

Offering Package for West Avenue Plaza

64-74 West Avenue Plaza, Canandaigua NY 14424



Offered by: Mission Commercial Realty

Joy House

Licensed Real Estate Broker

Mobile: 585-704-2560

IMPORTANT NOTICE

All interested parties are to direct all communication to the Broker.

Communication with tenants is strictly prohibited.

The information contained in this package is from sources that are believed to be reliable and true; however, it is not guaranteed. It is the buyer's responsibility to verify any and all information in this package.

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FOR SALE

West Avenue Plaza, Canandaigua NY

8.8% Cap Rate



Purchase Price: \$4,485,000.000
Size: 42,132 Square Feet. 100% Leased
Acreage: 3.01 Acres
Zoning: C2B
Parking: 177 Parking Spaces. Canandaigua Area Transit System ("CATS") & Rochester Transit System ("RTS") Bus Line Hub

Description: West Avenue Plaza is a 100% leased, two-building retail strip mall just west of Main Street/Rt 332 in the city of Canandaigua NY in the county of Ontario. Located within walking distance of City Hall and the County Court House.

Interested parties are required to sign the confidentiality agreement to receive the comprehensive Offering Memorandum. For more information and a copy of the confidentiality agreement, please contact Joy House/Licensed Associate Real Estate Broker:

585-704-2560 or Joy@MissionCommercialRealty.Com

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About Canandaigua, NY

About Canandaigua, NY

https://en.wikipedia.org/wiki/Canandaigua,_New_York

History

Canandaigua (/ˌkænənˈdeɪɡwə/; *Uta'narákhwa'*^[2] in [Tuscarora](#)) is a [city](#) in [Ontario County, New York](#), United States. Its population was 10,545 at the 2010 census. It is the [county seat](#) of Ontario County.

The name Canandaigua is derived from the [Seneca](#) name of its historic village which was established long before any European Americans came to the area. In a modern transcription, the historic village is rendered as *tgan̈dæ:gwəh*, which means "place selected for a settlement" or "at the chosen town".^[5]

The city is surrounded by the [Town of Canandaigua](#). The City of Canandaigua is on the northern end of [Canandaigua Lake](#), one of the Finger Lakes, 24 miles (39 km) southeast of [Rochester](#), 68 miles (109 km) west of [Syracuse](#), and 93 miles (150 km) east of [Buffalo](#). Canandaigua is part of the [Greater Rochester](#) area and Rochester's southern most suburb.

West Ave Plaza is located in both the City and Town of Canandaigua.

Demographic Information

"Uptown Canandaigua" development a big boost for town, Route 332 corridor:

"Uptown Canandaigua" is a new development town officials say is going to be an important component to continuing economic development along the busy State Route 332. The project as proposed calls for as many as 150 to 200 single-family affordable housing units and multi-story mixed-use buildings for apartments and townhomes that could include retail along the ground floors. All of this is planned for 100 acres near Blue Heron Park off 332 in the town of Canandaigua.

https://www.fingerlakes1.com/2021/11/25/uptown-canandaigua-development-a-big-boost-for-town-route-332-corridor/#google_vignette

Canandaigua seeks public input on \$10M downtown revitalization initiative:

City officials are seeking input on what residents want to see in Canandaigua's downtown area as they prepare their application for the state-funded DRI program. The initiative is designed to boost economic growth, enhance public spaces, and foster community development in downtown districts across New York.

