



1450 N Dysart Rd - Food City

SWC of Dysart & Van Buren/Avondale Plaza
 Avondale, AZ 85323 - Goodyear Ret Submarket
 14,000 SF Available for lease
 42,559 SF Retail Supermarket (Community Center) Building Built in 1987

Building

Type Center	3 Star Retail Supermarket (Community Center) Avondale Plaza		
GLA	42,559 SF	Year Built	1987
Stories	1	Tenancy	Single
Typical Floor	42,559 SF	Owner Occup	No
Building Ht	16'	Elevators	None
Docks	None	Sprinklers	None
Construction	Masonry		
Parking	200 Surface Spaces are available; Ratio of 4.70/1,000 SF		
Frontage	N Dysart		
Taxes	\$1.77/SF (2016)		
Walk Score®	Somewhat Walkable (65)		
Transit Score®	Some Transit (37)		

Land

Land Acres	3.73 AC	Land SF	162,479 SF
Bldg FAR	0.26		
Zoning	C-2, Avondale		
Parcel	500-10-008F		

Tenants

Name	SF Occupied
● Food City	42,559 SF
● Subway	1,500 SF
● Anchors	

Amenities

Drive Thru	Signalized Intersection
Pylon Sign	

Building Notes

10/04: HMC Enterprises purchased the property from L & G Dysart LLC. Marcus and Millichap represented the seller, L & G Dysart LLC. For further information, please reference Comps #PXC-40257.

3/03: L & G Dysart LLC, represented by Marcus & Millichap, purchased the plaza. Chapman-Lindsey Commercial represented the seller, Old Pueblo Centers LP. For further information, please refer to Comps #PXC-26802-04-0320.

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
Map (Page)	Wide World of Maps, Inc. 145 148LV

For Lease

Smallest Space	14,000 SF	Retail Avail	14,000 SF
Max Contiguous	14,000 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100%		
Asking Rent	Withheld		

Space

Floor	SF Available	Use	Rent
P 1st	14,000 SF	Retail	Withheld

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	14.2%	↑ 2.5%
Market Overall	8.7%	↓ 0.1%

NNN Asking Rents Per SF

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

True Owner	Hanhil Properties, Inc
Recorded Owner	Prime Real Estate Investments, LLC
Owner Type	Developer/Owner-RGNL
Primary Leasing	ZELL Commercial Real Estate Services, Inc.

Demographics

	1 Mi	3 Mi
Population	10,474	78,798
Households	3,243	25,070
Average Age	32.70	32.60
Median HH Income	\$36,709	\$58,484
Daytime Employees	7,081	25,002
Population Growth '17-'22	↑ 8.3%	↑ 7.8%
Household Growth '17-'22	↑ 8.5%	↑ 7.9%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
E Van Buren St	N Palo Verde Dr E	28,838	2012	0.23 mi
E Van Buren St	N 4th St E	29,396	2015	0.23 mi
N Dysart Rd	E Nuttal Rd N	35,937	2015	0.40 mi
Elesio C Felix Jr W...	Eliseo C Felix Jr ...	1,807	2015	0.41 mi
N 8th St	E Jackson St N	18,298	2015	0.42 mi

Made with TrafficMetrix® Products

Assessment

2016 Assessment

Improvements	\$2,102,200	\$49.39/SF	
Land	\$976,700	\$6.01/SF	
Total Value	<u>\$3,078,900</u>	<u>\$18.95/SF</u>	91% of last sale

Property ID: 50200

Building Images



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



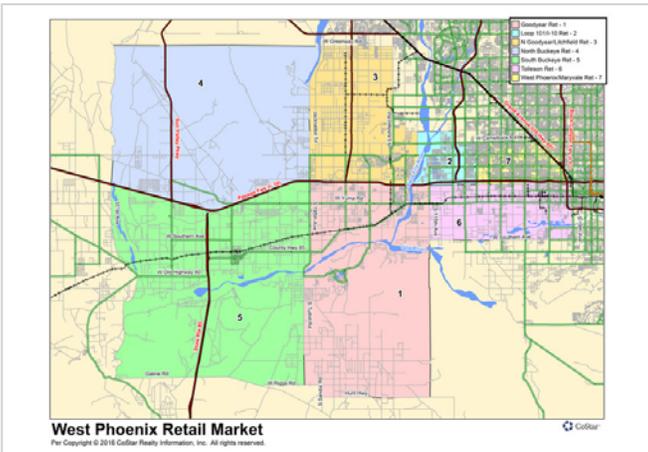
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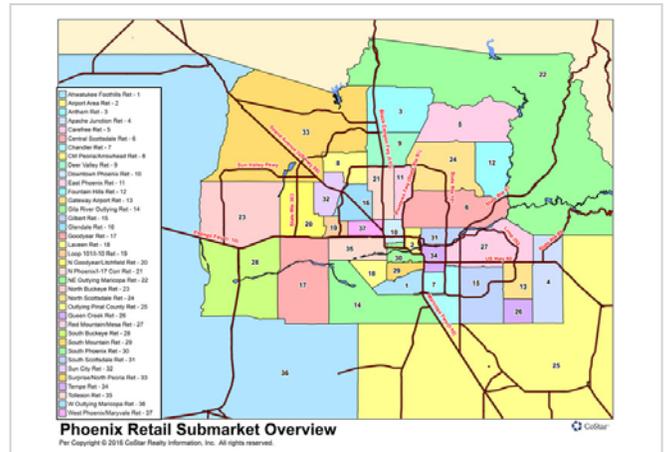
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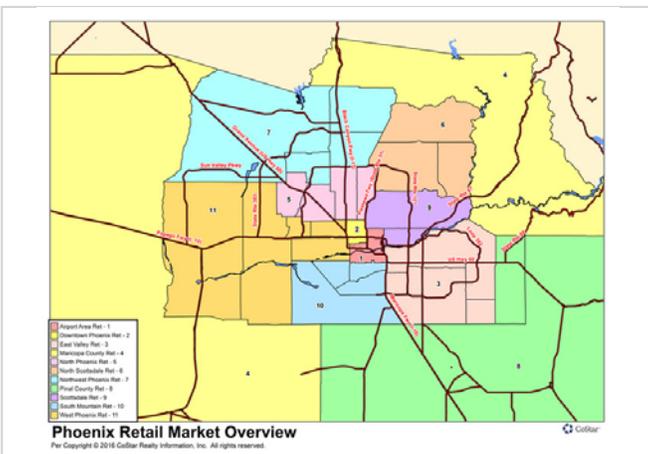
Goodyear Retail Submarket Map



West Phoenix Retail Market Map



Phoenix Retail Submarket Overview Map



Phoenix Retail Market Overview Map