



# 1035-1039 E Van Buren St - Rio Estrella Plaza

SEC Eliseo C Felix Jr Way & Van Buren  
 Avondale, AZ 85323 - Goodyear Ret Submarket  
 20,221 SF Available for lease  
 27,611 SF Retail (Strip Center) Building Built in 2006

## Building

Type Center	3 Star Retail (Strip Center) Rio Estrella Plaza		
GLA	27,611 SF	Year Built	Dec 2006
Stories	1	Tenancy	Multi
Typical Floor	27,611 SF	Owner Occup	No
		Elevators	None
Taxes	\$2.17/SF (2016)		
Walk Score®	Somewhat Walkable (54)		
Transit Score®	Some Transit (37)		

## Land

Land Acres	5.28 AC	Land SF	230,141 SF
Bldg FAR	0.12		
Zoning	C-2		
Parcel	500-25-014A		

## Tenants

Name	SF Occupied
Precious Home Svc LLC	-
State Farm Insurance	-

## Building Notes

Site is located in commercial corridor of Avondale/Goodyear. Easy access from I-10 Freeway. Below market rental rates for new construction. Major power center (Sam's Club) in proximity to property. Traffic generating Department of Motor Vehicles facility across street. Excellent opportunity to locate in the Valley's fastest growing area. A wide variety of housing available, apartments, condos, golf course lots, and master planned communities. Estrella Community College and a newly constructed hospital are minutes away.

## Public Transportation

Airport	Drive	Distance
Phoenix Sky Harbor International Airport	23 min	23.7 mi

## 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	1,102 SF	Retail Avail	20,221 SF
Max Contiguous	5,514 SF		
# of Spaces	7		
Vacant	20,221 SF		
% Leased	26.8%		
Asking Rent	Withheld		

## Space

Floor	SF Available	Use	Rent
P 1st	1,322 - 3,966 SF	Retail	Withheld
P 1st	1,322 SF	Retail	Withheld
P 1st	1,102 - 5,514 SF	Retail	Withheld
P 1st	4,768 SF	Retail	Withheld
P 1st	1,322 SF	Retail	Withheld
P 1st	2,007 SF	Retail	Withheld
P 1st	1,322 SF	Retail	Withheld

## Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Jan 2007	12,139 SF	Off/Ret	\$22.50 - 24.50/NNN	Asking

## Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	73.2%	↔ 0.0%
Submarket 2-4 Star	14.2%	↑ 2.5%
Market Overall	8.7%	↓ 0.1%

### NNN Asking Rents Per SF

Current Building	\$12.00	↔ 0.0%
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	B & W Rio Estrella Plaza Llc
Developer	ClickSafety.com, Inc.
Primary Leasing	Meese & Associates

## Demographics

	1 Mi	3 Mi
Population	10,964	81,567
Households	3,593	25,705
Average Age	31.80	32.60
Median HH Income	\$37,376	\$59,048
Daytime Employees	4,840	24,929
Population Growth '17-'22	↑ 8.0%	↑ 7.8%
Household Growth '17-'22	↑ 8.2%	↑ 8.0%

**Traffic**

Collection Street	Cross Street	Traffic Vol	Year	Distance
Elesio C Felix Jr W...	Eliseo C Felix Jr ...	1,807	2015	0.24 mi
W Van Buren St	N 127th Ave E	17,394	2015	0.28 mi
W Van Buren St	E Van Buren St W	18,214	2012	0.28 mi
N Dysart Rd	E Nuttal Rd N	35,937	2015	0.49 mi
N 8th St	E Jackson St N	18,298	2015	0.52 mi

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**Assessment**

## 2016 Assessment

Improvements	\$2,214,000	\$80.19/SF
Land	\$620,900	\$2.70/SF
Total Value	\$2,834,900	\$12.32/SF

