

WESTERN AVENUE PROFESSIONAL PLAZA

OFFICE RETAIL SPACE
FOR SALE

326 EAST WESTERN AVENUE, AVONDALE, AZ 85323



OPPORTUNITY INVESTMENT

Western Avenue is the heart of Old Town Avondale Business District. Rare opportunity to own a property because of generational ownerships. This property rarely has a vacancy and when it does it is leased up quickly with multiple prospects. The hair salon has been in this location for 20+ years. Dentist is the only tenant that is secured with multiple years left on their lease. This gives the new owner the opportunity to negotiate new leases with existing tenants.



PROPERTY SUMMARY

326 EAST WESTERN AVENUE | AVONDALE, AZ 85323



Property Summary

APN:	500-17-086; 500-17-088
Price:	\$690,000
Building SF:	5,145
Price / SF:	\$134.11
Rentable SF:	5,145
Occupancy:	95%
Lot Size:	14,040 SF
Signage:	Building & Monument
Year Built:	1975
Renovated:	2010
Building Class:	C
Access:	2 off of Western
Parking:	Rare - Private Parking
Zoning:	OTAB

Property Overview:

The Property is located at 326 East Western Avenue, in the City of Avondale, County of Maricopa, State of Arizona, and further described as Western Avenue Professional Plaza.

The lot is approximately 14,040 square feet, and the total square feet of building size is 5,165 square feet.

The Dental office lease terminates 10/31/28 + 5-year option.
The other tenants are month to month leases or one year.

Property Highlights:

Prime location in Old Town Avondale, a designated revitalization district.

Diverse tenant mix with longstanding occupancy up to 25 years.

Current annual gross income of approximately \$51,400, offering immediate cash flow.

Significant upside potential through cosmetic enhancements and market-rate adjustments.

Easy transition opportunity as current tenants prefer to remain on month-to-month agreements, providing flexibility for future strategic leasing decisions.

Dental office tenant on lease through October 2028, providing steady income with one 5-year renewal option.

LEASE ANNUAL RENT ROLL

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Tenant	Suite	Expires	Rent
Dentist	320	10/31/28	\$13,200
Church	322A	06/30/26	\$12,000
Note: Month to Month Lease.			
Art Studio	322B	06/30/26	\$12,000
Note: one year lease			
Owner's Office	324		\$0
Hair Salon	326	12/31/26	\$5,400
Note: Month to Month Lease			
Worship Center	328	06/30/26	\$9,600
Note: one year lease			

