



PHOENIX WEST
COMMERCIAL

PLAZA FOR SALE

WESTERN
AVENUE

326 EAST WESTERN AVENUE, AVONDALE, AZ 85323



PROPERTY OVERVIEW

Located at 326 East Western Avenue in the heart of Avondale's Old Town business district, this multi-tenant professional plaza presents an attractive investment opportunity. Spanning approximately 5,165 square feet on a 14,040 square foot lot, the property includes a mix of established tenants such as a dental office, a church, hair salon, the owners suite will be available upon close of escrow. Zoned OTAB within Avondale jurisdiction, the property is strategically positioned within a revitalization area, offering significant potential for cosmetic improvements and rental rate increases.



PROPERTY SUMMARY

326 EAST WESTERN AVENUE | AVONDALE, AZ 85323



Property Summary

| | |
|-----------------|------------------------|
| APN: | 500-17-086; 500-17-088 |
| Price: | \$825,000 |
| Building SF: | 5,145 |
| Price / SF: | \$160.34 |
| Rentable SF: | 5,145 |
| Occupancy: | 100% |
| 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 and have a 5-year renewal 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 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 | | | |

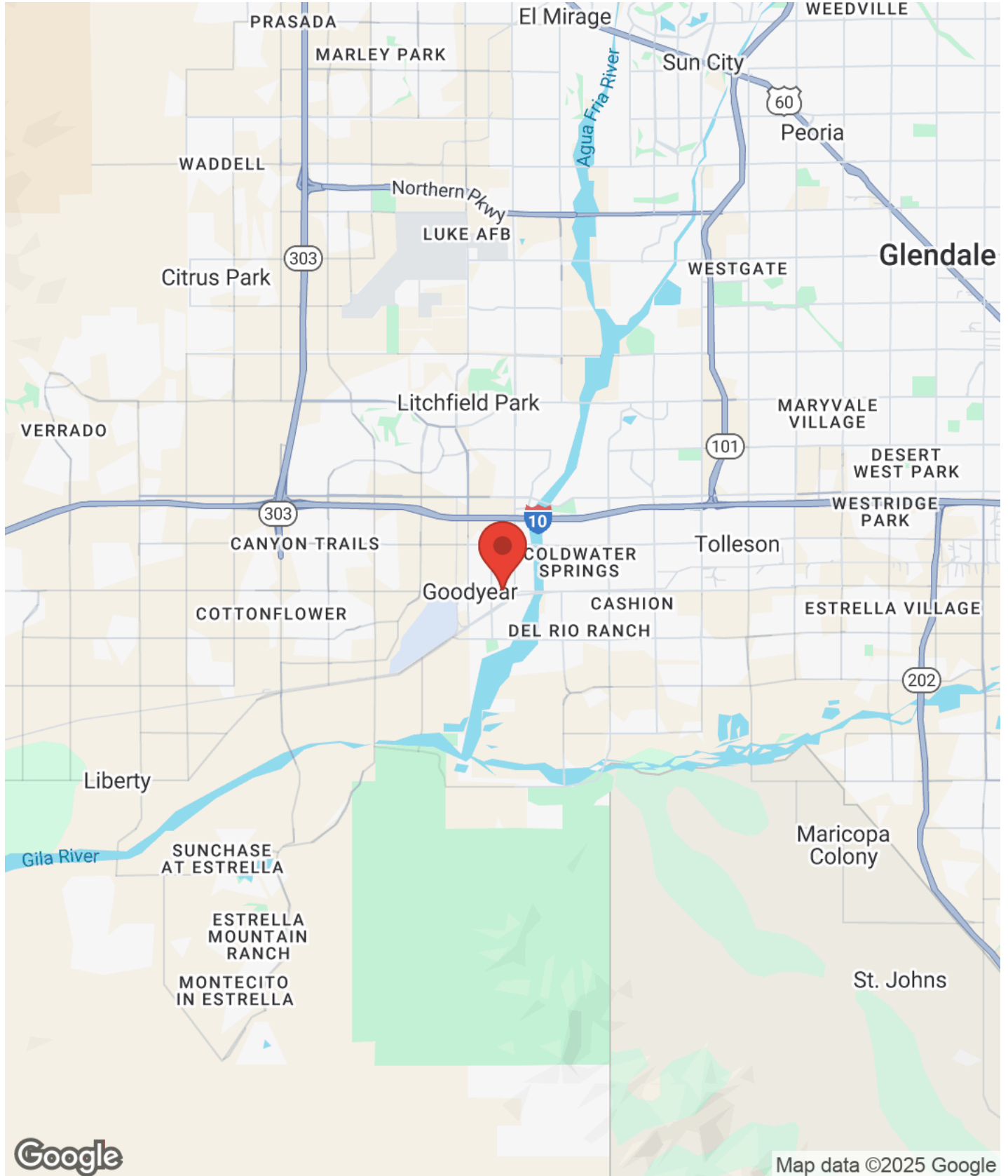
ANNUAL PROPERTY OPERATING DATA

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| Description Year Ending | Year 1 04/2026 |
|---------------------------------|-------------------|
| Income | |
| Rental Income | \$52,200 |
| Gross Scheduled Income | \$52,200 |
| Lease-up Vacancy | (\$800) |
| Gross Operating Income | \$51,400 |
| Expenses | |
| Property Tax | (\$4,842) |
| Maintenance | (\$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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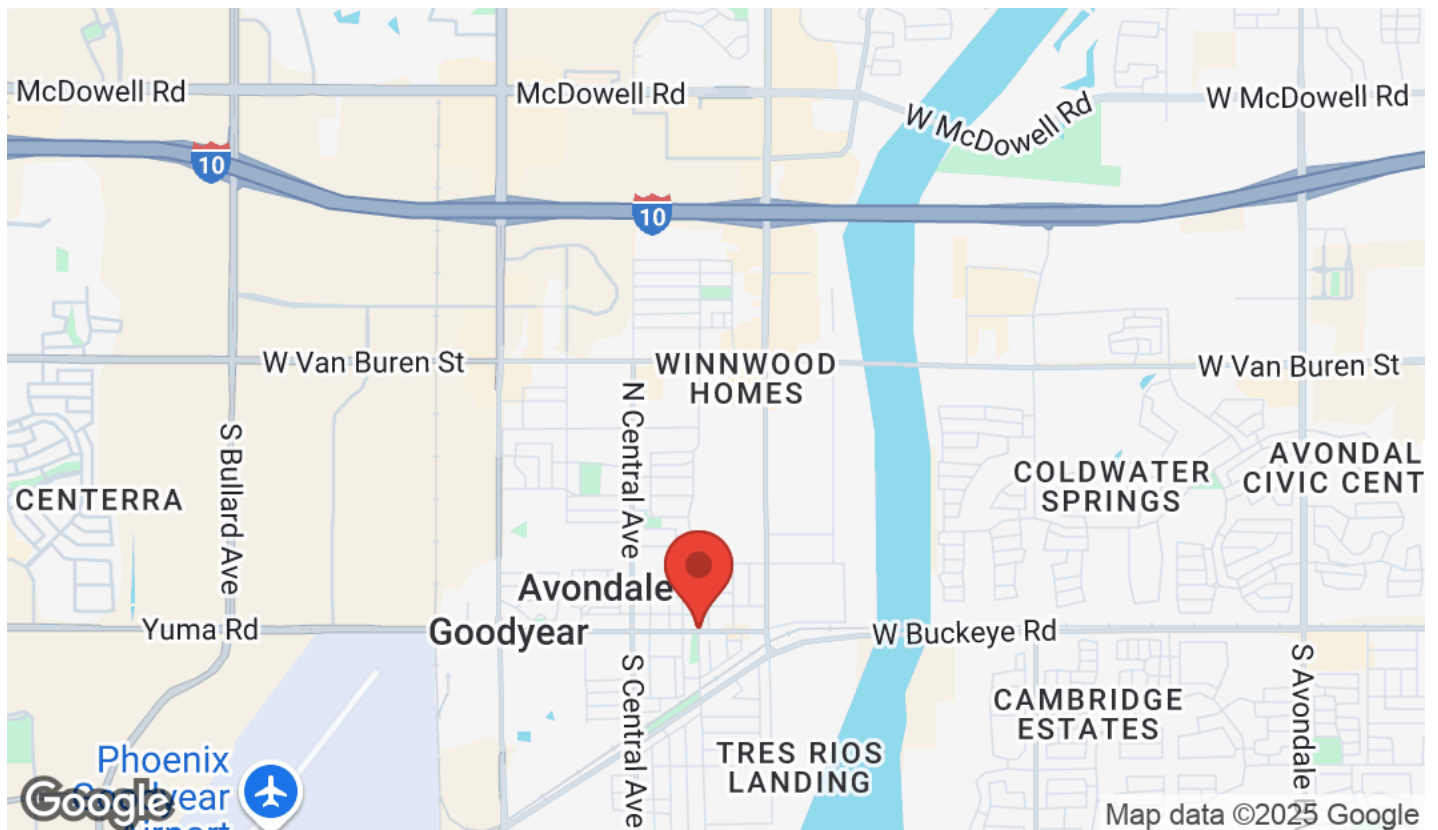
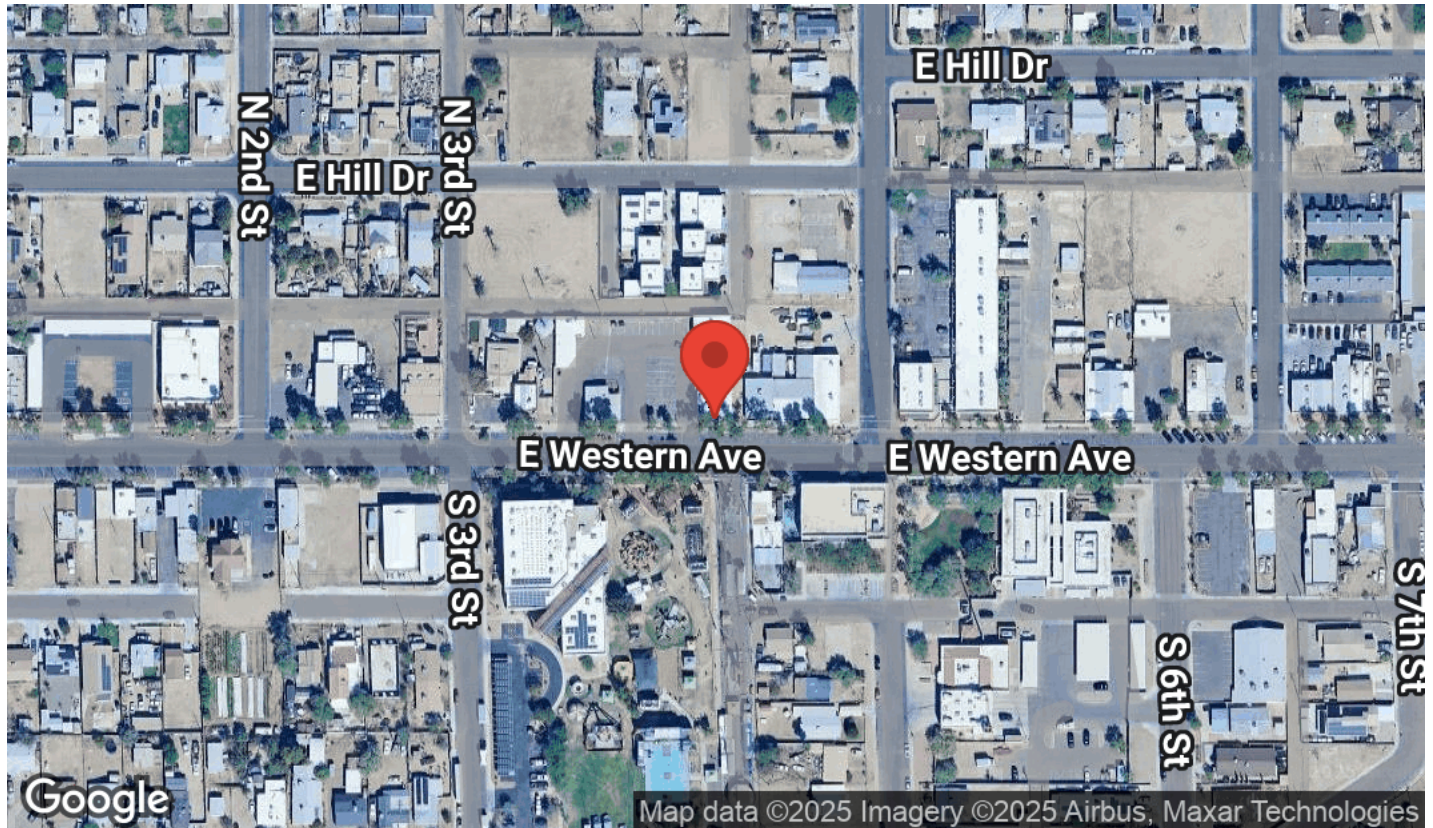


