

FOR SALE / LEASE

Coronado Professional Plaza Ste. 130

3400 NORTH DYSART ROAD

Avondale, AZ 85392

PRESENTED BY:

JONATHAN LEVY

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AZ #SA648012000



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|---------------------|
| SALE PRICE: | \$715,000 |
| LEASE RATE: | \$21.50 SF/yr (NNN) |
| AVAILABLE SF: | 2,079 SF |
| SALE PRICE / SF: | \$343.92 |
| YEAR BUILT: | 2008 |
| SUBMARKET: | Avondale |
| APN: | 501-73-643 |

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PROPERTY OVERVIEW

SVN Desert Commercial Advisors is pleased to present for sale or lease an approximately 2,079-square-foot office condo located in the coveted Coronado Professional Plaza complex in Avondale, AZ. The high-end interior office buildout consists of a reception area, a larger conference room, open office space, a large executive office, two restrooms, multiple entrances, and a break room. There are two covered reserved parking spaces that would convey with the sale.

LOCATION OVERVIEW

The subject property is located within the Coronado Professional Plaza on the southwest corner of Dysart Road and Osborn Road in Avondale, AZ. The complex is directly adjacent to Estrella Mountain Community College, which has approximately 6,300 undergraduate students. The property is nestled within a desirable submarket within the southwest valley, with a growing population of nearly 210,000 residents within a 5-mile radius. The convenient access to the I-10 (approx. 1.5 miles) and Loop 101 Freeways (approx. 4.5 miles) makes this location very accessible to commuters. This area of Avondale is strong demographically with an average household income of nearly \$110,000 annually. In addition to Gateway Pavilions, located nearby, the Westgate Entertainment District is located in close proximity in nearby Glendale, AZ.

OFFERING HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- High-End General Office Condo For Sale/Lease in Coronado Professional Plaza
- Approx. 2,079 RSF
- Ample Parking (5.00:1,000 SF Ratio)
- Covered Parking Available
- Owner/User Opportunity
- Professionally Managed Association
- Directly Adjacent to Estrella Mountain Community College
- Close Proximity to Loop 101 and I-10 Freeways
- Close Proximity to Gateway Pavilions and Westgate Entertainment District

PROPERTY + EXPENSE INFO

GENERAL PROPERTY INFO

| | |
|------------------|-------------------------------------|
| BUILDOUT: | Second Generation Office |
| RESTROOMS: | 2 (ADA) |
| SPRINKLERED: | Yes (ESFR) |
| COVERED PARKING: | Yes (2 Spaces Convey) |
| FLOORING: | Stained Concrete |
| ASSOCIATION: | Yes - Professionally Managed by CPI |

GENERAL EXPENSES

| | MONTHLY | ANNUALLY |
|-------------------|----------------------|----------------------|
| PROPERTY TAXES: | \$507.11 | \$6,085.26 |
| ASSOCIATION DUES: | \$863.66 | \$10,363.92 |
| | \$0.66 PSF/MO | \$7.91 PSF/YR |