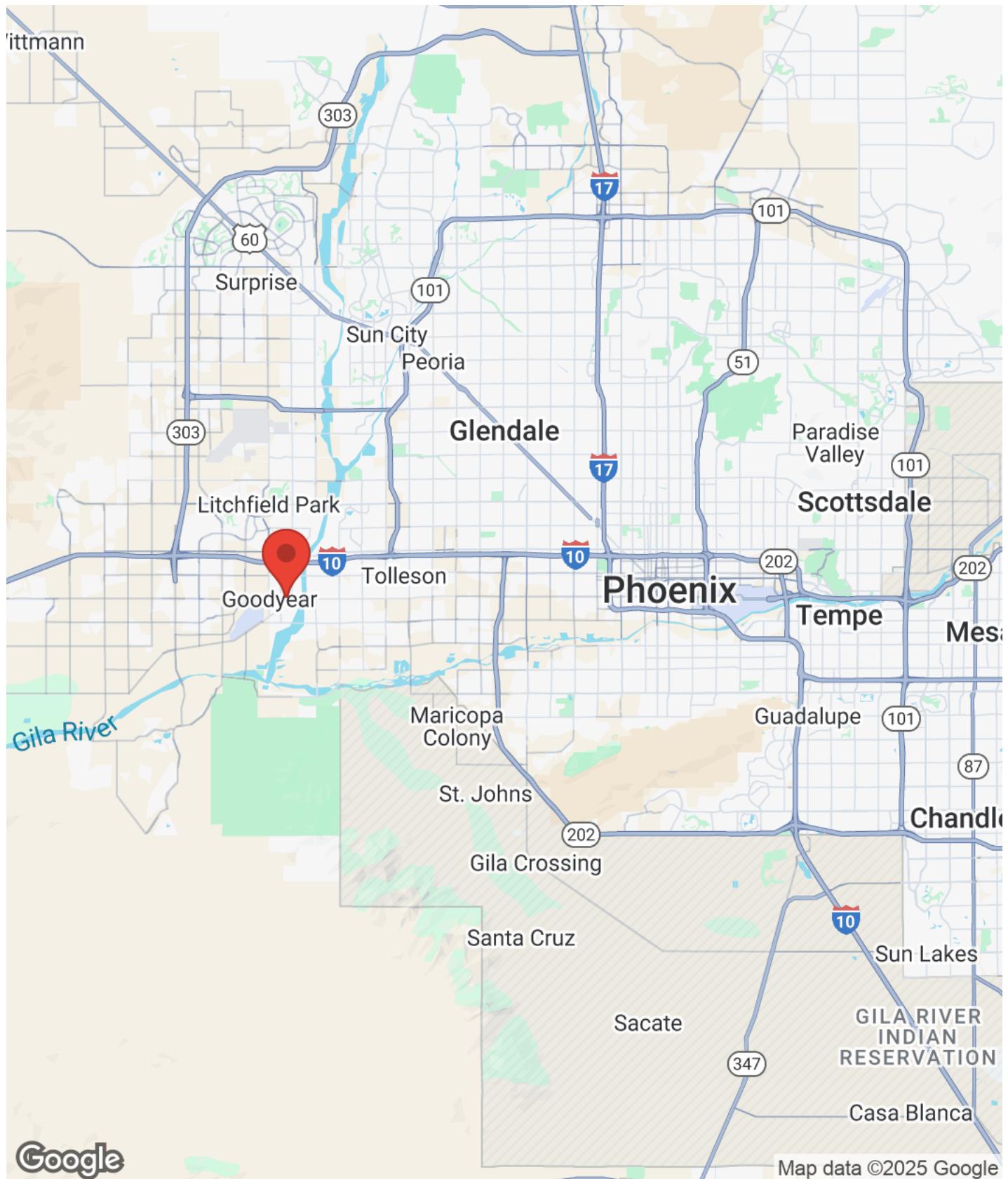
ANNUAL PROPERTY OPERATING DATA

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Description	Year 1
Year Ending	<u>04/2026</u>
Income	
Rental Income	\$52,200
Gross Scheduled Income	\$52,200
Lease-up Vacancy	(\$800)
Gross Operating Income	\$51,400
Expenses	
Property Tax	(\$4,842)
Maintanence	(\$7,507)
Trash	(\$2,556)
Insurance	(\$6,276)
Water	(\$1,463)
Total Operating Expenses	(\$22,644)
Operating Expense Ratio	44.05%
Net Operating Income	\$28,756