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LOCATION MAPS

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AERIAL MAP

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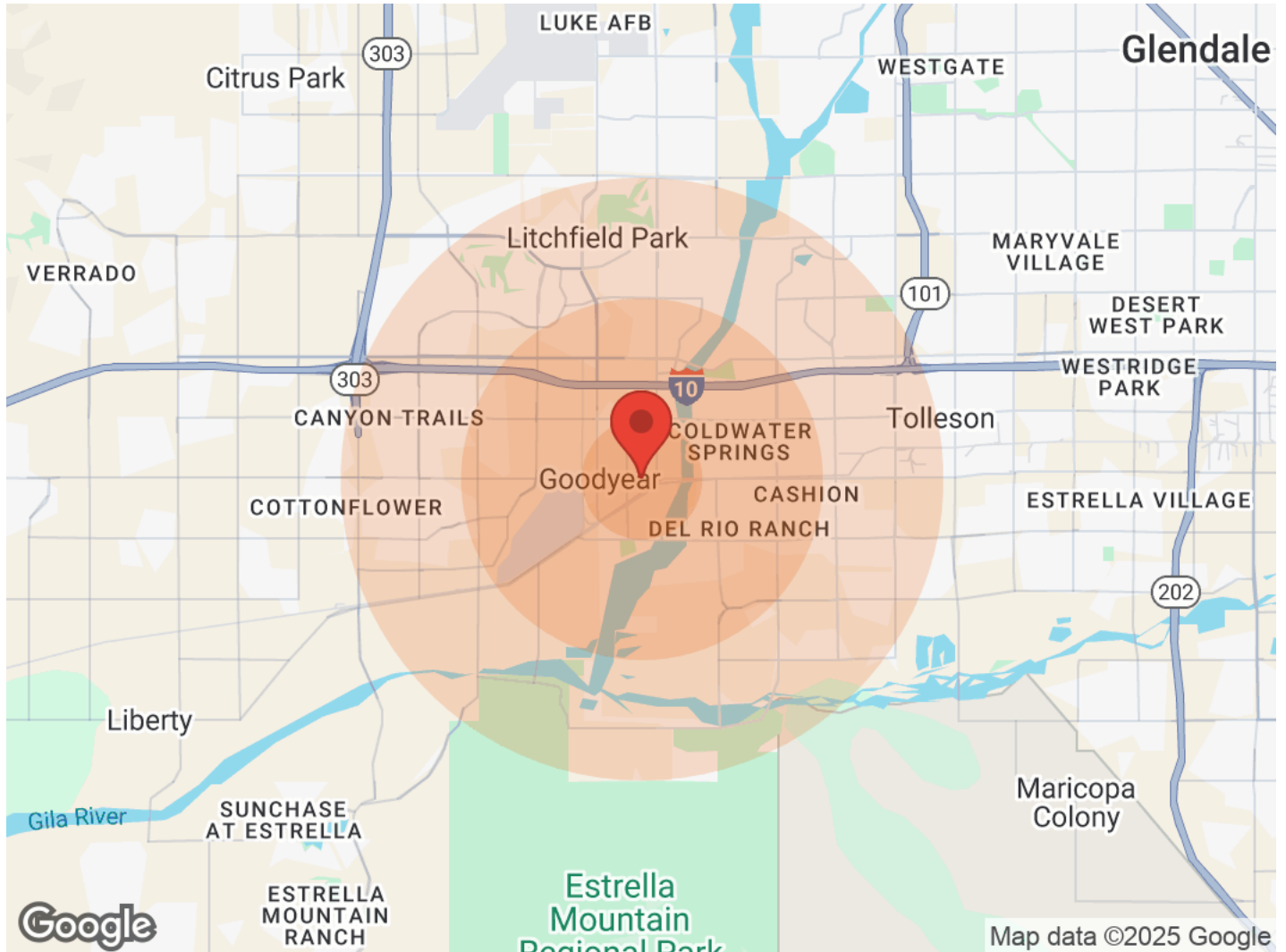