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INTERIOR PHOTOS



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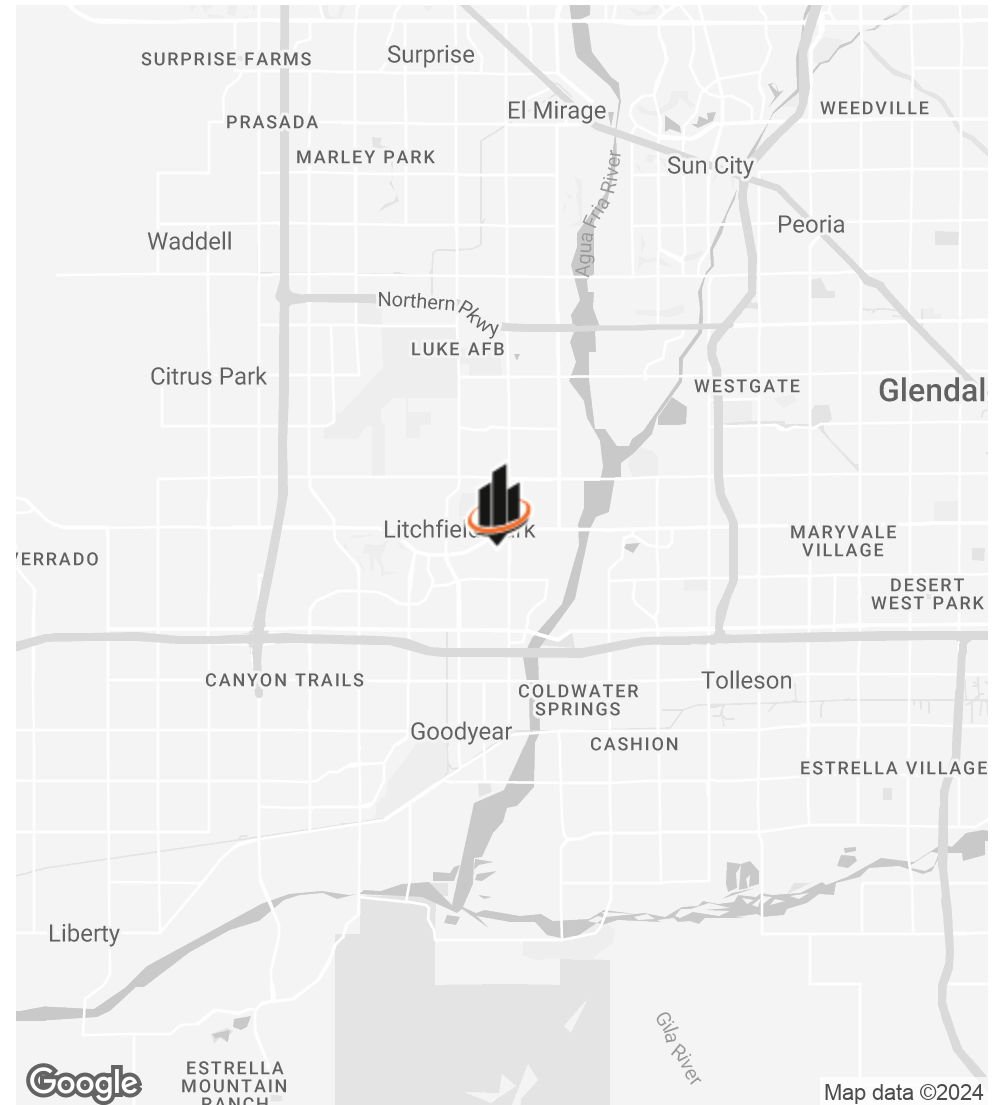
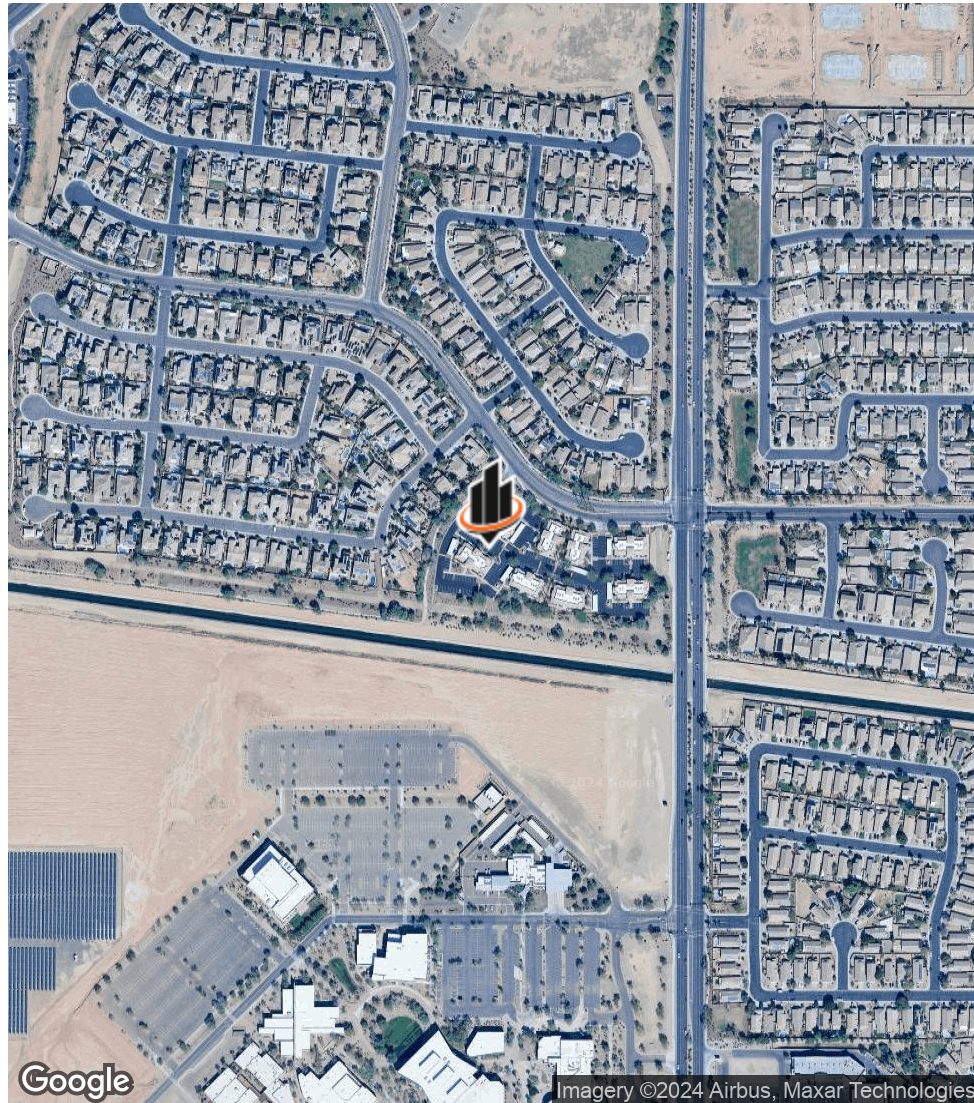
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AREA AMENITIES