REGIONAL MAP

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Google

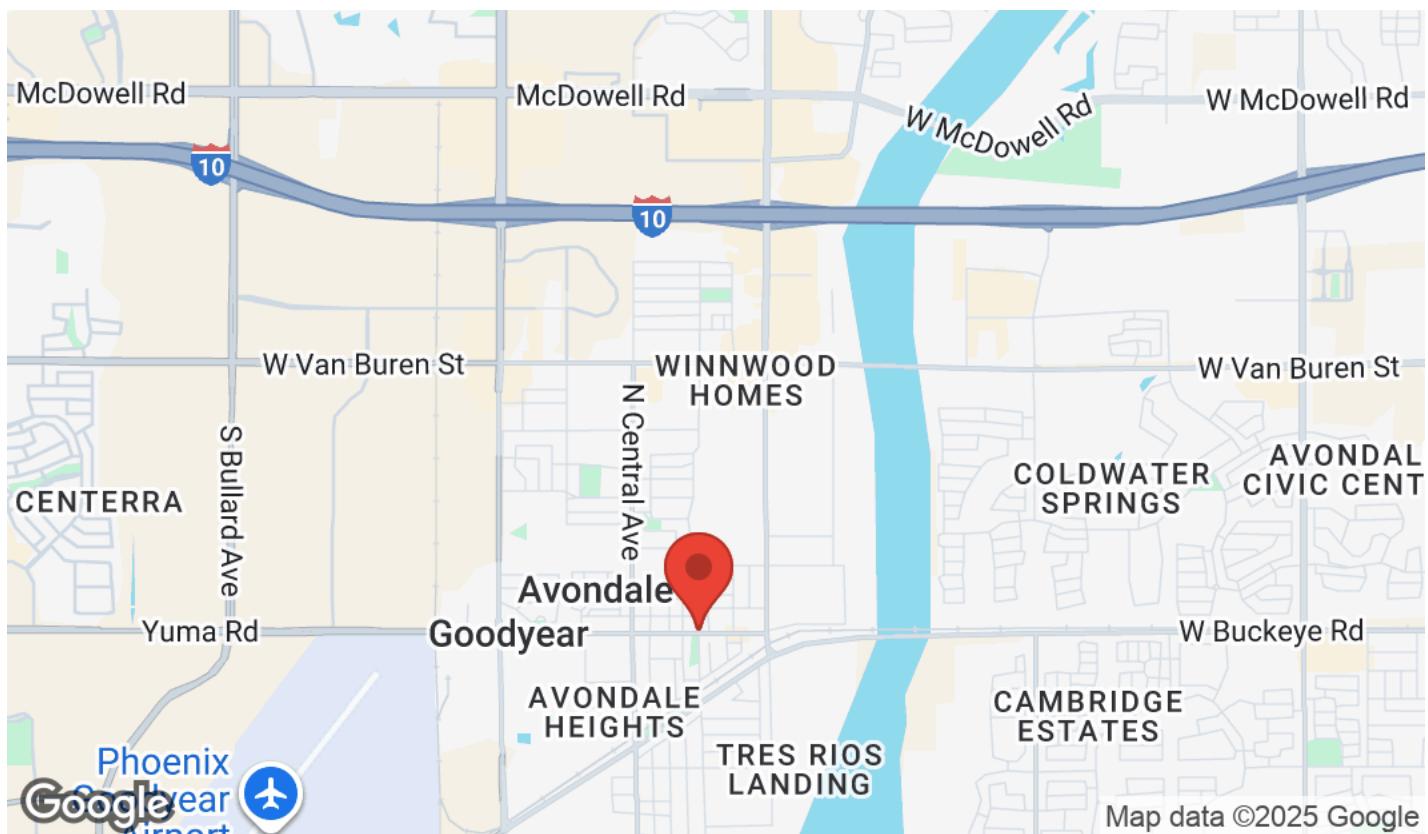
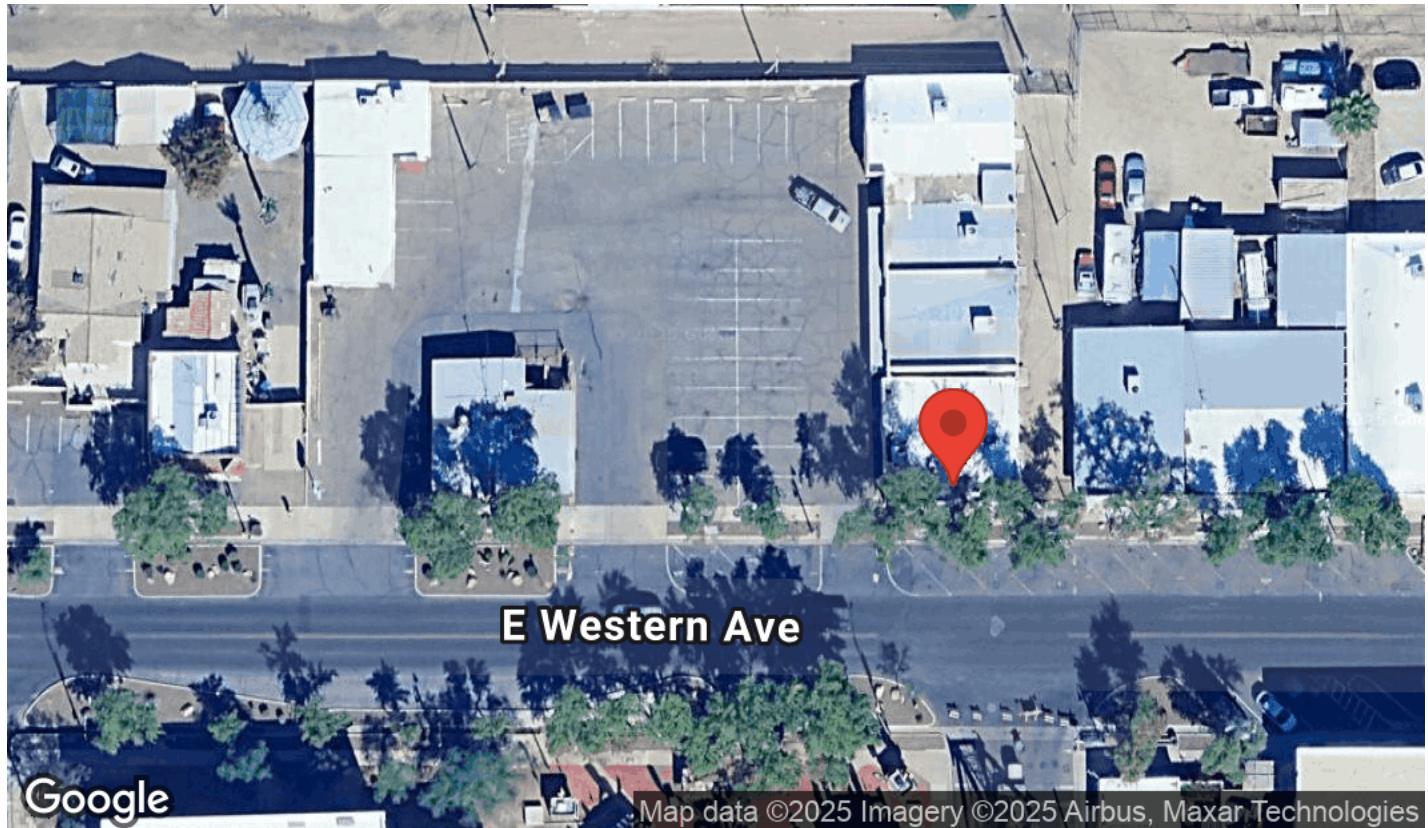
Map data ©2025 Google

