



515 N Central Ave

Avondale, AZ 85323 - Goodyear Ret Submarket
 4,700 SF Available for lease
 4,700 SF Retail Freestanding Building Built in 2005

Building

| | | | |
|---------------|--|-------------|-------|
| Type | 3 Star Retail Freestanding | | |
| GLA | 4,700 SF | Year Built | 2005 |
| Stories | 1 | Tenancy | Multi |
| Typical Floor | 4,700 SF | Owner Occup | No |
| Docks | None | Elevators | None |
| Construction | Masonry | | |
| Parking | 16 free Surface Spaces are available; Ratio of 3.33/1,000 SF | | |
| Frontage | 208' on Central Ave (with 1 curb cut) | | |
| Taxes | \$0.11/SF (2016) | | |
| Opex | \$1.70/SF (2011-Est) | | |

Walk Score® Somewhat Walkable (57)
 Transit Score® Some Transit (36)

Land

| | | | |
|------------|-------------|---------|----------|
| Land Acres | 0.16 AC | Land SF | 7,000 SF |
| Bldg FAR | 0.67 | | |
| Zoning | C-1 | | |
| Parcel | 500-18-041B | | |

Location

| | |
|-------------------|-----------------------------|
| Zip | 85323 |
| Submarket | Goodyear Ret |
| Submarket Cluster | West Phoenix Ret |
| Market | Phoenix |
| County | Maricopa |
| State | Arizona |
| CBSA | Phoenix-Mesa-Scottsdale, AZ |
| DMA | Phoenix, AZ |

For Lease

| | | | |
|----------------|-----------------------|------------------|----------|
| Smallest Space | 1,500 SF | Office/Ret Avail | 4,700 SF |
| Max Contiguous | 4,700 SF | | |
| # of Spaces | 1 | | |
| Vacant | 4,700 SF | | |
| % Leased | 0% | | |
| Asking Rent | \$13.50/SF Triple Net | | |

Space

| Floor | SF Available | Use | Rent |
|-------|------------------|---------|-------------|
| E 1st | 1,500 - 4,700 SF | Off/Ret | \$13.50/NNN |

Market Conditions

| Vacancy Rates | Current | YOY Change |
|--------------------|---------|------------|
| Current Building | 100% | ↑ 1.7% |
| Submarket 2-4 Star | 14.2% | ↑ 2.5% |
| Market Overall | 8.7% | ↓ 0.1% |

NNN Asking Rents Per SF

| | | | |
|--------------------|---------|---|------|
| Current Building | \$13.50 | ↔ | 0.0% |
| Submarket 2-4 Star | \$14.16 | ↑ | 7.7% |
| Market Overall | \$15.39 | ↑ | 5.5% |

Submarket Leasing Activity

| | | | |
|------------------|--------|---|--------|
| 12 Mo. Leased SF | 92,235 | ↓ | 28.8% |
| Months on Market | 31.6 | ↑ | 0.7 mo |

Submarket Sales Activity

| | Current | Prev Year |
|----------------------------|---------|-----------|
| 12 Mo. Sales Volume (Mil.) | \$20.7 | \$10.9 |
| 12 Mo. Price Per SF | \$266 | \$192 |

Property Contacts

| | |
|-----------------|-------------|
| Recorded Owner | BTS One LLC |
| Owner Type | Individual |
| Primary Leasing | BTS One LLC |

Demographics

| | 1 Mi | 3 Mi |
|---------------------------|----------|----------|
| Population | 14,583 | 67,073 |
| Households | 4,461 | 21,322 |
| Average Age | 32.30 | 32.60 |
| Median HH Income | \$32,840 | \$56,641 |
| Daytime Employees | 5,531 | 24,953 |
| Population Growth '17-'22 | ↑ 8.2% | ↑ 8.0% |
| Household Growth '17-'22 | ↑ 8.5% | ↑ 8.2% |

