



FOR SALE

# 301 W Main St, Avondale, AZ, 85323

301 W Main St, Avondale, AZ 85323

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

**Adrienne Luera**

623.233.0902

[adrienne.luera@expcommercial.com](mailto:adrienne.luera@expcommercial.com)

# FOR SALE | Table of Contents

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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# 1

## PROPERTY INFORMATION

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

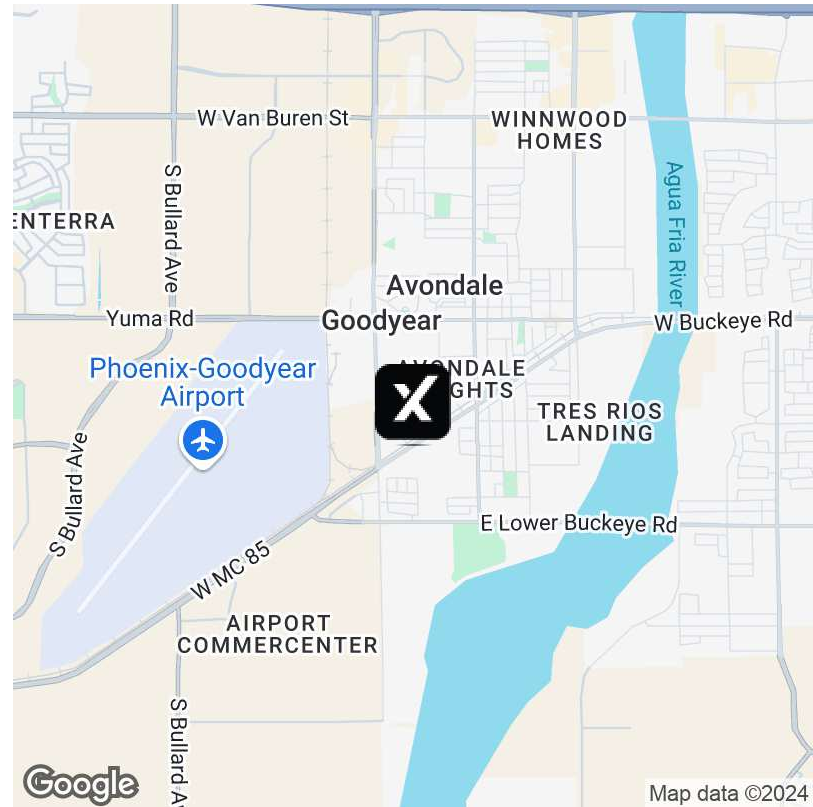
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# FOR SALE | Executive Summary



## OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	1,080 SF
Available SF:	
Lot Size:	0.25 Acres
Price / SF:	\$300.93
Year Built:	1964
Zoning:	C-2
Market:	Phoenix
Submarket:	Avondale

## PROPERTY OVERVIEW

Unlock the potential of this highly sought-after commercial property at 301 W Main St, Avondale, AZ, situated in the heart of Avondale's vibrant downtown. This is a rare opportunity to own not just prime real estate but also the possibility to acquire the cafe's kitchen equipment in the sale!

**Bonus:** In addition to the property, there is an option to purchase the existing business equipment and all furniture inside, creating a seamless transition for the new owner.

This is an excellent opportunity for an investor or an owner-operator looking to secure a premium location. 301 W Main St is positioned for success in a rapidly growing market.

Contact us today for more details on this exciting real estate!

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# FOR SALE | Property Description



## PROPERTY DESCRIPTION

Unlock the potential of 301 W Main St, Avondale, AZ, a rare opportunity to own a premium property in the heart of Avondale's bustling downtown district. This property is ideal for investors or owner-operators looking for a turnkey space with multiple possibilities, including the option to acquire café kitchen equipment, business furniture, and fixtures.

## LOCATION DESCRIPTION

**Unbeatable Location:** Situated on Main Street in a high-traffic area, the property enjoys excellent visibility and accessibility.

**Strategic Connectivity:** Just minutes from I-10 and Loop 101, offering seamless access to the Phoenix metro area.

**Thriving Downtown:** Located in a revitalized commercial hub with continued growth surrounded by shopping, dining, and entertainment.