PHOENIX WEST COMMERCIAL, LLC
700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

BOBBIE MASTRACCI, CCIM, SIOR
Principal / Designated Broker
O: (623) 748-1958
C: (623) 535-9707
bmastracci@phxwc.com
BR529358000, Arizona

LOCATION MAPS

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AERIAL MAP

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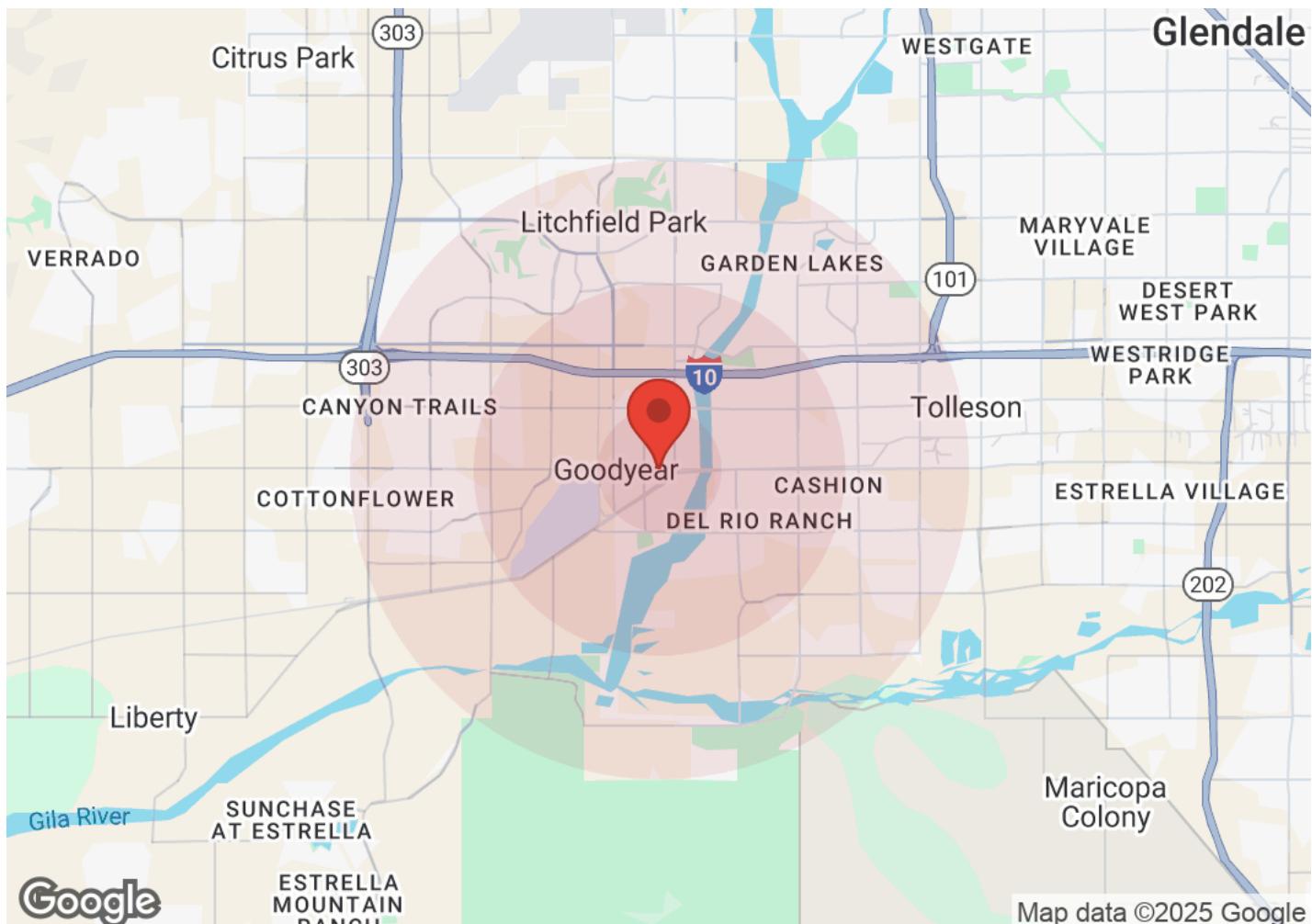


