN	Asking
Jul 2004	3,800 SF	Office	\$18.00/NNN	Asking

### Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	50.1%	↑ 50.1%
Submarket 2-4 Star	18.6%	↑ 0.5%
Market Overall	15.1%	↓ 0.5%

### Gross Asking Rents Per SF

Current Building	\$26.86	-
Submarket 2-4 Star	\$23.49	↑ 5.4%
Market Overall	\$23.81	↑ 4.9%

### Submarket Leasing Activity

12 Mo. Leased SF	188,689	↑ 62.2%
Months on Market	9.5	↓ 13.8 mo

### Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$12.2	\$36.8
12 Mo. Price Per SF	\$121	\$152

### Property Contacts

Recorded Owner	Gentilotti Paul & Linda Trust
Developer	Asset Development
Architect	Cawley & Associates Architects
Primary Leasing	Phoenix West Commercial

### Assessment

#### 2016 Assessment

Improvements	\$524,200	\$69.93/SF
Land	\$131,000	\$17.46/SF
Total Value	\$655,200	\$87.31/SF

### Demographics

	1 Mi	3 Mi
Population	10,187	101,838
Households	3,347	31,459
Average Age	32.20	32.10
Median HH Income	\$66,353	\$60,702
Daytime Employees	4,142	25,598
Population Growth '17-'22	7.7%	8.1%
Household Growth '17-'22	7.8%	8.2%

### Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
N 107th Ave	Crystal Gardens ...	14,692	2015	0.04 mi
N 107th Ave	W McDowell Rd N	16,890	2011	0.18 mi
Harbor Shore Blvd	W Granada Rd N	2,082	2015	0.25 mi
W McDowell Rd	N 109th Ave E	19,240	2015	0.31 mi
Crystal Gardens P...	N 108th Dr SE	2,526	2015	0.34 mi

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Property ID: 738725

**Building Images**



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



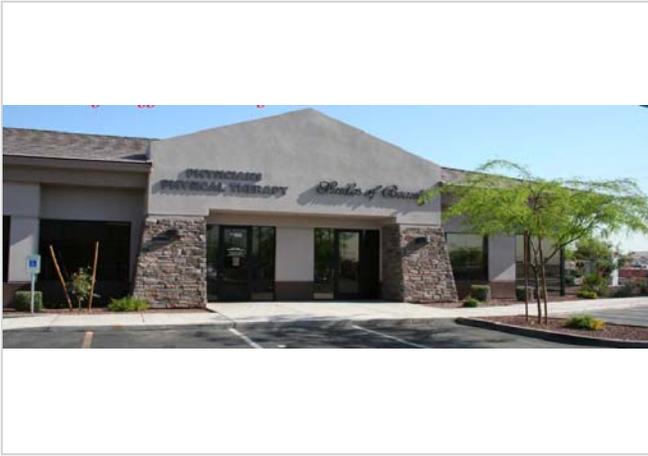
Building Photo



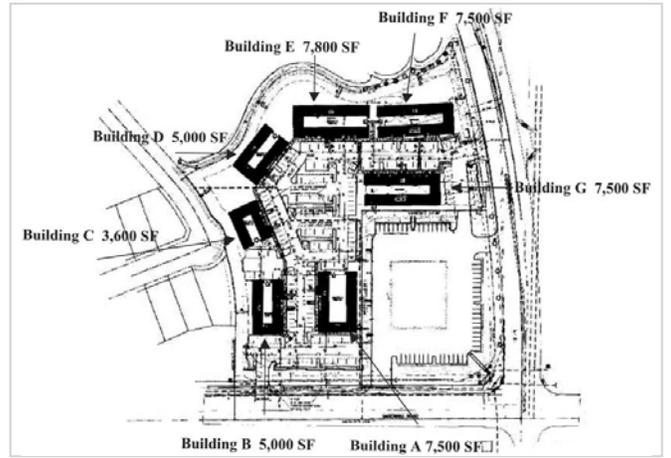
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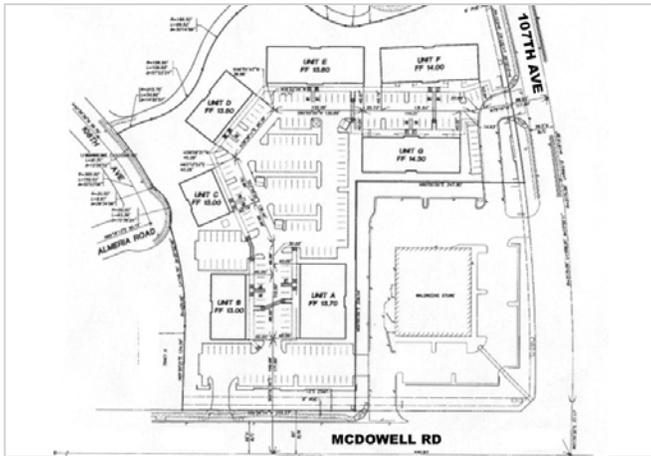
Under Construction 8/5/04



Building Photo



Site Plan



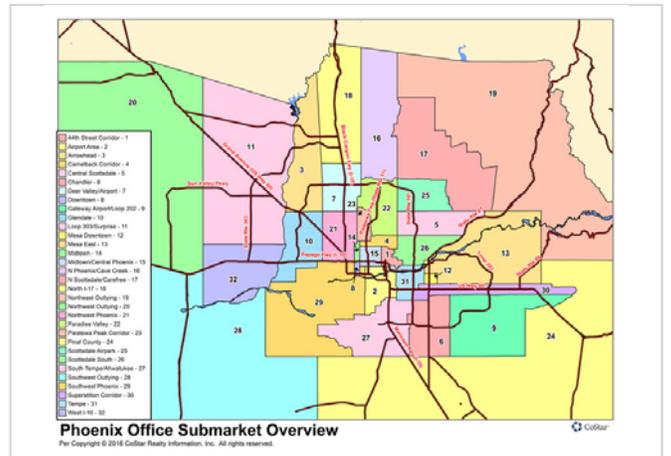
Plat Map



Glendale Office Submarket Map



West Phoenix Office Market Map



Phoenix Office Submarket Overview Map