



12409 W Indian School Rd - Bldg B

Indian School Crossing
 Avondale, AZ 85392 - West I-10 Submarket
 1,200 SF Available with Avg Rent of \$18.00/sf/yr
 10,500 SF Class B Office Condominium Building Built in 2003

Building

Type	3 Star Office Condo		
Park	Indian School Crossing		
RBA	10,500 SF	Year Built	May 2003
Stories	1	Tenancy	Multi
Typical Floor	10,500 SF	Owner Occup	No
Class	B	Elevators	None
Construction	Masonry		
Taxes	\$1.33/SF (2012)		
Walk Score®	Car-Dependent (23)		
Transit Score®	Minimal Transit (0)		

Land

Zoning	C-2
Parcel	501-82-064, 501-82-920, 501-82-921, 501-82-922, 501-82-923, 501-82-924, 501-82-925

Tenants

Name	SF Occupied
Arizona Natural Resources Conservation Service	8,615 SF
Avondale Spinal Rehab Center	1,890 SF

Building Notes

This is an office condo.

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

For Lease

Smallest Space	1,200 SF	Office/Med Avail	1,200 SF
Max Contiguous	1,200 SF		
# of Spaces	1		
Vacant	1,200 SF		
% Leased	88.6%		
Asking Rent	\$18.00/SF Triple Net		

Space

Floor	SF Available	Use	Rent
P 1st	1,200 SF	Off/Med	\$18.00/NNN

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Jan 2006	1,887 SF	Office	\$16.00/NNN	Asking
Sep 2003	1,885 SF	Off/Ret	-	-

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	11.4%	↔ 0.0%
Submarket 2-4 Star	12.5%	↑ 0.5%
Market Overall	15.1%	↓ 0.5%

Gross Asking Rents Per SF

Current Building	\$25.86	↔	0.0%
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

Recorded Owner	Camelback 240 Acres, LP
Owner Type	Developer/Owner-RGNL
Developer	Meese & Associates
Primary Leasing	Eagle Commercial Realty Services

Assessment

2016 Assessment

Improvements	\$206,200	\$19.64/SF
Land	\$51,300	
Total Value	\$257,500	16% of last sale

Demographics

	1 Mi	3 Mi
Population	12,212	87,625
Households	4,105	28,794
Average Age	32.50	34.30
Median HH Income	\$69,266	\$70,524
Daytime Employees	1,430	21,844
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	0.07 mi
N Santa Fe Trl	W Flower St NE	5,647	2015	0.50 mi
W Indian School Rd	N el Mirage Rd W	19,912	2015	0.55 mi
N el Mirage Rd	Campbell Ave N	7,160	2015	0.60 mi
W Indian School Rd	N Dysart Rd W	24,186	2015	0.67 mi

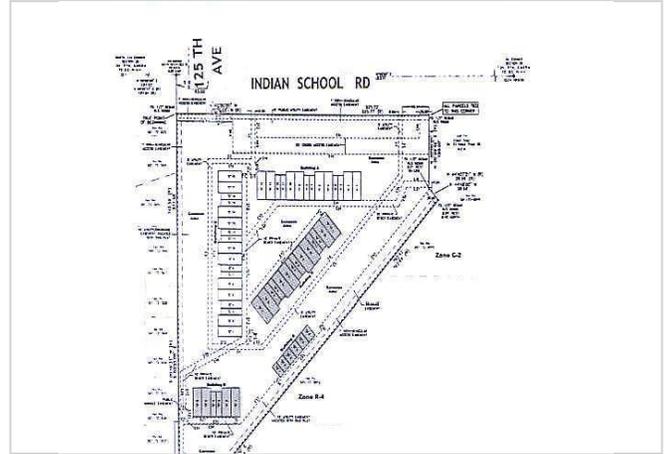
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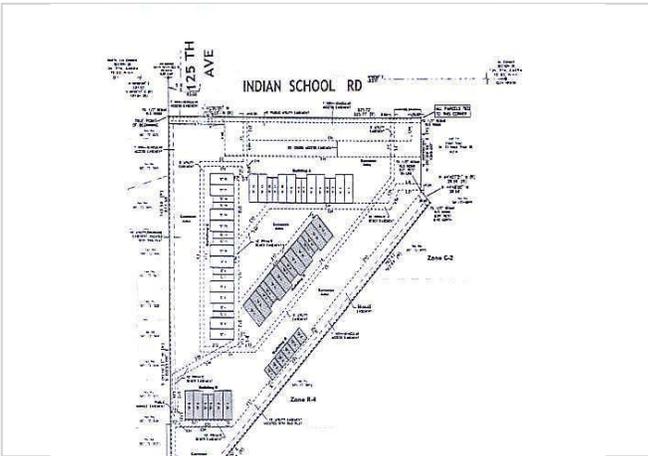
Building Images



