10050-10160 W McDowell Rd - Gateway Pavilions

Avondale, AZ 85392 - Loop 101/I-10 Ret Submarket
37,500 SF Available for lease
184,353 SF Retail (Power Center) Building Built in 2003

Building

Type	4 Star Retail (Power Center)		
Center	Gateway Pavilions		
GLA	184,353 SF	Year Built	2003
Stories	1	Tenancy	Multi
Typical Floor	184,353 SF	Owner Occup	No
Docks	7 ext	Sprinklers	Wet
Construction	Masonry		
Parking	2,000 free Surface Spaces are available; Ratio of 6.63/1,000 SF		
Frontage	1,104' on W McDowell		
Taxes	$3.53/SF (2012)		
Opex	$3.56/SF (2011)		
Walk Score®	Car-Dependent (36)		
Transit Score®	Some Transit (36)		

Land

Land Acres	37.17 AC	Land SF	1,619,125 SF
Bldg FAR	0.11		
Zoning	PAD		
Parcel	102-32-011A		

Tenants

Name	SF Occupied
Mega Furniture USA	35,000 SF
Ross Dress for Less	32,500 SF
● Marshalls	28,150 SF
● Bed Bath & Beyond	25,063 SF
DSW	20,000 SF

3 Other Tenants ● Anchors

Amenities

Drive Thru	Signalized Intersection

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
Map (Page)	Wide World of Maps, Inc. 124 152LT

For Lease

Smallest Space	1,800 SF	Retail Avail	37,500 SF
Max Contiguous	35,700 SF		
# of Spaces	2		
Vacant	37,500 SF		
% Leased	79.7%		
Asking Rent	Withheld		

Space

Floor	SF Available	Use	Rent
P 1st	35,700 SF	Retail	Withheld
P 1st	1,800 SF	Retail	Withheld

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Jan 2015	35,000 SF	Retail	-	-
Sep 2014	4,649 SF	Retail	-	-
Jul 2014	1,205 SF	Retail	-	-
Apr 2014	2,086 SF	Retail	-	-
Dec 2012	20,000 SF	Retail	-	-

4 Other Lease Comps

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	20.3%	↑ 20.3%
Submarket 3-5 Star	6.8%	↑ 1.6%
Market Overall	8.7%	↓ 0.1%
NNN Asking Rents Per SF		
Submarket 3-5 Star	$22.62	↑ 24.5%
Market Overall	$15.39	↑ 5.5%
Submarket Leasing Activity		
12 Mo. Leased SF	86,740	↑ 37.2%
Months on Market	11.2	↓ 15.6 mo

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$42.4	$3.6
12 Mo. Price Per SF	$211	$178

Property Contacts

True Owner	Retail Properties of America, Inc.
Recorded Owner	Inland Western Avondale McDowell, LLC
Owner Type	Public REIT
Primary Leasing	Western Retail Advisors, LLC

Demographics

	1 Mi	3 Mi
Population	6,851	105,344
Households	2,304	32,157
Average Age	30.30	31.80
Median HH Income	$61,956	$53,481
Daytime Employees	5,295	25,386
Population Growth '17-'22	↑ 7.6%	↑ 8.4%
Household Growth '17-'22	↑ 7.6%	↑ 8.5%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
W McDowell Rd	N 99th Ave E	24,101	2010	0.29 mi
W McDowell Rd	N 103rd Ave E	20,503	2015	0.29 mi
N 99th Ave	W Encanto Blvd N	14,511	2015	0.36 mi
N 99th Ave	W McDowell Rd N	28,324	2015	0.40 mi
W McDowell Rd	N 99th Ave W	31,330	2015	0.41 mi

Made with TrafficMetrix® Products

Assessment

2016 Assessment			
Improvements	$16,701,900	$90.60/SF	
Land	$3,413,000	$2.11/SF	
Total Value	$20,114,900	$12.42/SF	51% of last sale