**Close to Key Amenities:** Near Phoenix-Goodyear Airport and the train station..

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# FOR SALE | Complete Highlights

## PROPERTY HIGHLIGHTS

- - Prime stainless steel kitchen appliances included in sale!
- - Flexible interior layout for retail or mixed-use development
- - High-visibility location on bustling Main Street
- - Ample parking for customers and employees
- - Zoning flexibility for various commercial uses
- -Qualifies for the SPECIAL USE OVERLAY & HISTORIC AVONDALE INFILL OVERLAY Rezone.
- - Convenient access to major highways like I-10 and Loop 101
- - Rapid area growth with ongoing commercial and residential developments driving increased demand and foot traffic



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# 2

## LOCATION INFORMATION

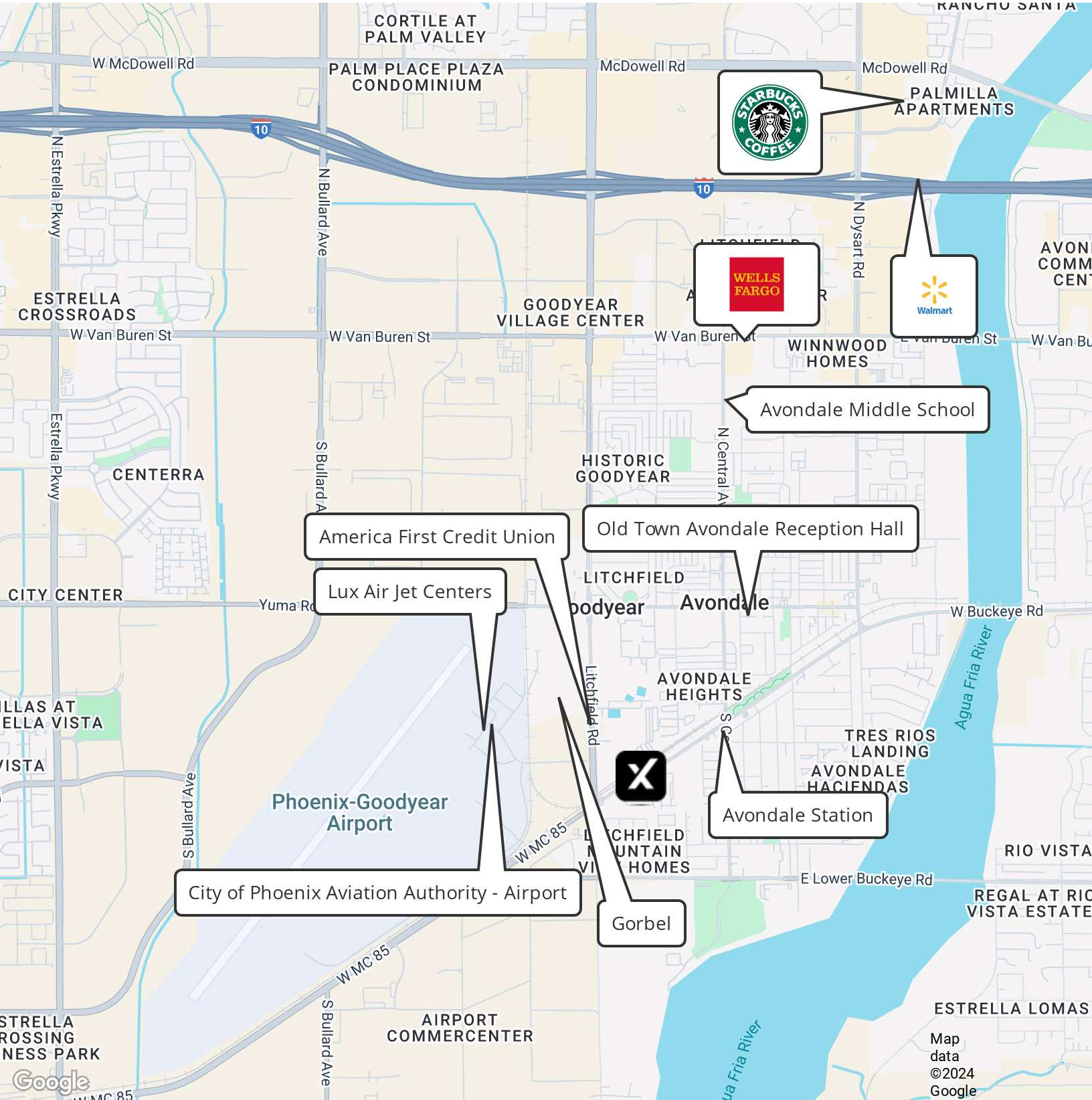
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# FOR SALE | Regional Map



