



10105 W McDowell Rd

SWC of McDowell Rd & 99th Ave - Pad A/Gateway Crossing
 Avondale, AZ 85392 - Loop 101/I-10 Ret Submarket
 15,000 SF Available for lease
 25,000 SF Retail Freestanding (Community Center) Building Built in 2017

Building

Type Center	3 Star Retail Freestanding (Community Center) Gateway Crossing		
GLA	25,000 SF	Year Built	Jun 2017
Stories	1	Tenancy	Multi
Typical Floor	25,000 SF	Owner Occup	No
Docks	None	Sprinklers	Yes
Frontage	67' on W McDowell Rd (with 5 curb cuts)		
Taxes	\$16.84/SF (2012)		
Walk Score®	Car-Dependent (41)		
Transit Score®	Some Transit (37)		

Land

Zoning	PAD
Parcel	102-54-072

Amenities

Drive Thru	Signalized Intersection
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Location

Zip	85392
Submarket	Loop 101/I-10 Ret
Submarket Cluster	West Phoenix Ret
Market	Phoenix
County	Maricopa
State	Arizona
CBSA	Phoenix-Mesa-Scottsdale, AZ
DMA	Phoenix, AZ

For Lease

Smallest Space	15,000 SF	Retail Avail	15,000 SF
Max Contiguous	15,000 SF		
# of Spaces	1		
Vacant	15,000 SF		
% Leased	40.0%		
Asking Rent	Withheld		
CAM	Withheld		

Space

Floor	SF Available	Use	Rent
P 1st	15,000 SF	Retail	Withheld

Market Conditions

<u>Vacancy Rates</u>	Current	YOY Change
Current Building	60.0%	-
Submarket 2-4 Star	7.4%	↑ 1.9%
Market Overall	8.7%	↓ 0.1%
<u>NNN Asking Rents Per SF</u>		
Submarket 2-4 Star	\$21.87	↑ 21.9%
Market Overall	\$15.39	↑ 5.5%
<u>Submarket Leasing Activity</u>		
12 Mo. Leased SF	86,740	↑ 37.2%
Months on Market	11.2	↓ 15.6 mo
<u>Submarket Sales Activity</u>		
	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$42.4	\$3.6
12 Mo. Price Per SF	\$211	\$178

Property Contacts

True Owner	J. Walters Construction Co.
Recorded Owner	Gateway Crossing SC LLC
Owner Type	Developer/Owner-NTL
Primary Leasing	Mutual Property Advisors LLC

Demographics

	1 Mi	3 Mi
Population	5,172	103,948
Households	1,810	31,741
Average Age	30.20	31.70
Median HH Income	\$51,118	\$54,284
Daytime Employees	5,856	24,889
Population Growth '17-'22	↑ 7.5%	↑ 8.4%
Household Growth '17-'22	↑ 7.6%	↑ 8.5%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Dealer Dr	103rd Ave SW	6,694	2010	0.23 mi
W McDowell Rd	N 99th Ave E	24,101	2010	0.24 mi
W McDowell Rd	N 103rd Ave E	20,503	2015	0.26 mi
N 99th Ave	W McDowell Rd N	28,324	2015	0.28 mi
I- 10	N 107th Ave W	159,428	2015	0.29 mi

Made with TrafficMetrix® Products

Assessment

2016 Assessment

Improvements	\$12,924,200	\$516.97/SF
Land	\$2,395,800	
Total Value	\$15,320,000	

Property ID: 6834638

Building Images



Primary Photo



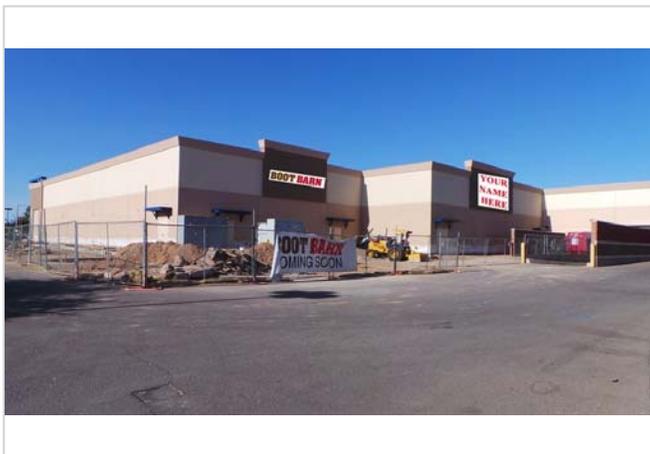
Building Photo



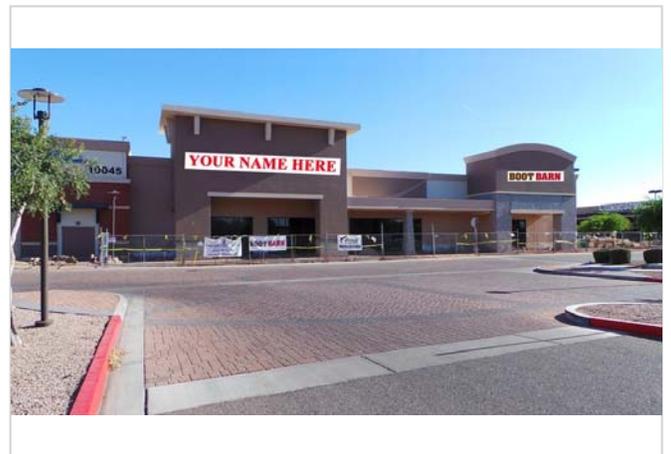
Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