Property ID: 788671

**Building Images**



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



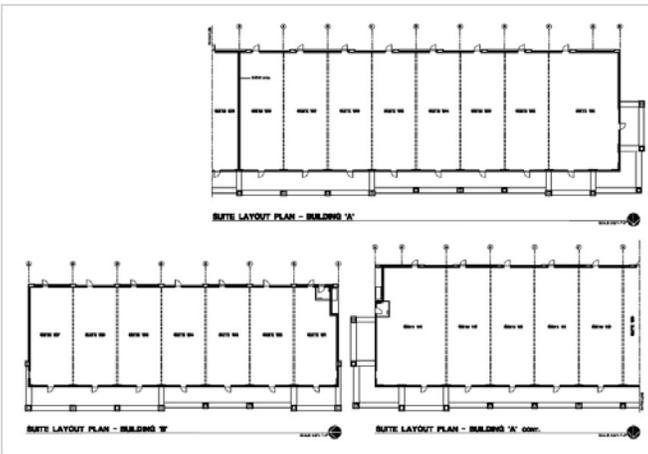
Building Photo



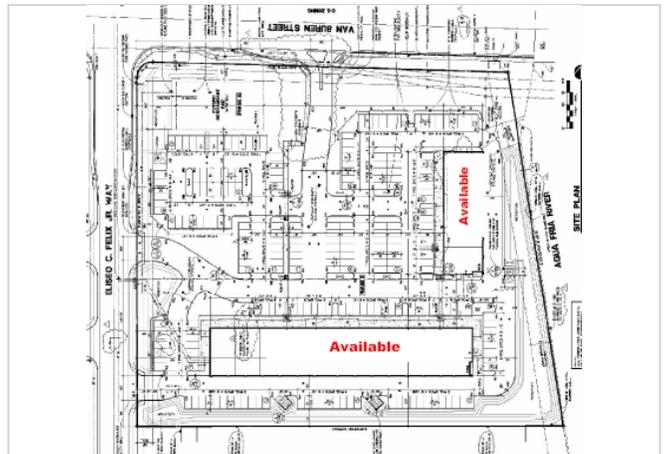
Building Photo



Primary Photo



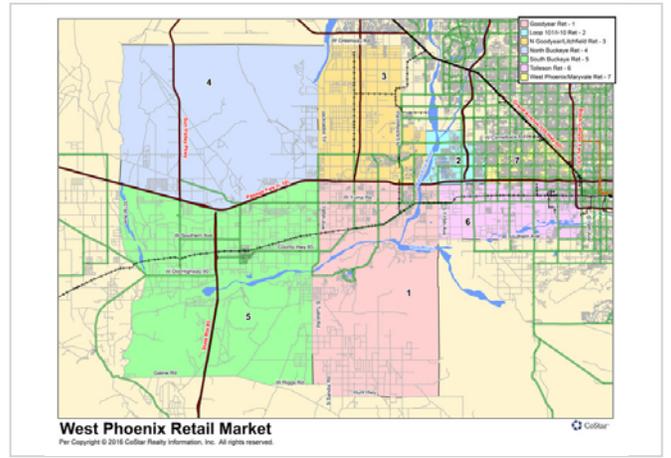
Site Plan



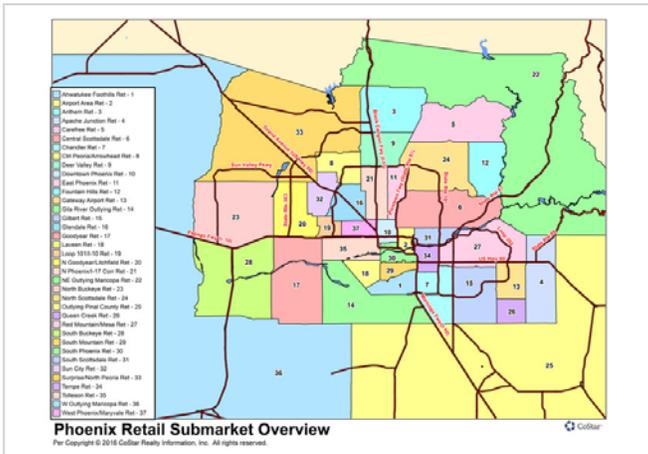
Site Plan



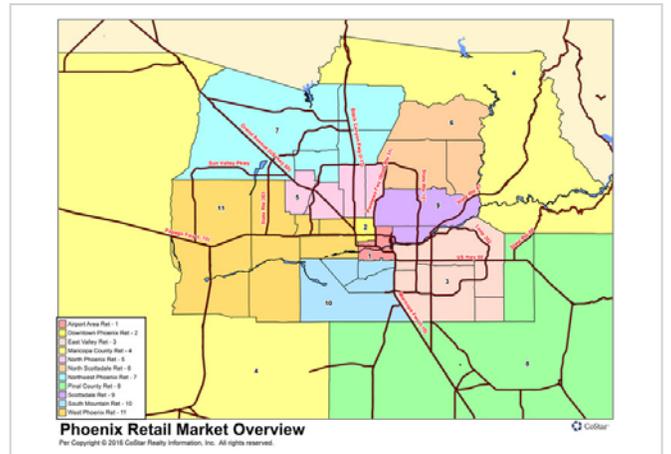
Goodyear Retail Submarket Map



West Phoenix Retail Market Map



Phoenix Retail Submarket Overview Map



Phoenix Retail Market Overview Map