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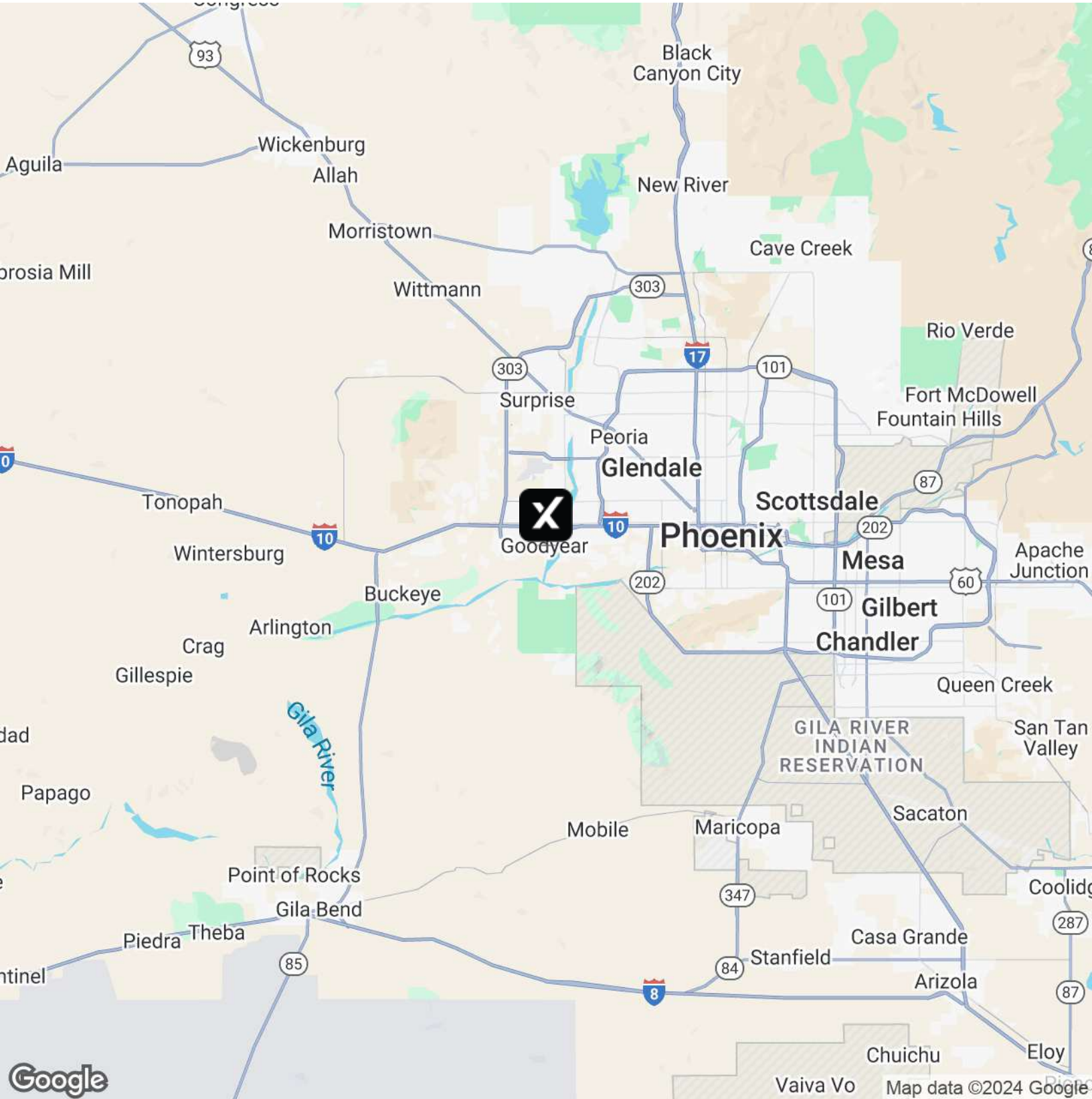
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# FOR SALE | Location Map