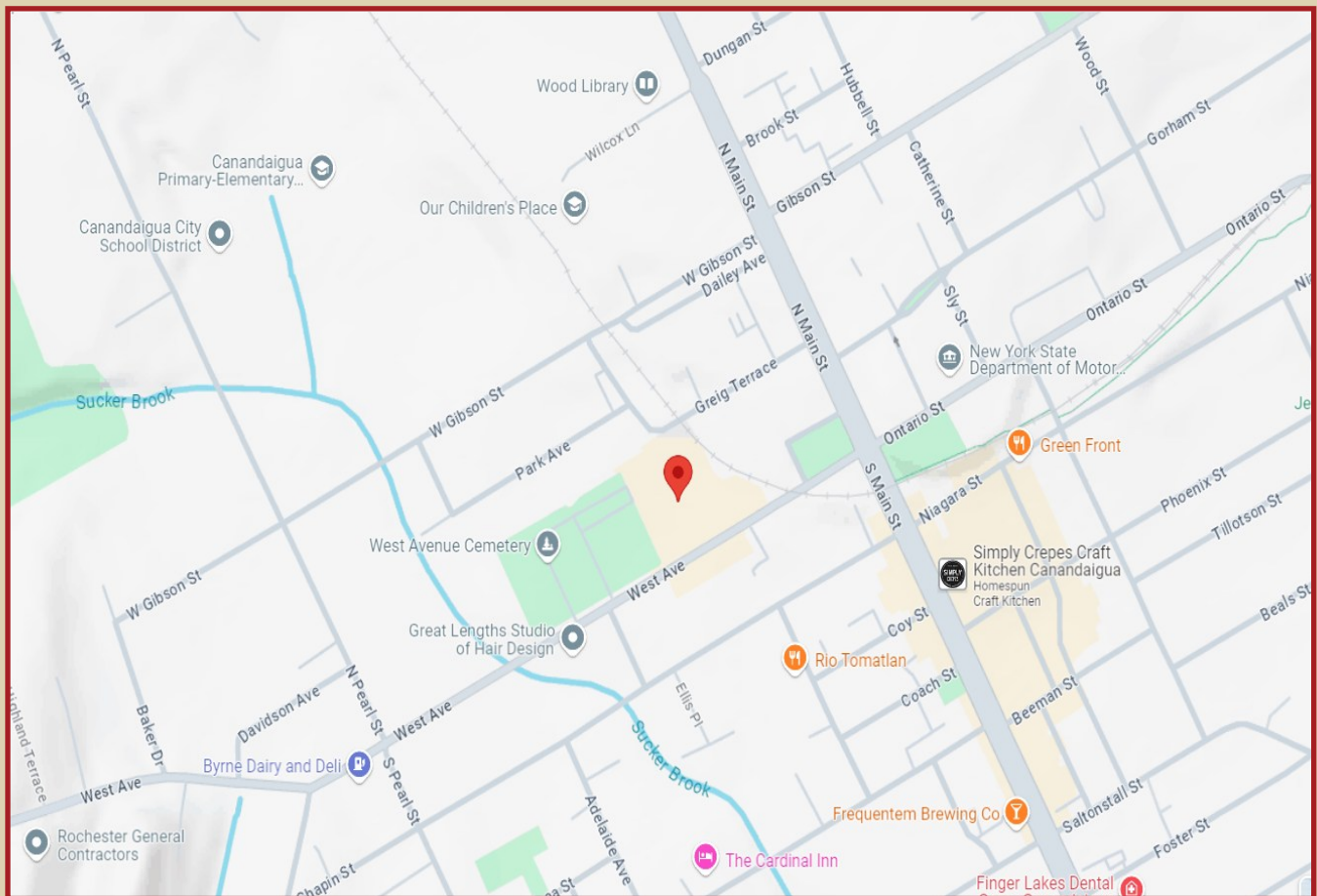
<https://www.fingerlakes1.com/2024/09/24/canandaigua-seeks-public-input-on-10m-downtown-revitalization-initiative/#:~:text=The%20City%20of%20Canandaigua%20is%20inviting%20residents%20to%20weigh%20in>