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LOCATION MAPS



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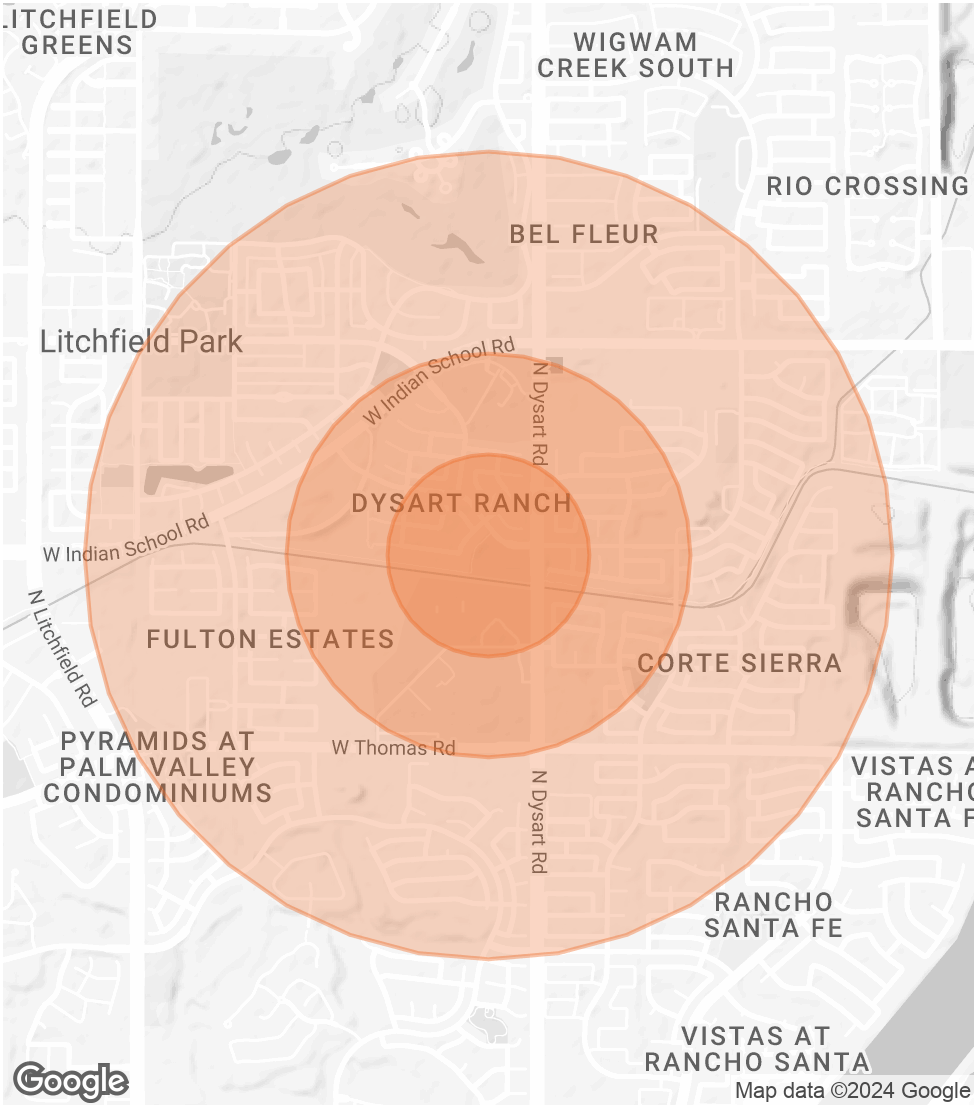
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DEMOGRAPHICS

| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION | 522 | 2,284 | 13,201 |
| AVERAGE AGE | 33.0 | 32.7 | 34.6 |
| AVERAGE AGE (MALE) | 33.5 | 32.7 | 34.0 |
| AVERAGE AGE (FEMALE) | 32.7 | 32.6 | 34.7 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS | 159 | 750 | 4,725 |
| # OF PERSONS PER HH | 3.3 | 3.0 | 2.8 |
| AVERAGE HH INCOME | \$119,202 | \$106,253 | \$87,680 |
| AVERAGE HOUSE VALUE | \$293,831 | \$281,738 | \$273,976 |

2020 American Community Survey (ACS)



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