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# FOR SALE | Aerial Map



Google

Imagery ©2024 Airbus, Maxar Technologies

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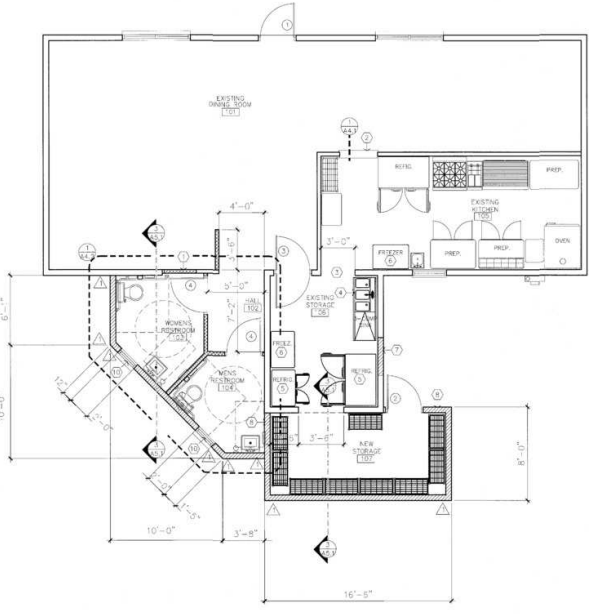


# FOR SALE | Floor Plans

SHEAR WALL SCHEDULE				
MARK	SHEATHING	BLOCKS	ALLOW	BILL ATTACHMENT
△	1/2" APA TRUSS & SHEATHING 80 NAILS @ 6" O.C. VERT 80 NAILS @ 16" O.C. HORIZ	YES	260 P.F.	1/2" AS @ 32 O.C.

- SHEAR WALL NOTES**
- ALL ANCHOR BOLTS SHALL BE PLACED AS SPECIFIED AND WITHIN 10" OF THE END WALL.
  - ANCHOR BOLTS SHALL BE PLACED AS SPECIFIED AND WITHIN 10" OF THE END WALL.
  - 1/2" TRUSS & SHEATHING SHALL BE PLACED AS SPECIFIED AND WITHIN 10" OF THE END WALL.
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- SHEAR WALL ANALYSIS**
- SIMPLIFIED WALL BRACING**
- NO MORE THAN TWO STORIES ABOVE TOP OF FOUNDATION.
  - BRACING TO NOT CANTILEVER MORE THAN 24"
  - BRACING HEIGHT NOT GREATER THAN 12'
  - ROOF TO EAVE HEIGHT 12' OR LESS
  - ALL EXTERIOR WALLS TO HAVE 1/2" SIPR. BRG. ON INSIDE.
  - BRG. AND SPIES LESS THAN 80 MPH. EXPOSURE A OR B.
  - SEISMIC DESIGN CATEGORY A, B, OR C.
  - DRIFTER WALLS NOT PERMITTED IN TWO STORY BUILDINGS.
- CIRCUMSCRIBED RECTANGLE MAXIMUM 80% IN ANY LENGTH.**
- MINIMUM 2:1 EXTENSIVE SHEATHING.**
- BRACING LIMITS: FULL HEIGHT, NO DRIFTERS.**
- MIN. FULL SHEATHING MINIMUM 30% BRG.
  - OTHER MATERIALS BETWEEN SPITS, 40% BRG.
- MINIMUM NUMBER OF BRACING UNITS EACH LENGTH OF WALL.**



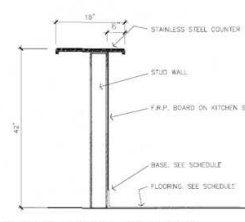
**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

- LEGEND**
- EXISTING WALLS TO REMAIN, DOORS AND WINDOWS ARE EXISTING UNLESS NOTED OTHERWISE. PATCH AND REPAIR AS NEEDED DUE TO CONSTRUCTION.
  - NEW STRUCTURAL WALL: 2X4 WOOD STUDS AT 16" O.C. WITH 1/2" PLYWOOD ON EXTERIOR SIDE. STUCCO FINISH TO MATCH EXISTING.
  - NEW NON-BEARING PARTITION WALLS: 2X4 WOOD STUDS AT 16" O.C. WITH 1/2" GYP. BRG. ON BOTH SIDES. EXTEND WALL TO UNDERSIDE OF ROOF STRUCTURE.
  - DOOR SYMBOL: SEE DOOR SCHEDULE.
  - KEY NOTE: SEE KEY NOTES ON THIS SHEET.
  - DETAIL NUMBER SHEET NUMBER.
  - ROOM NUMBER: SEE ROOM FINISH SCHEDULE.