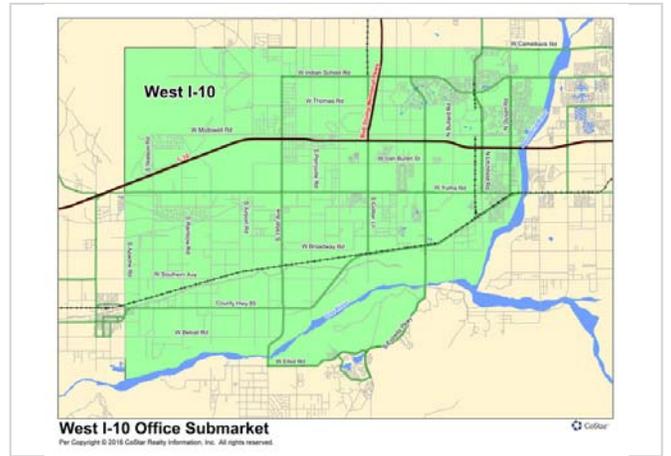
Primary Photo



Plat Map



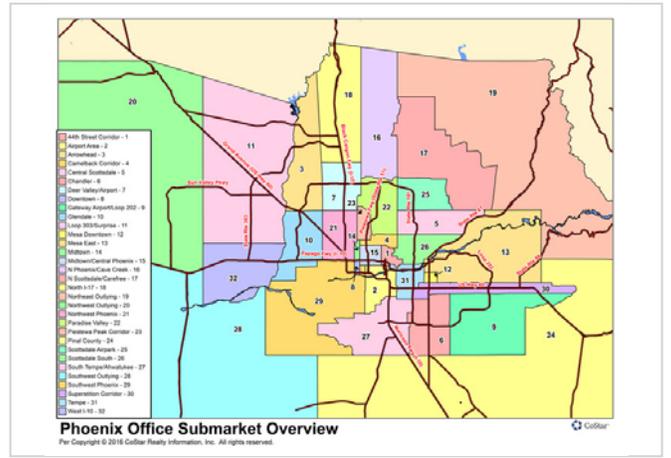
Plat Map



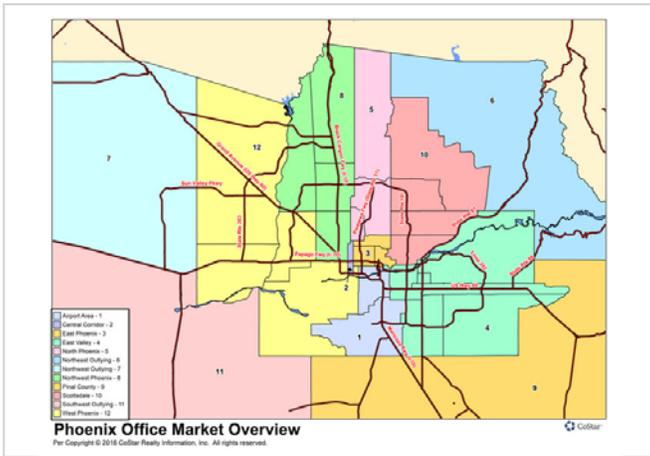
West I-10 Office Submarket Map



West Phoenix Office Market Map



Phoenix Office Submarket Overview Map



Phoenix Office Market Overview Map