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DEMOGRAPHICS

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| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Male | 5,955 | 33,595 | 82,457 | Median | \$32,083 | \$58,328 | \$71,105 |
| Female | 7,095 | 35,720 | 87,182 | < \$15,000 | 837 | 2,464 | 4,063 |
| Total Population | 13,050 | 69,315 | 169,639 | \$15,000-\$24,999 | 588 | 1,639 | 3,567 |
| Age | 1 Mile | 3 Miles | 5 Miles | \$25,000-\$34,999 | 427 | 2,140 | 4,941 |
| Ages 0-14 | 4,114 | 19,273 | 45,269 | \$35,000-\$49,999 | 673 | 3,161 | 7,596 |
| Ages 15-24 | 2,284 | 10,827 | 26,036 | \$50,000-\$74,999 | 615 | 4,786 | 12,315 |
| Ages 25-54 | 4,881 | 23,698 | 56,498 | \$75,000-\$99,999 | 262 | 3,013 | 8,885 |
| Ages 55-64 | 822 | 6,191 | 15,477 | \$100,000-\$149,999 | 296 | 3,463 | 9,421 |
| Ages 65+ | 949 | 9,326 | 26,359 | \$150,000-\$199,999 | 22 | 658 | 2,189 |
| Race | 1 Mile | 3 Miles | 5 Miles | > \$200,000 | N/A | 288 | 1,200 |
| White | 5,840 | 40,460 | 106,750 | Housing | 1 Mile | 3 Miles | 5 Miles |
| Black | 957 | 5,364 | 12,810 | Total Units | 4,288 | 23,397 | 58,737 |
| Am In/AK Nat | 120 | 409 | 912 | Occupied | 3,566 | 20,167 | 50,818 |
| Hawaiian | 22 | 77 | 108 | Owner Occupied | 1,610 | 11,826 | 33,656 |
| Hispanic | 10,569 | 37,357 | 78,947 | Renter Occupied | 1,956 | 8,341 | 17,162 |
| Multi-Racial | 12,166 | 42,874 | 89,714 | Vacant | 722 | 3,230 | 7,919 |

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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

All materials and information received or derived from Phoenix West Commercial, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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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