

FOR LEASE – HIGH PROFILE SHOPPING CENTER

Garden Lakes Plaza
Avondale, Arizona

Jeffrey T. Ramsey
(858) 477-7734 Mobile
JRAMSEY@RREG.COM

RAMSEY
REAL ESTATE GROUP

Property Name	Property Address	City	Zip Code	Intersection
Garden Lakes Plaza	10719 – 10725 West Indian School Road	Avondale	85392	Adj. SWC West Indian School Road And North 107 th Avenue

Total Square Feet	Year Built	Year Renovated	Site Parking	Major Tenants at Intersection
6,540	1997	2017	57 On-Site Parking Spaces	Fry's Food, Starbucks, McDonalds, Walgreens, Auto Zone

Garden Lakes Plaza



RAMSEY REAL ESTATE GROUP AND THE PROPERTY OWNER HAVE COMMON OWNERSHIP INTERESTS. SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT.

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Property Summary

Suite	Occupant	Approximate Square Footage	Maximum Contiguous	Annual Lease Rate PSF	Annual CAM Estimate PSF	Date Available
10719	Domino's Pizza	1,540	-	-	-	Leased
10721	Available	1,600	3,200	\$24.00	\$11.75	Available
10723	Available	1,600	3,200	\$24.00	\$11.75	Available
10725	Daily Donut	1,800	-	-	-	Leased



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Highlights

- High-Profile Building
- Incredible Visibility
- Adjacent to Signalized Intersection
- High Traffic Location
- Multiple Points of Ingress
- Adjacent to Westview High School
- Renovated Shopping Center
- Dominant Trade Area Location
- Monument Signage
- Hub of Retail Activity
- Significant On-Site Parking
- Busy Weekend Traffic Area
- Dense Residential Area
- Available Suite Has Significant Frontage

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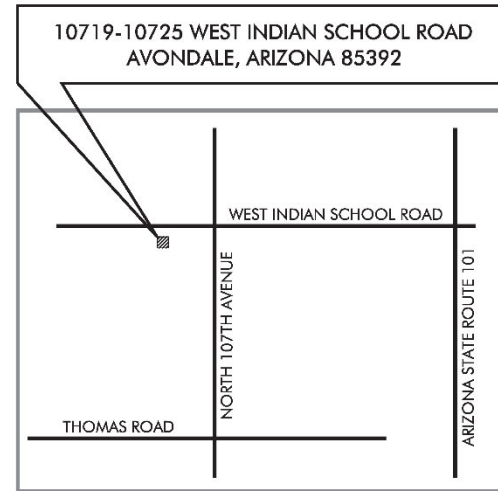
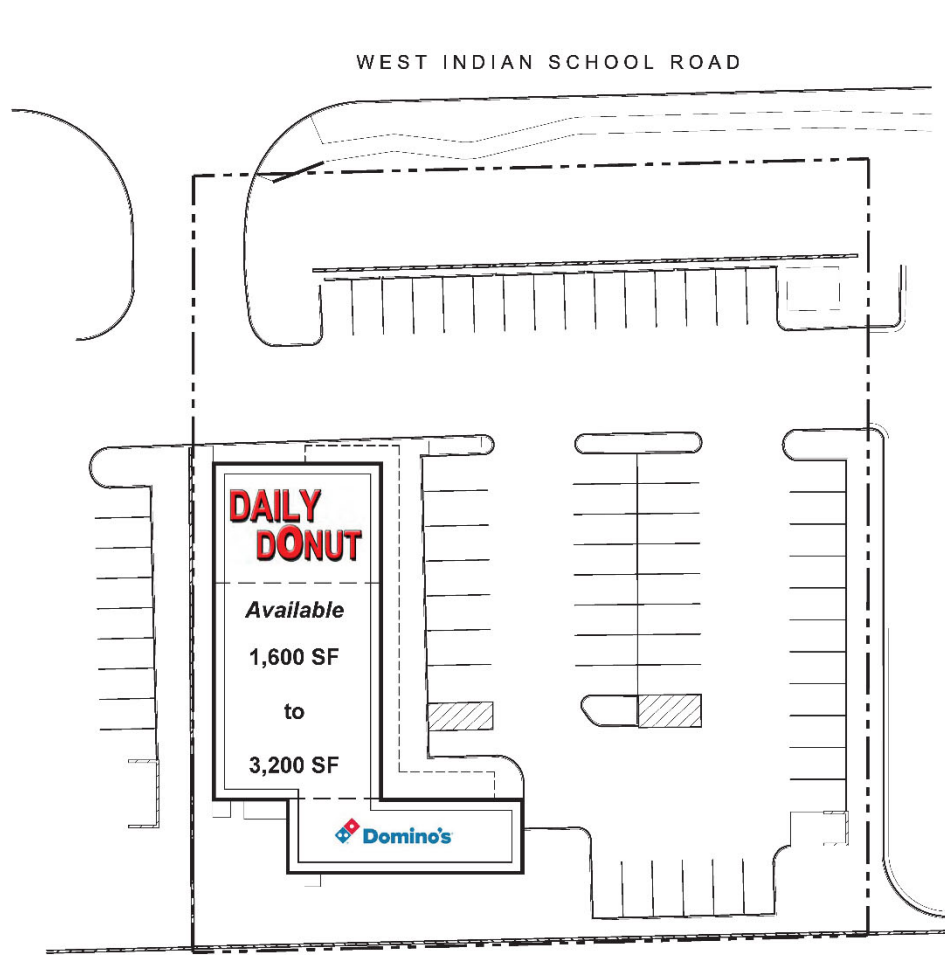


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VICINITY MAP
 NOT TO SCALE



SUITE	TENANT	SF
10719	Domino's Pizza	±1,540 SF
10721-10723	Available (Divisible to +/- 1,600 SF)	±3,200 SF
10725	Daily Donut	±1,800 SF

SITE PLAN

Scale: N.T.S.

DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE.

THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MALL MANAGEMENT.

FEBRUARY 15, 2019
 18114MMA

McKenty Malak
 ARCHITECTS
25 - 1st Ave, Suite 201
 Phoenix, Arizona 85004
 Tel: 480.432.1111 Fax: 480.432.8050

10725 PARTNERS, LLC

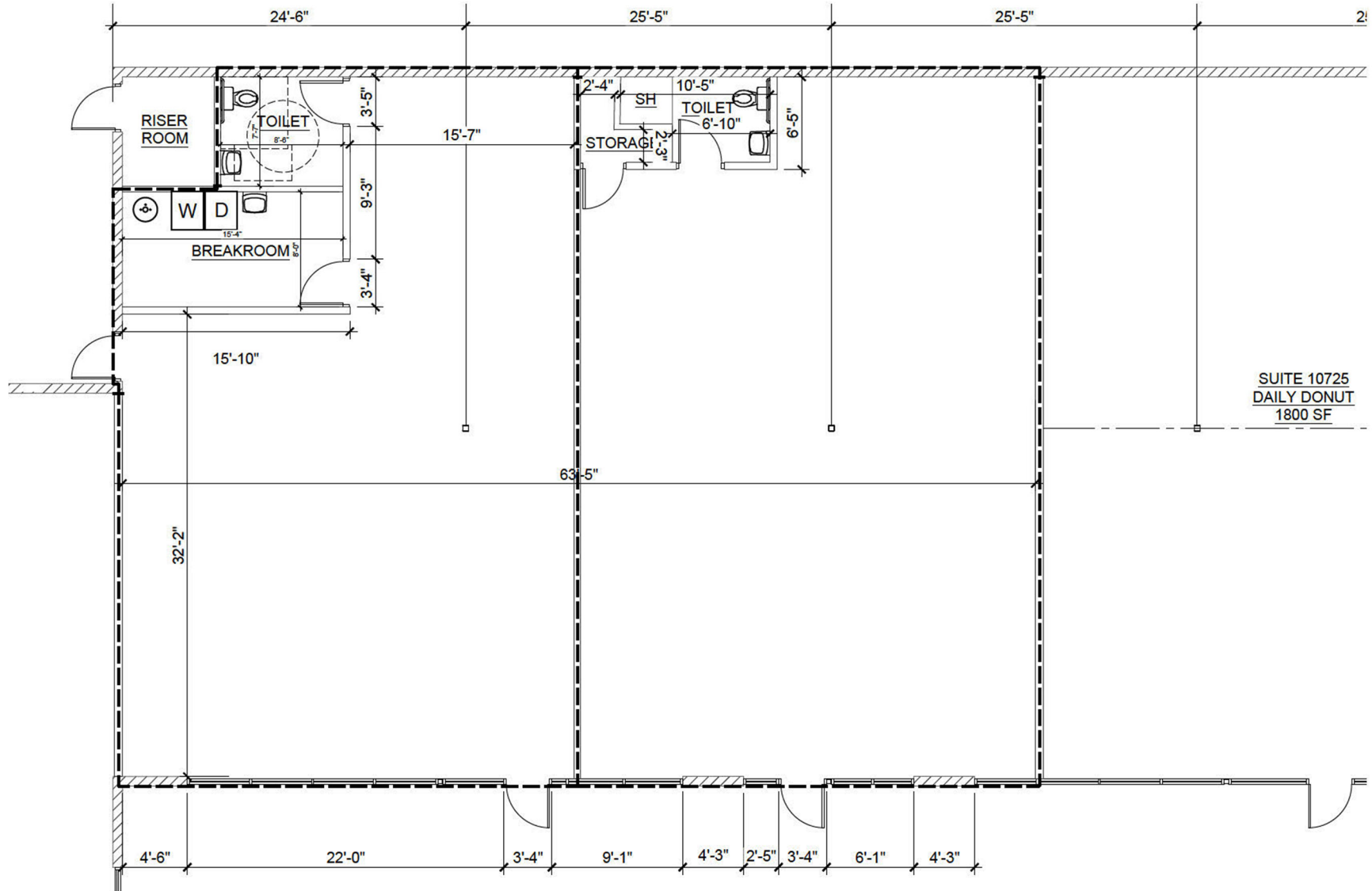
GARDEN LAKES PLAZA

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Demographic Summary

Description	1 Mile	2 Mile	3 Mile
Population			
2020 Census	18,739	44,388	99,303
2023 Estimate	19,250	46,324	103,515
2028 Projection	19,906	48,945	109,116
Households			
2020 Census	5,795	13,919	30,735
2023 Estimate	5,936	14,548	32,197
2028 Projection	6,128	15,389	34,139
2023 Est. Average Household Income	\$ 91,001	\$ 93,679	\$ 95,474

Source: Environics Analytics

Traffic Summary

Traffic	Cars per 24 Hours	Year Conducted
West Indian School Road (West of North 107 th Avenue)	27,920	2017
West Indian School Road (East North 107 th Avenue)	24,730	2017
North 107 th Avenue (South of West Indian School Road)	16,720	2017

Source: City of Avondale

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