



# 12409 W Indian School Rd - Bldg A

Indian School Crossing  
 Avondale, AZ 85392 - West I-10 Submarket  
 For Sale Condo - \$290,000(\$154.42/SF)  
 13,372 SF Class B Office Medical Condominium Building Built in 2002

## Sale

For Sale	Condo - \$290,000 (\$154.42/SF)		
Sale Type	Owner/User	Status	Active

## Building

Type	3 Star Office Condo		
Park	Indian School Crossing		
RBA	13,372 SF	Year Built	Dec 2002
Stories	1	Tenancy	Multi
Typical Floor	13,372 SF	Owner Occup	No
Class	B	Elevators	None
Construction	Masonry	Sprinklers	Yes
Taxes	\$1.93/SF (2016)		
Opex	\$5.39/SF (2012)		
Walk Score®	Car-Dependent (23)		
Transit Score®	Minimal Transit (0)		

## Land

Zoning	C-2, Avondale
Parcel	501-82-896, 501-82-897, 501-82-898, 501-82-899, 501-82-900, 501-82-901, 501-82-902, 501-82-903, 501-82-904, 501-82-905, 501-82-906, 501-82-907, 501-82-908, 501-82-909, 501-82-910, 501-82-911, 501-82-912, 501-82-913

## Tenants

Name	SF Occupied
Kukurin Chiropractic Desert Ha	1,782 SF
Scottsdale Center for Advancement of Neuroscience	990 SF
American Family Insurance	500 SF

## Building Notes

These are office condos on the market for \$173/SF.

## Public Transportation

Airport	Drive	Distance
Phoenix Sky Harbor International Airport	27 min	23.0 mi

## Location

Zip	85392
Submarket	West I-10
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. 123 149LS

## For Lease

Smallest Space	1,878 SF	Retail Avail	1,878 SF
Max Contiguous	1,878 SF		
# of Spaces	1		
Vacant	3,756 SF		
% Leased	71.9%		
Asking Rent	\$14.00/SF Triple Net		

## Space

Floor	SF Available	Use	Rent
P 1st	1,878 SF	Retail	\$14.00/NNN

## Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Jun 2010	3,839 SF	Off/Ret	\$19.00/NNN	Asking
Sep 2007	3,819 SF	Office	\$21.00/NNN	Asking
Feb 2006	1,889 SF	Office	\$16.00/NNN	Asking
Oct 2004	1,878 SF	Office	-	-
Oct 2004	3,700 SF	Office	-	-

6 Other Lease Comps

## Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	28.1%	▲ 14.0%
Submarket 2-4 Star	12.5%	▲ 0.5%
Market Overall	15.1%	▼ 0.5%
Gross Asking Rents Per SF		
Submarket 2-4 Star	\$21.08	▼ 12.2%
Market Overall	\$23.81	▲ 4.9%
Submarket Leasing Activity		
12 Mo. Leased SF	92,907	▲ 26.2%
Months on Market	10.0	▼ 8.8 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$0	\$42.1

## Property Contacts

Developer	Meese & Associates
Primary Leasing	Meese & Associates
Sale Broker	Meese & Associates

## Assessment

2016 Assessment		
Improvements	\$938,600	\$70.19/SF
Land	\$233,600	
Total Value	\$1,172,200	

### Demographics

	1 Mi	3 Mi
Population	12,378	87,686
Households	4,155	28,824
Average Age	32.50	34.40
Median HH Income	\$69,271	\$70,599
Daytime Employees	1,512	21,849
Population Growth '17-'22	8.6%	7.7%
Household Growth '17-'22	9.3%	7.7%

### Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
W Indian School Rd	N el Mirage Rd E	22,239	2015	0.06 mi
N Santa Fe Trl	W Flower St NE	5,647	2015	0.49 mi
W Indian School Rd	N el Mirage Rd W	19,912	2015	0.58 mi
N el Mirage Rd	Campbell Ave N	7,160	2015	0.61 mi
W Indian School Rd	N Dysart Rd W	24,186	2015	0.64 mi

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Property ID: 744137

Building Images



Primary Photo



Building Photo



Building Photo



Building Photo



Signage



Building Photo

