

SW 107th Ave & McDowell Rd

SWC 107th Ave & McDowell Rd

Avondale, AZ 85392 - Glendale Submarket

30,000 SF For Sale Future Availability of 30,000 SF with Avg Rent of \$23.00/sf/yr

30,000 SF Proposed Class B Office Medical Building to Begin Construction 6/2017

Sale

For Sale	Price Not Disclosed	Status	Active
Sale Type	Investment		

Building

Type 4 Star Office - Proposed

RBA 30,000 SF

Stories 1

Typical Floor 30,000 SF

Class B

Taxes \$0.01/SF (2015)

Walk Score® Car-Dependent (20)

Transit Score® Some Transit (34)

Land

Parcel 102-56-001J

Location

Zip	85392
Submarket	Glendale
Submarket Cluster	West Phoenix
Market	Phoenix
County	Maricopa
State	Arizona
CBSA	Phoenix-Mesa-Scottsdale, AZ
DMA	Phoenix, AZ

For Lease

Smallest Space	30,000 SF	Medical Avail	30,000 SF
Max Contiguous	30,000 SF		
# of Spaces	1		

Vacant 0 SF

% Leased 0%

Asking Rent \$23.00/SF Triple Net

Space

Floor	SF Available	Use	Rent
E 1st	30,000 SF	Medical	\$23.00/NNN

Market Conditions

Vacancy Rates	Current	YOY Change
Submarket 3-5 Star	21.3%	↑ 1.1%
Market Overall	15.1%	↓ 0.5%

Gross Asking Rents Per SF

Submarket 3-5 Star	\$24.11	↑ 5.9%
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 Fer Properties

Primary Leasing CBRE

Sale Broker CBRE

Assessment**2016 Assessment**

Land \$7,895

Demographics

	1 Mi	3 Mi
Population	9,215	101,502
Households	3,070	31,318
Average Age	31.60	32.00
Median HH Income	\$63,665	\$60,897
Daytime Employees	4,292	25,807
Population Growth '17-'22	↑ 7.7%	↑ 8.1%
Household Growth '17-'22	↑ 7.9%	↑ 8.3%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
N 107th Ave	W McDowell Rd N	16,890	2011	0.06 mi
N 107th Ave	Crystal Gardens ...	14,692	2015	0.19 mi
I- 10	N 107th Ave E	4,317	2010	0.21 mi
I- 10	N 107th Ave W	2,429	2010	0.25 mi
W McDowell Rd	N 109th Ave E	19,240	2015	0.28 mi

Made with TrafficMetrix® Products

Property ID: 10118120

Building Images



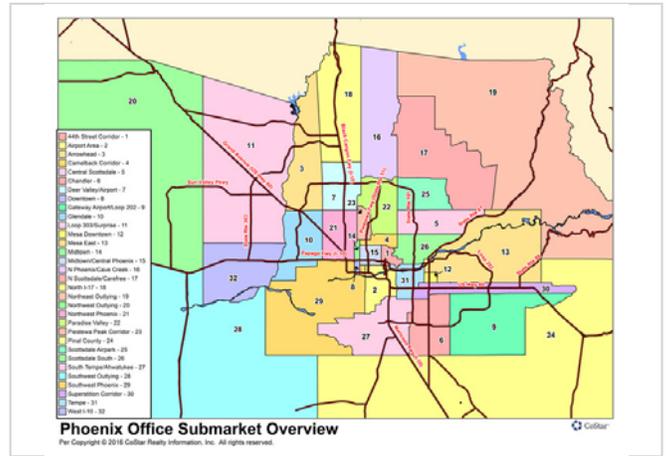
Site Plan



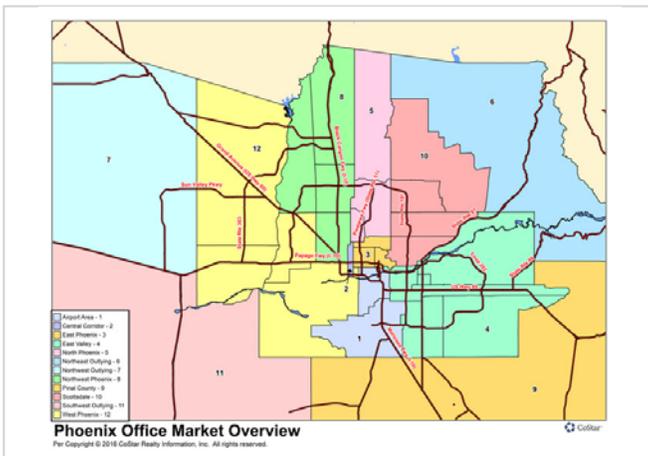
Glendale Office Submarket Map



West Phoenix Office Market Map



Phoenix Office Submarket Overview Map



Phoenix Office Market Overview Map