- KEYED NOTES**
- FULL-GLASS OPENING TO MATCH ADJACENT WALLS.
  - NEW STAINLESS STEEL PASS-THRU COUNTER: TOP AT 40" AFF.
  - NEW OPENING: TOP AT 5'-0" AFF. BRG. JAMES PL. P.F. BOARD.
  - RELIGATE 3-COMPARTMENT SINK TO THIS LOCATION. SEE PLUMBING PLANS.
  - RELIGATE REFRIGERATOR TO THIS LOCATION. SEE ELECTRICAL PLANS.
  - RELIGATE FREEZER TO THIS LOCATION. SEE ELECTRICAL PLANS.
  - WALLS: FULL-GLASS OPENING STUCCO FINISH EXTERIOR TO MATCH ADJACENT.
  - WALLS: ALUM. NEW WALL WITH EXISTING WALL.
  - NOT USED.
  - NEW 24" X 24" FRAMED WINDOW: PROTECTED GLASS. BOTTOM AT 5'-0" AFF.

- ACCESSIBILITY**
- THIS REMODEL MEETS THE IRC CODE REQUIREMENT FOR SIZE OF THE CLEARANCE OF THE REMODEL, GOING TO MEET ACCESSIBILITY STANDARDS.
  - PROVIDE A SIGN-DATING "E" IN RAISED CHARACTERS AND BRaille AND DOWN TELL WITH A TACTILE SIGN SHALL BE LOCATED IMMEDIATE TO EACH DOOR TO AN AREA OF SETBACK. AN EXTERIOR AREA FOR ACCESSIBLE ROUTE, AN ELEVATED STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

- FIRE PROTECTION**
- CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED THE FIRE-RESISTING AS SPECIFIED BY THE GOVERNMENT AGENCY HAVING JURISDICTION. THE GOVERNMENT PROVIDES WITH WALL UPGRADE AND BRACKET OR IS SHALL BE MIN. RATED 2H-100K WITH CAPACITY AS REQUIRED.



**1 PASS-THRU COUNTER**  
SCALE: 1/4" = 1'-0"

**ALMOND**  
**ADG**

7330 EAST LAKE DRIVE  
SCOTTSDALE, ARIZONA 85251  
PHONE: 480-940-2100  
FAX: 480-940-2100

ARCHITECTURE  
PLANNING INTERIORS

PROFESSIONAL SEAL  
ALMOND ADG ARCHITECTURE  
REGISTERED ARCHITECT  
STATE OF ARIZONA  
EXPIRES 03-31-2023

RESTAURANT ADDITION:  
**TONY'S CAFE**  
301 W. MAIN STREET  
AVONDALE, ARIZONA

job no: 21163  
date: 4-6-22  
revisions:  
OWNER: 7-21-22

sheet **A4.1**

DO NOT SCALE DRAWINGS

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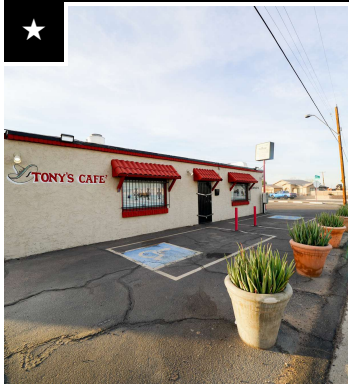


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# 3

## SALE COMPARABLES

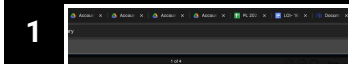
# FOR SALE | On Market Comparables



## 301 W MAIN ST, AVONDALE, AZ, 85323

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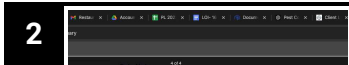
Price: \$325,000 Bldg Size: 1,080 SF  
Lot Size: 0.25 Acres Year Built: 1964



