



13065 W McDowell Rd - Bldg C

Rancho Santa Fe Center
 Avondale, AZ 85392 - West I-10 Submarket
 Property For Sale as part of a Portfolio
 14,168 SF Class B Office Medical Building Built in 2003

Sale

For Sale	Part of a Portfolio - \$17,850,000 (\$213.36/SF)		
Cap Rate	6.88%	Properties	7
Sale Type	Investment	Status	Active

Building

Type	2 Star Office		
Park	Rancho Santa Fe Center		
RBA	14,168 SF	Year Built	Jun 2003
Stories	1	Tenancy	Multi
Typical Floor Class	14,168 SF B	Owner Occup Elevators	No None
Parking	Covered Spaces @ \$30.00/mo		
Taxes	\$13.65/SF (2012)		
Walk Score®	Somewhat Walkable (55)		
Transit Score®	Some Transit (37)		

Land

Land Acres	3.97 AC	Land SF	172,807 SF
Bldg FAR	0.08		
Zoning	C-1		
Parcel	500-02-001E		

Tenants

Name	SF Occupied
WAIDAZ LLC	1,328 SF
Cardiac Solutions Llc	1,306 SF
Theresa Beltran	249 SF
Sonoran Life Solutions	154 SF

Building Notes

This is a garden-style medical, dental and professional office complex. The property is located in a high growth area with easy access to I-10 and adjacent to Master planned community of Palm Valley.

Public Transportation

Airport	Drive	Distance
Phoenix Sky Harbor International Airport	25 min	21.5 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	1,367 SF	Office Avail	1,367 SF
Max Contiguous	1,367 SF		
# of Spaces	1		
Vacant	1,367 SF		
% Leased	90.4%		
Asking Rent	\$25.50/SF Modified Gross		

Space

Floor	SF Available	Use	Rent
P 1st	1,367 SF	Office	\$25.50/MG

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Sep 2016	204 SF	Office	\$25.00/MG	Asking
Oct 2015	154 SF	Office	\$25.00/MG	Effective
Mar 2015	431 SF	Office	\$24.50/MG	Asking
Sep 2014	1,278 SF	Office	\$20.00/FS	Asking
Dec 2013	1,328 SF	Office	\$20.00/FS	Asking

35 Other Lease Comps

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	9.6%	↑ 8.2%
Submarket 1-3 Star	12.8%	↑ 0.1%
Market Overall	15.1%	↓ 0.5%
Gross Asking Rents Per SF		
Current Building	\$25.00	↔ 0.0%
Submarket 1-3 Star	\$20.09	↓ 14.3%
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

True Owner	Holualoa Companies
Owner Type	Developer/Owner-NTL
Developer	The Plaza Companies
Property Manager	Plaza del Rio Management
Architect	Archicon, L.C.
Primary Leasing	The Plaza Companies
Sale Broker	Cushman & Wakefield

Assessment

2016 Assessment		
Improvements	\$7,172,800	\$506.27/SF
Land	\$1,193,900	\$6.91/SF
Total Value	\$8,366,700	\$48.42/SF

Demographics

	1 Mi	3 Mi
Population	9,049	94,679
Households	3,070	30,887
Average Age	35.50	33.70
Median HH Income	\$64,311	\$63,902
Daytime Employees	6,390	27,581
Population Growth '17-'22	7.6%	7.9%
Household Growth '17-'22	7.8%	8.1%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
W McDowell Rd	N Rancho Santa ...	18,815	2015	0.10 mi
W Rancho Santa ...	N Dysart Rd W	6,936	2015	0.14 mi
W Rancho Santa ...	N Rancho Santa ...	9,673	2012	0.14 mi
N Dysart Rd	W Rancho Santa...	38,612	2015	0.24 mi
N Rancho Santa F...	N Santa Fe Trl N	6,245	2015	0.28 mi

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Property ID: 712575

Building Images



Primary Photo



Building Photo



Building Photo



Building Photo



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Building Photo



Building Photo



Building Photo



Locational Map



Aerial