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Area Map

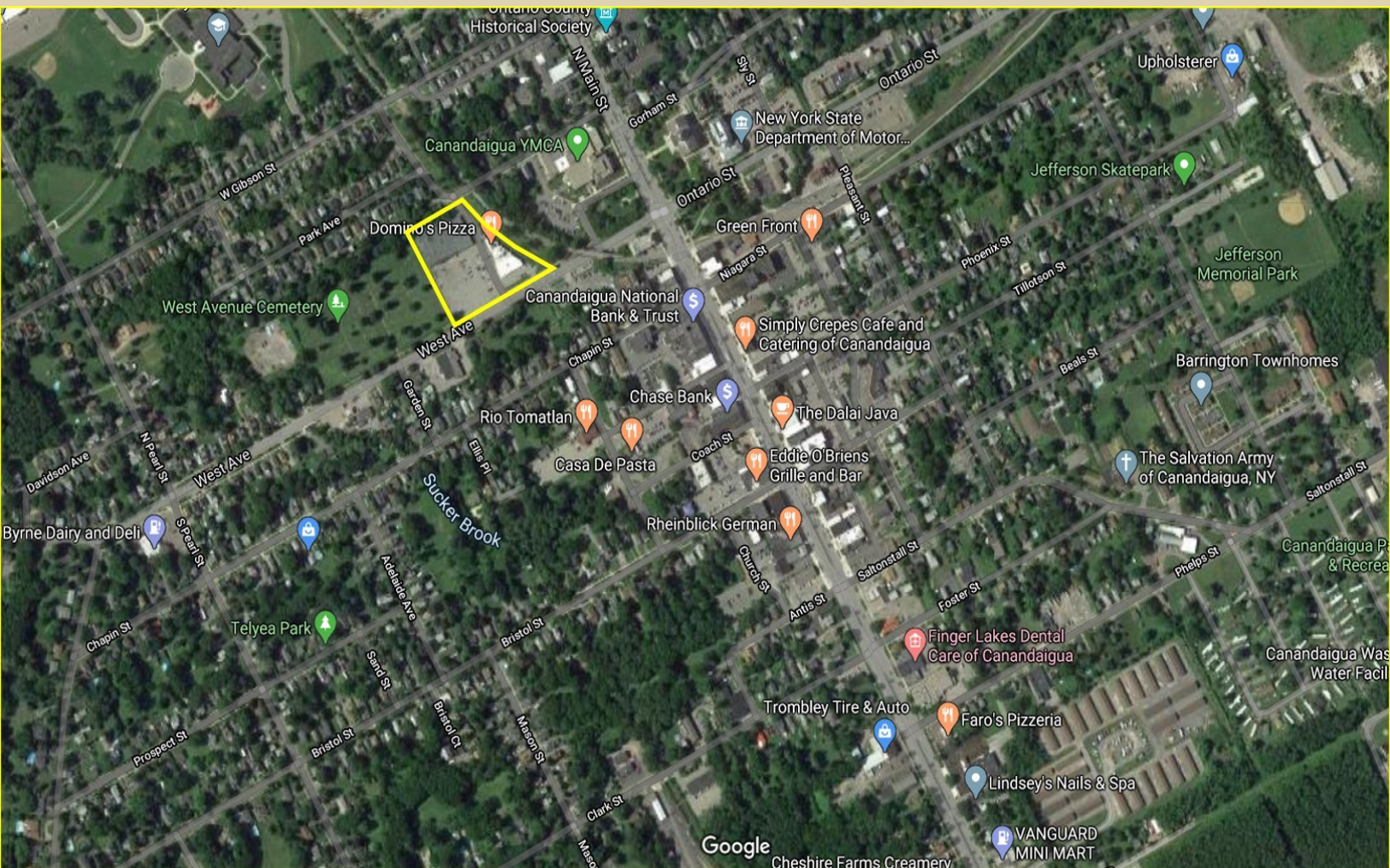


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Aerial



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Leasing Plan



- 64: FLACRA: Connections: Rounded Recovery
- 66: Sage Salon
- 68: Rainbow Bridge Aquamation
- 70: Domino's Pizza
- 72: Fetching Looks Pet Grooming
- 74: Dollar General
- 76: Practice Time Sports
- 80: Napa Auto Parts

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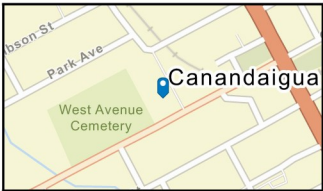
Aerial of Traffic Counts



Traffic Count Map - Close Up

66 West Ave
66 West Ave, Canandaigua, New York, 14424
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.88716
Longitude: -77.28464



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

October 01, 2024

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Property Assessment

The Phase I Environmental Site Assessment of 72-74 West Avenue, Canandaigua, NY was performed in accordance with ASTM E 1527-05.