## 400-406 E MAIN STREET

Avondale, AZ 85323

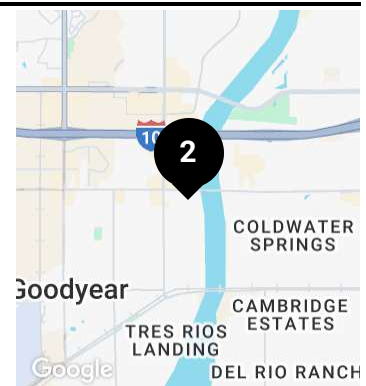
Price: \$475,000 Lot Size: 0.47 Acres



## SWC VAN BUREN/ELISEO C FELIX WAY

Avondale, AZ 85323

Price: \$925,000 Lot Size: 0.98 Acres



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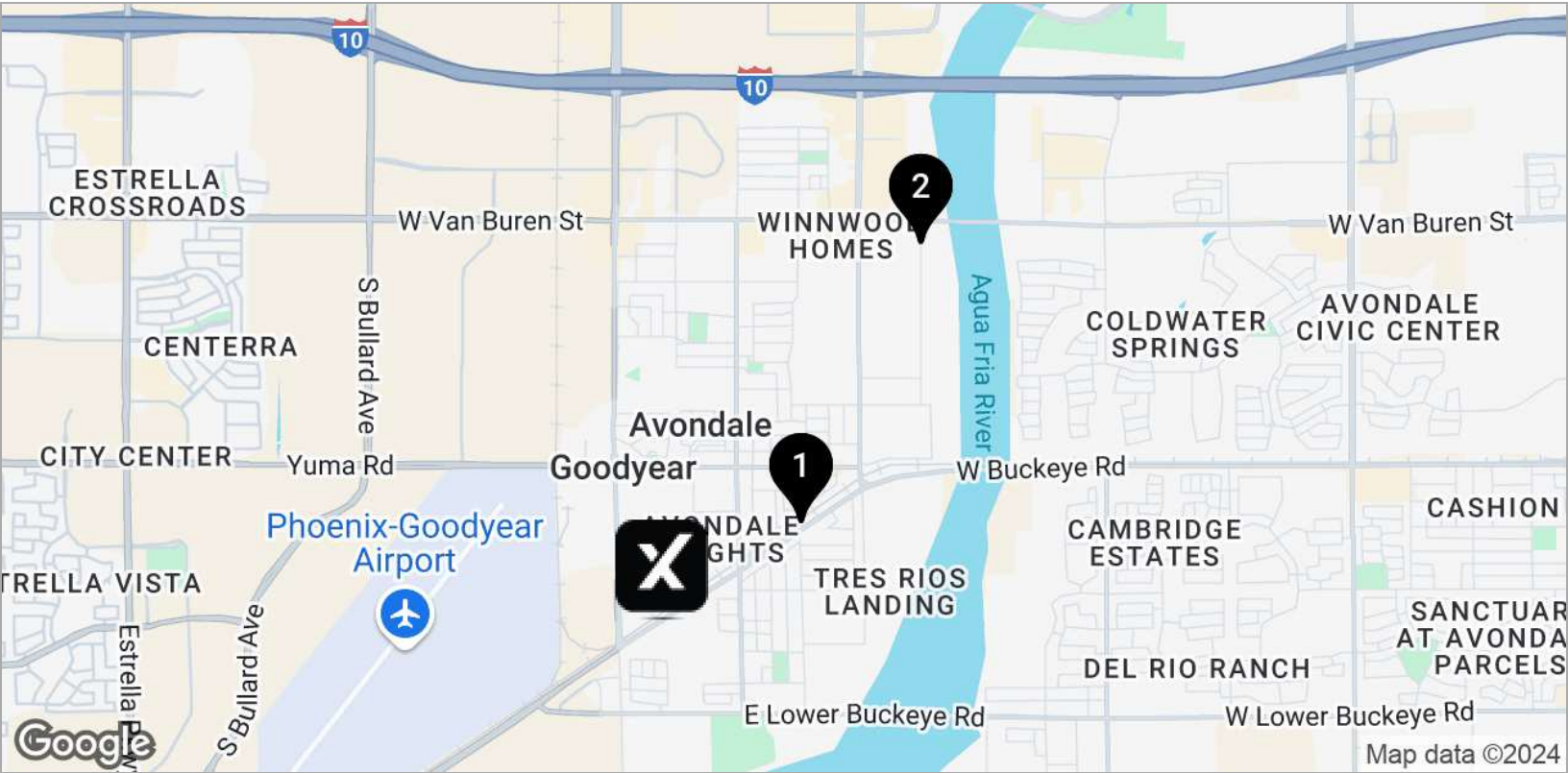
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# ON MARKET | For Sale Comps Map & Summary