Property ID: 5032284

Building Images

Primary Photo

Building Photo

Building Photo

Building Photo

Building Photo

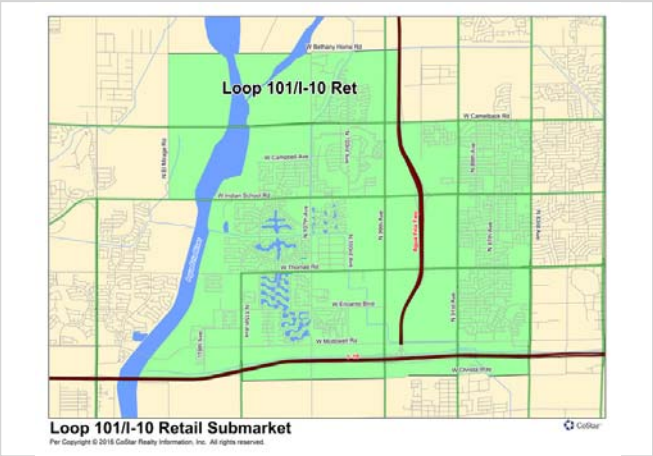
Building Photo

Tenant Photo

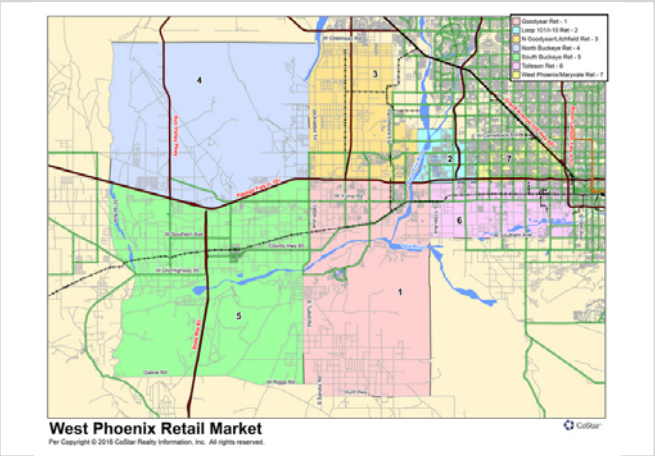
Tenant Photo

Tenant Photo

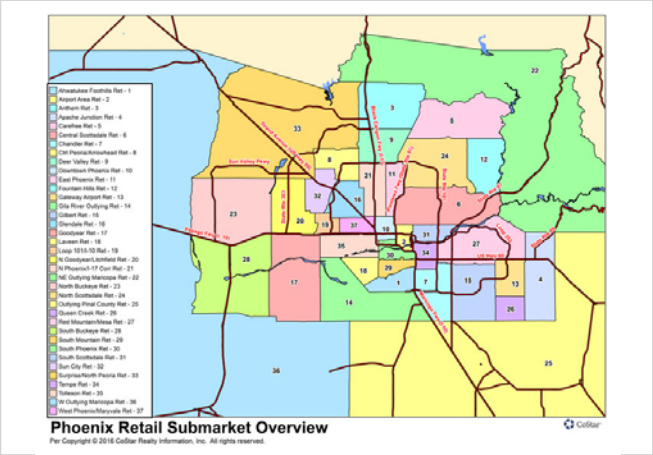
Tenant Photo



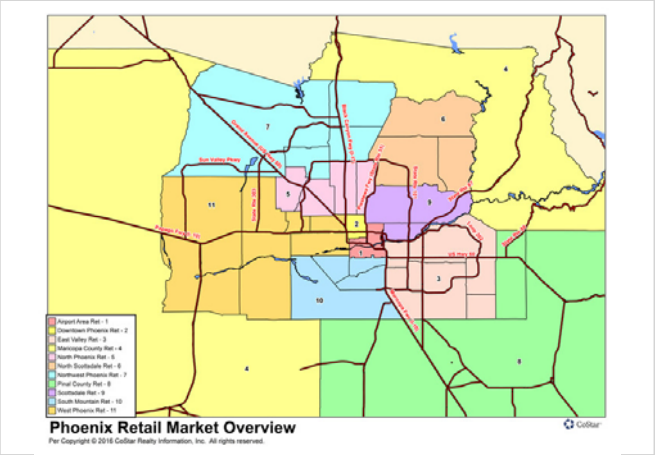
Loop 101/I-10 Retail Submarket Map



West Phoenix Retail Market Map



Phoenix Retail Submarket Overview Map



Phoenix Retail Market Overview Map