10.0 Conclusions

Terranext performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 72-74 West Avenue, Canandaigua, NY. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

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Demographics



Demographic and Income Profile

66 West Ave
66 West Ave, Canandaigua, New York, 14424
Ring: 5 mile radius

Prepared by Esri
Latitude: 42.88716
Longitude: -77.28464

Summary	Census 2010		Census 2020		2024		2029		
Population	23,648		25,196		25,908		26,172		
Households	10,000		10,935		11,284		11,710		
Families	5,935		6,283		6,322		6,526		
Average Household Size	2.28		2.19		2.19		2.13		
Owner Occupied Housing Units	6,236		6,678		6,769		7,287		
Renter Occupied Housing Units	3,764		4,257		4,515		4,423		
Median Age	43.3		46.3		46.5		47.4		
Trends: 2024-2029 Annual Rate	Area		State				National		
Population	0.20%		-0.09%				0.38%		
Households	0.74%		0.23%				0.64%		
Families	0.64%		0.16%				0.56%		
Owner HHS	1.49%		0.37%				0.97%		
Median Household Income	2.16%		2.85%				2.95%		
Households by Income			2024				2029		
			Number	Percent	Number	Percent			
	<\$15,000		1,125	10.0%	1,088	9.3%			
	\$15,000 - \$24,999		780	6.9%	669	5.7%			
	\$25,000 - \$34,999		517	4.6%	473	4.0%			
	\$35,000 - \$49,999		1,113	9.9%	1,025	8.8%			
	\$50,000 - \$74,999		1,864	16.5%	1,829	15.6%			
	\$75,000 - \$99,999		1,321	11.7%	1,360	11.6%			
	\$100,000 - \$149,999		2,380	21.1%	2,604	22.2%			
	\$150,000 - \$199,999		1,119	9.9%	1,334	11.4%			
	\$200,000+		1,064	9.4%	1,326	11.3%			
	Median Household Income		\$78,658				\$87,548		
	Average Household Income		\$104,868				\$118,203		
Per Capita Income		\$45,814				\$52,974			
Population by Age	Census 2010		Census 2020		2024		2029		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,183 5.0%	1,027 4.1%	1,068 4.1%	1,059 4.0%				
	5 - 9	1,373 5.8%	1,304 5.2%	1,206 4.7%	1,133 4.3%				
	10 - 14	1,428 6.0%	1,368 5.4%	1,269 4.9%	1,163 4.4%				
	15 - 19	1,646 7.0%	1,574 6.2%	1,558 6.0%	1,480 5.7%				
	20 - 24	1,441 6.1%	1,409 5.6%	1,493 5.8%	1,434 5.5%				
	25 - 34	2,437 10.3%	2,786 11.1%	3,019 11.7%	3,126 11.9%				
	35 - 44	2,858 12.1%	2,755 10.9%	2,924 11.3%	2,957 11.3%				
	45 - 54	3,713 15.7%	3,005 11.9%	2,917 11.3%	2,950 11.3%				
	55 - 64	3,326 14.1%	3,832 15.2%	3,615 14.0%	3,235 12.4%				
	65 - 74	1,924 8.1%	3,471 13.8%	3,645 14.1%	3,762 14.4%				
	75 - 84	1,457 6.2%	1,792 7.1%	2,292 8.8%	2,823 10.8%				
	85+	862 3.6%	873 3.5%	902 3.5%	1,051 4.0%				
	Race and Ethnicity	Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
		White Alone	22,571 95.4%	22,640 89.9%	23,130 89.3%	23,141 88.4%			
Black Alone		369 1.6%	509 2.0%	559 2.2%	592 2.3%				
American Indian Alone		65 0.3%	64 0.3%	67 0.3%	69 0.3%				
Asian Alone		202 0.9%	265 1.1%	281 1.1%	314 1.2%				
Pacific Islander Alone		1 0.0%	7 0.0%	8 0.0%	9 0.0%				
Some Other Race Alone		102 0.4%	318 1.3%	355 1.4%	392 1.5%				
Two or More Races		337 1.4%	1,393 5.5%	1,506 5.8%	1,656 6.3%				
Hispanic Origin (Any Race)		489 2.1%	805 3.2%	900 3.5%	996 3.8%				

Data Note: Income is expressed in current dollars.
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

September 26, 2024

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Financials

To be sent separately:

- Rent Roll
- Proforma

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