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
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1	<b>400-406 E Main Street</b> Avondale, AZ	\$475,000	-	0.47 Acres
2	<b>SWC Van Buren/Eliseo C Felix Way</b> Avondale, AZ	\$925,000	-	0.98 Acres
<b>AVERAGES</b>		<b>\$700,000</b>	<b>NAN SF</b>	<b>0.72 ACRES</b>

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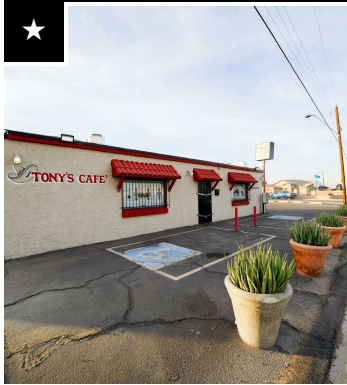
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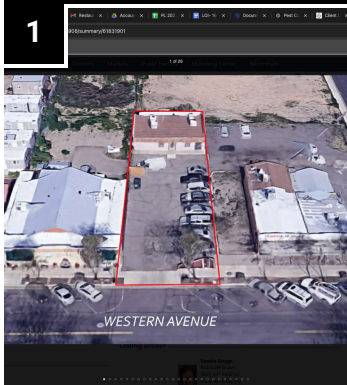
# SOLD | Sold Comparables



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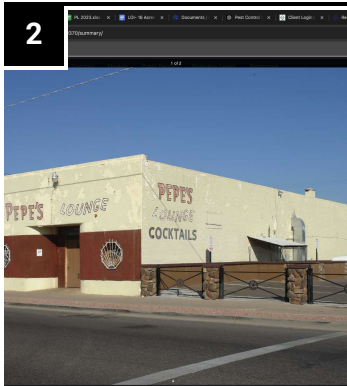
Price: \$325,000 Bldg Size: 1,080 SF  
 Lot Size: 0.25 Acres Year Built: 1964



## 528 E WESTERN AVE

Avondale, AZ 85323

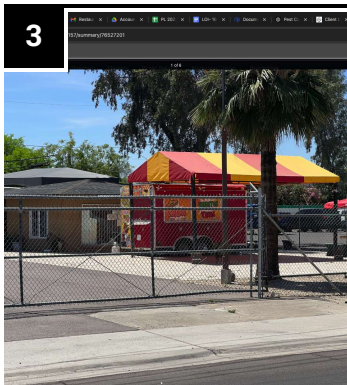
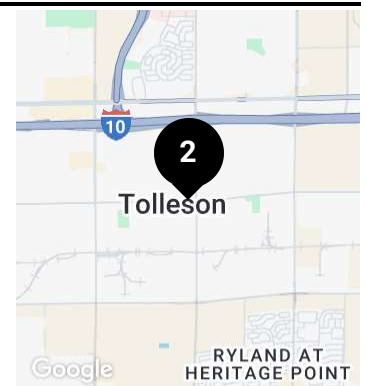
Price: \$165,000 Bldg Size: 1,101 SF  
 Lot Size: 0.15 Acres Year Built: 1978



## 9152 W VAN BUREN ST

Tolleson, AZ 85353

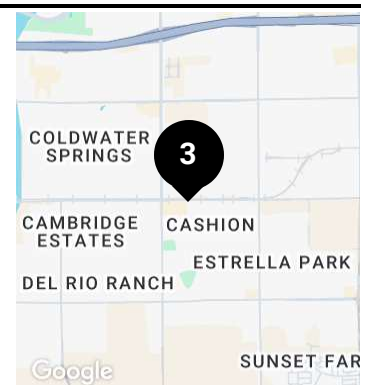
Price: \$440,000 Bldg Size: 1,709 SF  
 Lot Size: 0.16 Acres Year Built: 1978



## 11243 W BUCKEYE RD

Avondale, AZ 85323

Price: \$485,000 Lot Size: 0.34 Acres



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# SOLD | Sold Comps Map & Summary



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1	<b>528 E Western Ave</b> Avondale, AZ	\$165,000	1,101 SF	0.15 Acres
2	<b>9152 W Van Buren St</b> Tolleson, AZ	\$440,000	1,709 SF	0.16 Acres
3	<b>11243 W Buckeye Rd</b> Avondale, AZ	\$485,000	-	0.34 Acres
<b>AVERAGES</b>		<b>\$363,333</b>	<b>1,405 SF</b>	<b>0.22 ACRES</b>

