

200 N Avondale Blvd - Staples & Shops



Coldwater Springs Promenade
 Avondale, AZ 85323 - Goodyear Ret Submarket
 1,200 SF Available for lease
 33,731 SF Retail (Neighborhood Center) Building Built in 2008

Building

Type Center	4 Star Retail (Neighborhood Center) Coldwater Springs Promenade		
GLA	33,731 SF	Year Built	2008
Stories	1	Tenancy	Multi
Typical Floor	33,731 SF	Owner Occup	No
Docks	None	Sprinklers	Wet
Construction	Masonry		
Parking	80 free Surface Spaces are available; Ratio of 2.37/1,000 SF		
Frontage	489' on Avondale Blvd (with 2 curb cuts)		
Taxes	\$2.05/SF (2012)		
Opex	\$2.41/SF (2011)		
Walk Score®	Car-Dependent (27)		
Transit Score®	Some Transit (36)		

Land

Land Acres	3.92 AC	Land SF	170,755 SF
Bldg FAR	0.20		
Zoning	C-2 PAD, Avondale		
Parcel	500-29-980		

Tenants

Name	SF Occupied
Planet Fitness	20,388 SF
Action Sports	4,268 SF
Metro PCS	1,250 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
Map (Page)	Wide World of Maps, Inc. 145 150LV

For Lease

Smallest Space	1,200 SF	Retail Avail	1,200 SF
Max Contiguous	1,200 SF		
# of Spaces	1		
Vacant	1,200 SF		
% Leased	96.4%		
Asking Rent	Withheld		

Space

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

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Mar 2016	1,250 SF	Retail	\$14.81/NNN	Effective
Jan 2016	4,268 SF	Retail	\$11.25/NNN	Effective
Dec 2014	20,388 SF	Retail	\$18.00 - 22.00/NNN	Asking

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	3.6%	↓ 16.4%
Submarket 3-5 Star	11.6%	↑ 2.5%
Market Overall	8.7%	↓ 0.1%

NNN Asking Rents Per SF

Submarket 3-5 Star	\$15.23	↓ 2.6%
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	Reddy Development, LLC
Recorded Owner	RDEV Coldwater Springs, LLC
Owner Type	Developer/Owner-RGNL
Primary Leasing	Strategic Retail Group

Demographics

	1 Mi	3 Mi
Population	11,004	91,525
Households	3,507	28,469
Average Age	30.20	32.40
Median HH Income	\$63,514	\$59,963
Daytime Employees	2,038	27,056
Population Growth '17-'22	↑ 7.9%	↑ 8.3%
Household Growth '17-'22	↑ 8.1%	↑ 8.4%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
W Van Buren St	111th Ave E	10,508	2015	0.40 mi
W Van Buren St	N Links Dr W	17,424	2015	0.40 mi
N 115th Ave	W Van Buren St S	34,066	2012	0.42 mi
N 115th Ave	W Roosevelt St N	27,653	2015	0.42 mi
W Coldwater Sprin...	118th Ln NE	6,396	2015	0.45 mi

Made with TrafficMetrix® Products

Assessment

2016 Assessment

Improvements	\$2,764,100	\$81.95/SF
Land	\$503,400	\$2.95/SF
Total Value	\$3,267,500	\$19.14/SF

Property ID: 7410612

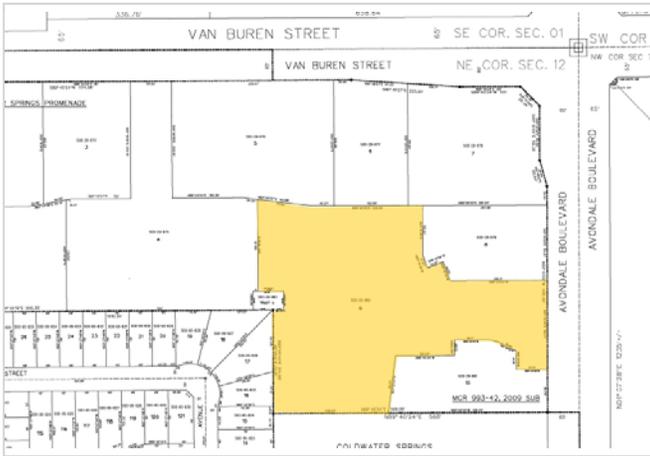
Building Images



Primary Photo



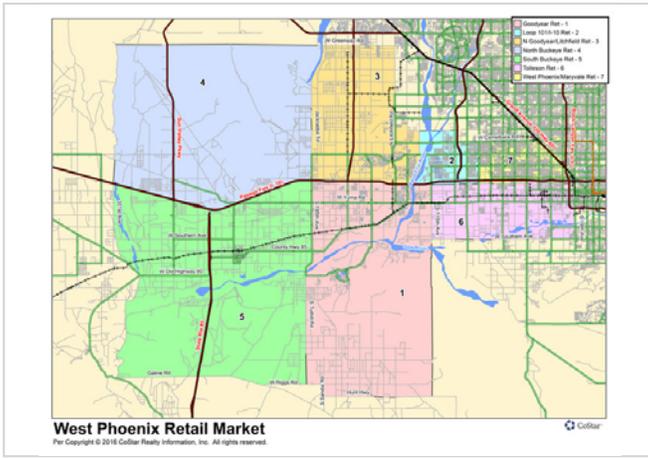
Building Photo



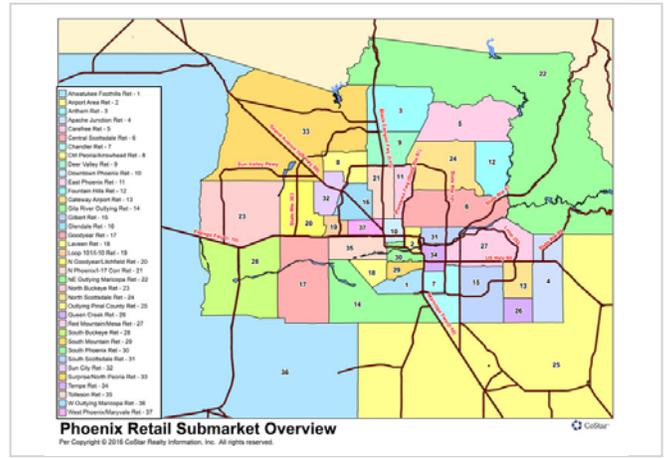
Plat Map



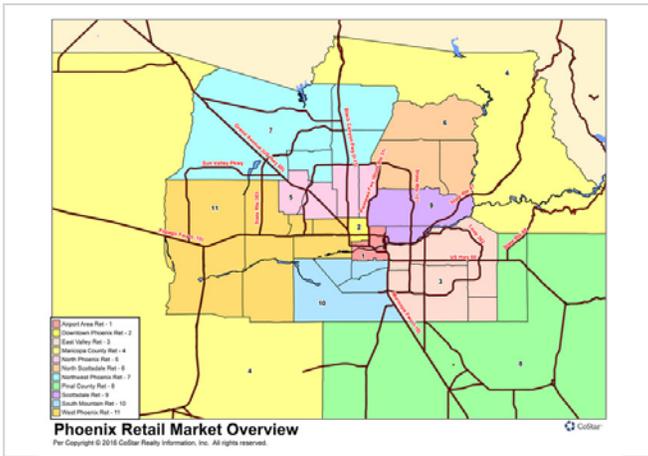
Goodyear Retail Submarket Map



West Phoenix Retail Market Map



Phoenix Retail Submarket Overview Map



Phoenix Retail Market Overview Map