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	8,146	39,873	102,219
Female	8,398	40,968	105,899
Total Population	16,544	80,841	208,118
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,670	17,235	42,090
Ages 15-24	2,786	12,651	30,831
Ages 25-54	6,838	35,360	88,105
Ages 55-64	1,605	7,684	20,522
Ages 65+	1,644	7,911	26,569
Race	1 Mile	3 Miles	5 Miles
White	4,619	27,939	80,708
Black	1,371	8,028	19,168
Am In/AK Nat	149	800	1,748
Hawaiian	48	267	520
Hispanic	9,698	38,222	89,720
Asian	321	3,314	10,177
Multi-Racial	288	1,940	5,286
Other	48	331	812

Income	1 Mile	3 Miles	5 Miles
Median	\$59,605	\$85,043	\$94,097
< \$15,000	506	1,634	3,668
\$15,000-\$24,999	297	870	2,244
\$25,000-\$34,999	494	1,536	3,260
\$35,000-\$49,999	756	2,916	6,527
\$50,000-\$74,999	1,169	4,530	11,217
\$75,000-\$99,999	697	4,040	10,383
\$100,000-\$149,999	618	5,369	15,228
\$150,000-\$199,999	351	2,663	8,111
> \$200,000	324	2,660	9,056

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,716	28,678	76,210
Occupied	5,213	26,220	69,694
Owner Occupied	2,156	14,691	44,539
Renter Occupied	3,057	11,529	25,155
Vacant	503	2,457	6,516

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PROFESSIONAL BIO

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Professional Background

Bobbie Lorraine Mastracci has more than 20 years' experience providing commercial real estate services to corporate and small business clients. A Principal and Designated Broker for Phoenix West Commercial, Bobbie has extensive experience in business development, principal disposition, investment acquisition, landlord & tenant representation, while providing superior representation to clients, both locally and nationally.

Prior to founding Phoenix West Commercial, LLC, Bobbie established her reputation in the West Valley of Phoenix Metropolitan City as well as Nationally with CCIM Institute, SIOR, West Valley Commercial Real Estate Group (Co-Founder) and Don Bennett & Associates.

Hobbies include running, reading, philanthropy, mentoring, golf, all forms of exercise, with a passion for the West Valley of Phoenix Metro.

Projects

From 2006 to the present, Bobbie has completed lease and sale transactions in the state of Arizona with clients from Arizona, United States, Canada and Internationally, exceeding \$200,000,000 in value in more than 17,000,000 sq. ft. of land and improved properties. Select projects include:

Provided site selection and transaction services for over 358 acres for Southern Power Incorporated

Negotiation Proliant Corporation in Westgate Center, in addition their ongoing lease renewals

Sold forty-thousand square foot manufacturing center for ADAPTO Goodyear, AZ

Negotiated a land acquisition for development of five acres for four 10,000 sf to be developed medical office building campus in Verrado, Buckeye, AZ

Sold Specialty property including seller financing and lease back a portion of the property

Negotiated lease for 10,000 sf for Franklin Pierce University with the City of Goodyear, AZ

Project leasing manager for 68,000 sf class A office, Palm Valley, Goodyear AZ

Florida Bank REO Sale, Specialty Property in South Central Phoenix

Negotiated the acquisition for 65,000 SF multi-tenant retail center. During due diligence renegotiated lease renewals for with bank tenant and two other large corporate tenants to secure better finance options for my clients.

Negotiated off market retail purchase of a newly constructed plaza with vacancy that closed with 100% occupancy

Negotiated an off-market retail plaza of new construction with a drive thru tenant in the build out phase.

DISCLAIMER

326 EAST WESTERN AVENUE

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Phoenix West Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Phoenix West Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Phoenix West Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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