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## DEMOGRAPHICS

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

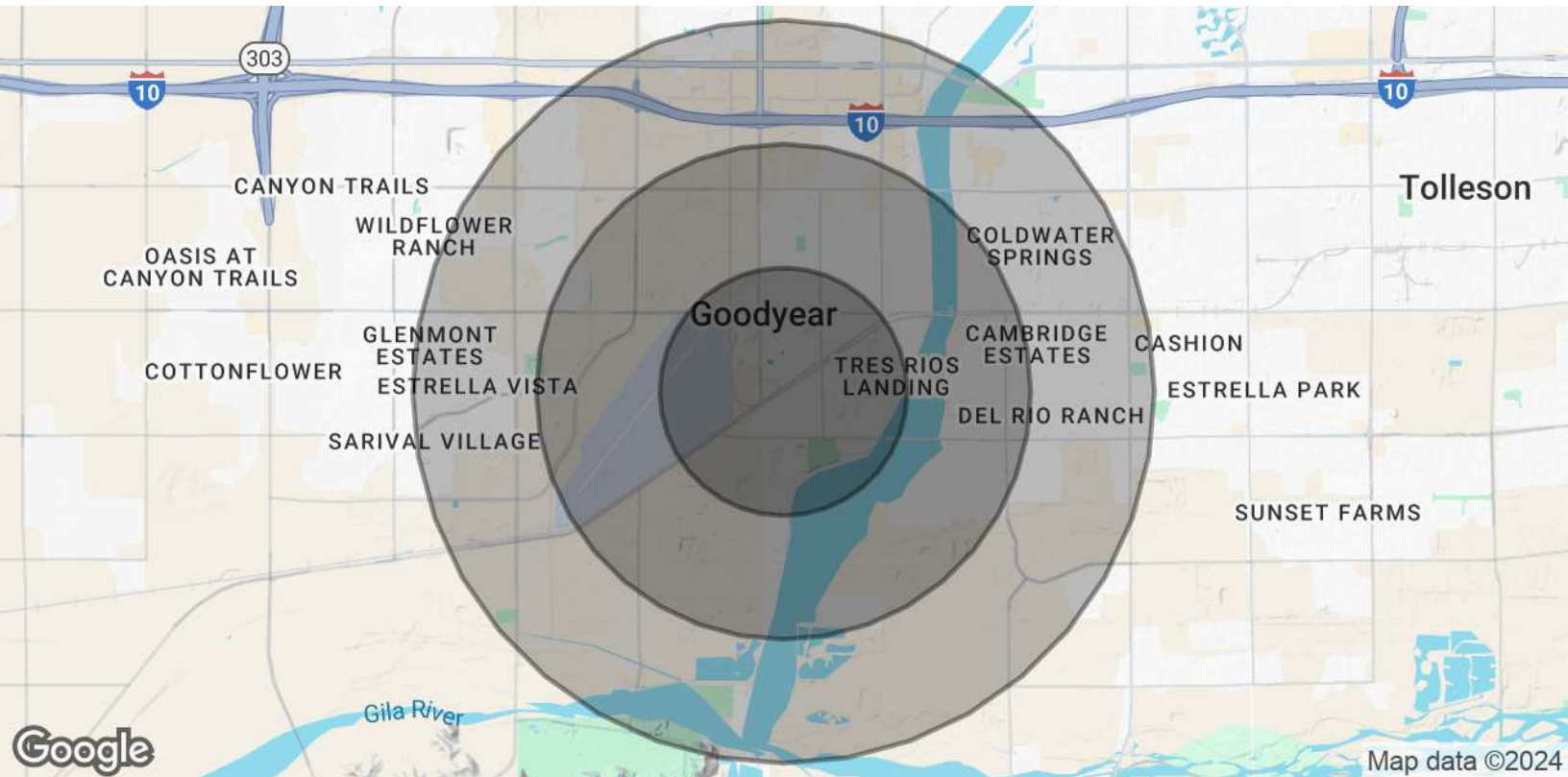
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# FOR SALE | Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	9,521	25,992	58,603
Average Age	34	34	34
Average Age (Male)	33	33	33
Average Age (Female)	34	34	35
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	2,849	7,832	18,083
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$69,755	\$73,239	\$92,474
Average House Value	\$326,488	\$321,044	\$359,163

Demographics data derived from AlphaMap

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# FOR SALE | Meet the Team



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