Traffic

| Collection Street | Cross Street | Traffic Vol | Year | Distance |
|-------------------|--------------------|-------------|------|----------|
| N Central Ave | W Loma Linda Bl... | 8,566 | 2015 | 0.16 mi |
| W Western Ave | S 3rd Ave W | 7,560 | 2015 | 0.39 mi |
| E Western Ave | S 4th St E | 5,468 | 2015 | 0.41 mi |
| N 8th St | E Jackson St N | 18,298 | 2015 | 0.49 mi |
| N Litchfield Rd | E Crescent Dr N | 16,696 | 2012 | 0.53 mi |

Made with TrafficMetrix® Products

Assessment

2016 Assessment

| | | |
|------|----------|-----------|
| Land | \$24,000 | \$3.43/SF |
|------|----------|-----------|

Property ID: 8164450

Building Images



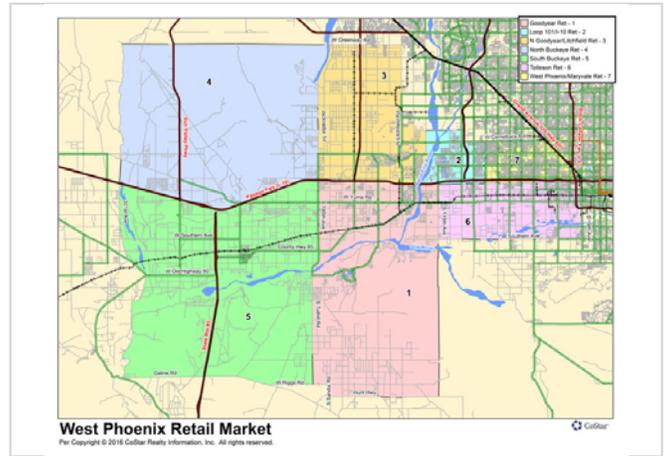
Primary Photo



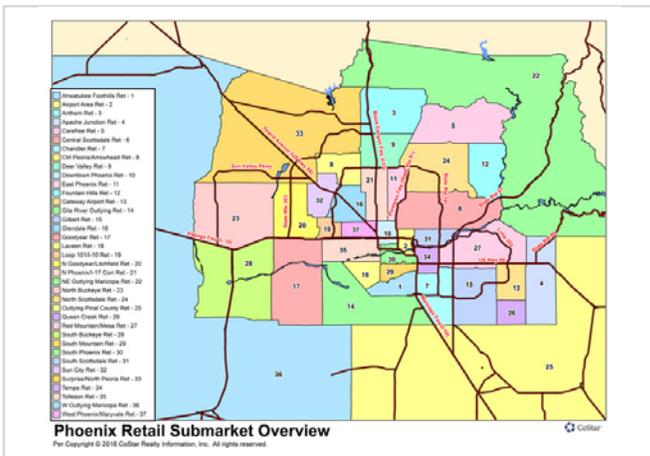
Building Photo



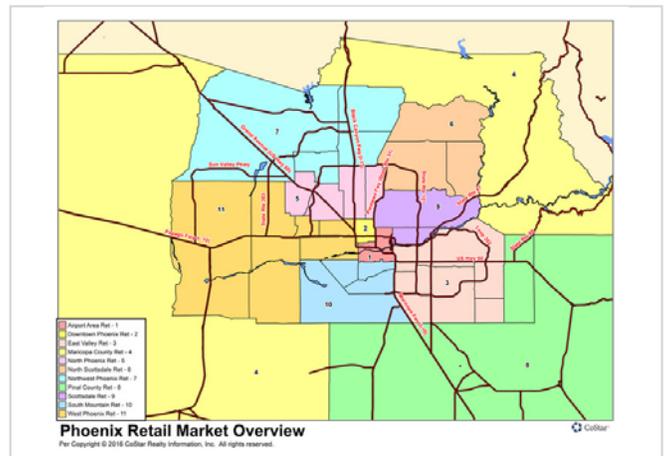
Goodyear Retail Submarket Map



West Phoenix Retail Market Map



Phoenix Retail Submarket Overview Map



Phoenix Retail Market Overview Map