



# 1477 N Dysart Rd - Building C

Coldwater Creek Plaza  
 Avondale, AZ 85323 - Goodyear Ret Submarket  
 16,538 SF Available for lease  
 20,430 SF Retail (Power Center) Building Built in 2005

## Building

Type Center	3 Star Retail (Power Center) Coldwater Creek Plaza		
GLA	20,430 SF	Year Built	2005
Stories	1	Tenancy	Multi
Typical Floor	20,430 SF	Owner Occup	No
Parking	200 Surface Spaces are available; Ratio of 9.79/1,000 SF		
Frontage	351' on Dysart Rd		
Taxes	\$3.66/SF (2012)		
Opex	\$2.61/SF (2010)		
Walk Score®	Somewhat Walkable (56)		
Transit Score®	Some Transit (40)		

## Land

Land Acres	2.94 AC	Land SF	128,022 SF
Bldg FAR	0.16		
Zoning	C-C		
Parcel	500-02-070		

## Tenants

Name	SF Occupied
Oasis Bedrooms	6,430 SF

## 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	4,200 SF	Retail Avail	16,538 SF
Max Contiguous	12,338 SF		
# of Spaces	2		
Vacant	4,200 SF		
% Leased	79.4%		
Asking Rent	Withheld		

## Space

Floor	SF Available	Use	Rent
P 1st	12,338 SF	Retail	Withheld
P 1st	4,200 SF	Retail	Withheld

## Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Apr 2011	14,043 SF	Retail	\$8.78/NNN	Effective

## Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	20.6%	↔ 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

Recorded Owner	Southwestern Furniture of Wisconsin, LLC
Primary Leasing	Newmark Knight Frank

## Demographics

	1 Mi	3 Mi
Population	8,537	88,576
Households	2,787	28,421
Average Age	32.30	33.00
Median HH Income	\$34,686	\$61,121
Daytime Employees	7,021	26,665
Population Growth '17-'22	↑ 8.2%	↑ 8.0%
Household Growth '17-'22	↑ 8.4%	↑ 8.2%

**Traffic**

Collection Street	Cross Street	Traffic Vol	Year	Distance
N Dysart Rd	E Nuttal Rd N	35,937	2015	0.15 mi
E Van Buren St	N 4th St E	29,396	2015	0.49 mi
E Van Buren St	N Palo Verde Dr E	28,838	2012	0.49 mi
W Van Buren St	N 127th Ave E	17,394	2015	0.50 mi
W Van Buren St	E Van Buren St W	18,214	2012	0.50 mi

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**Assessment**

## 2016 Assessment

Improvements	\$3,208,400	\$157.04/SF
Land	\$325,100	\$2.54/SF
Total Value	\$3,533,500	\$27.60/SF

Property ID: 5342457

### Building Images



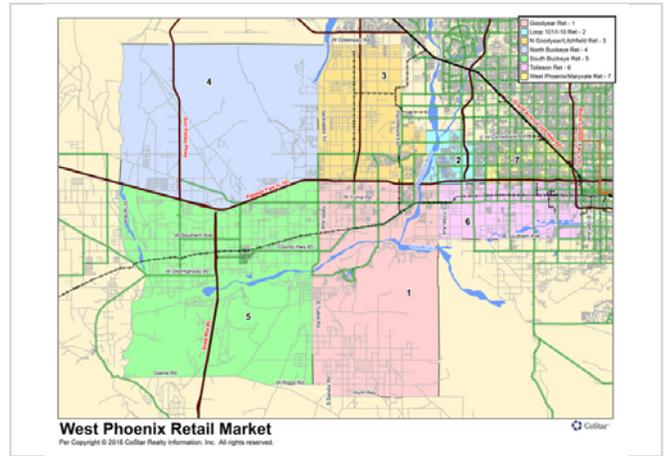
Primary Photo



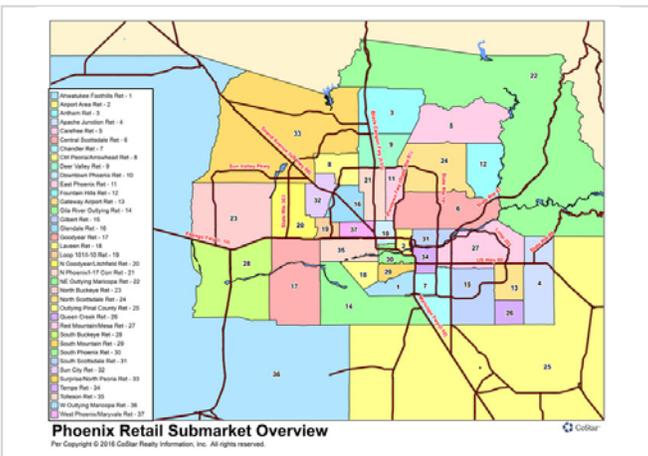
Site Plan



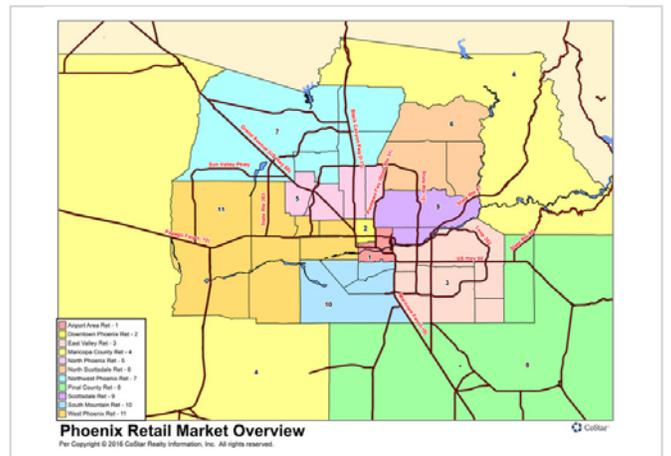
Goodyear Retail Submarket Map



West Phoenix Retail Market Map



Phoenix Retail Submarket Overview Map



Phoenix Retail Market Overview Map