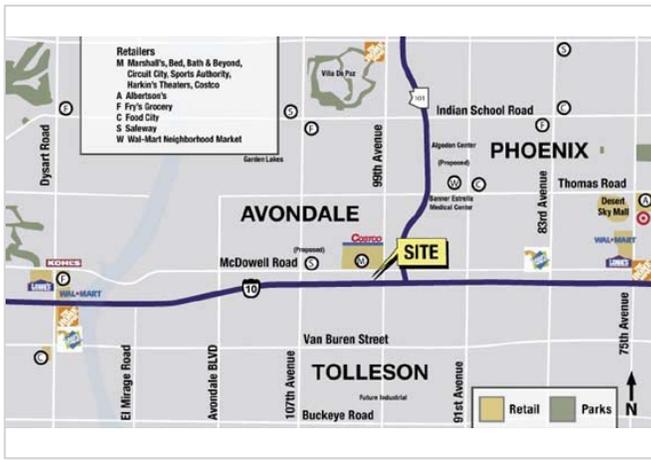
Building Photo



Building Photo



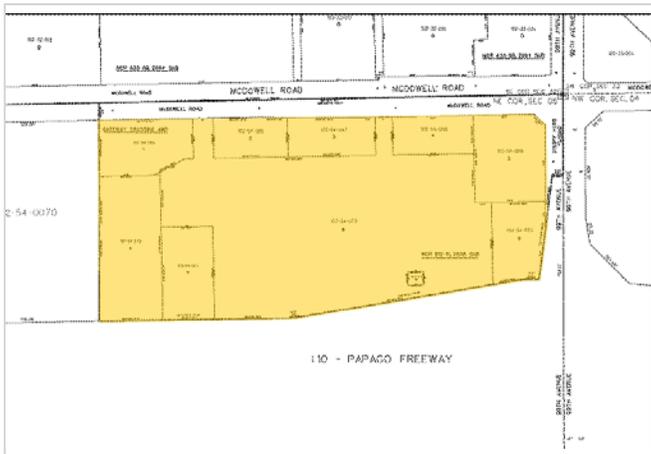
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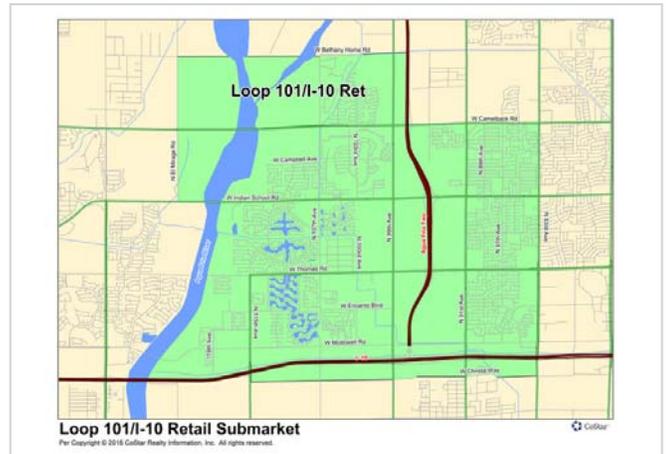
Location Map



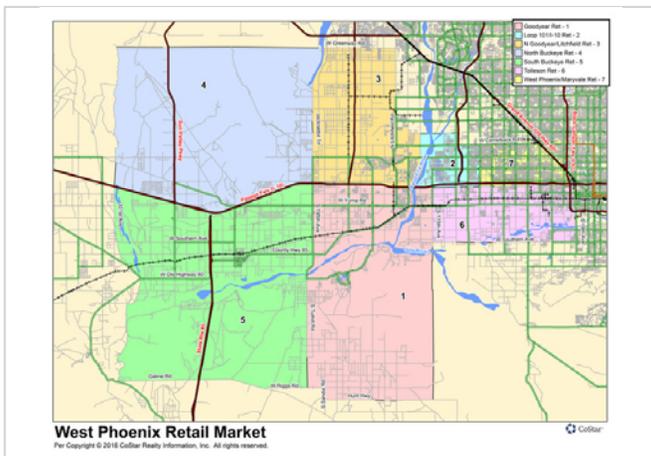
Aerial



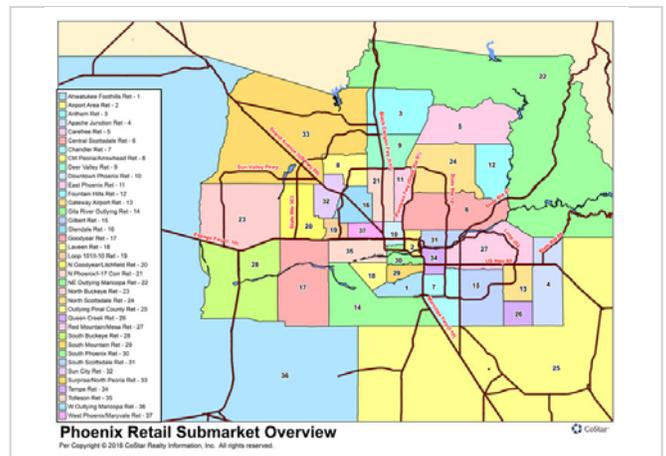
Plat Map



Loop 101/I-10 Retail Submarket Map



West Phoenix Retail Market Map



Phoenix Retail Submarket Overview Map