

Westwind



Property Overview:

WestWind Retail Plaza, located at **10585 W Indian School Rd, Avondale, AZ 85392**, is a prime retail center that offers an exciting investment opportunity in a rapidly growing area. Spanning **0.919 acres**, the plaza features **approximately 5,593 square feet of leasable space**, providing ample room for diverse tenants and ensuring maximum flexibility for future growth. This strategically located retail hub is positioned to capitalize on the increasing demand for quality commercial space in the area.



PROJECT DETAILS

Key Features:

»» **Strategic Location:**

- The plaza is situated along **West Indian School Road**, a high-traffic corridor that ensures excellent visibility and accessibility. The location attracts a steady flow of customers, making it an ideal spot for retailers looking to reach a broad audience. With its central positioning, the property enjoys significant foot and vehicle traffic, enhancing its appeal for both tenants and customers.

»» **Diverse Tenant Mix:**

- WestWind Retail Plaza is home to a dynamic and diverse mix of tenants, contributing to its vibrant retail environment. The center includes a variety of established brands, and one notable feature is our own operation—a **convenience store** under the 'Awesome' brand. This tenant addition adds further value to the center by serving the daily needs of nearby residents and drawing in consistent traffic. The variety of tenants makes the plaza attractive to a wide customer base, ensuring stable demand across multiple sectors.

»» **Robust Demographics:**

- The surrounding community boasts a **highly populated area** with a **strong average household income**, which is essential for supporting retail demand. With a blend of residential neighborhoods, the retail plaza benefits from the purchasing power of local residents. The robust demographic profile ensures long-term viability for tenants, as well as sustained demand for retail space in the plaza.

»» **Proximity to Major Developments:**

- The plaza is strategically located near key developments that drive traffic to the area. Directly adjacent to **Fry's Marketplace**, an established anchor tenant, the plaza is well-positioned to benefit from the consistent traffic generated by this major grocery store. Additionally, it is surrounded by several upscale, **master-planned communities** like **WestWind, Garden Lakes, and La Paz**, which increases the residential population within a short distance. These communities further enhance the retail center's potential, as the surrounding neighborhoods continue to grow and evolve.

Investment Highlights:

» Stable Cash Flow:

- WestWind Retail Plaza offers consistent and reliable cash flow through its established tenant base. Tenants are secured under long-term lease agreements, and the location's strategic advantages ensure high demand for retail space. This steady rental income provides a solid foundation for investors looking for a dependable, income-producing asset.

» Value-Add Potential:

- There are multiple opportunities for value enhancement through strategic leasing and property upgrades. By focusing on further enhancing the property's appeal, we can drive rental rate increases and improve occupancy levels, unlocking additional value. Minor improvements, such as increasing visibility, adding new signage, or updating tenant spaces, could contribute significantly to boosting the plaza's value and long-term profitability.

» Market Growth:

- The Avondale area, where WestWind Retail Plaza is located, is undergoing rapid growth. With an estimated 1,000 acres of land just one mile east of the property slated for development, the surrounding area is set to experience continued expansion. This market growth will create additional demand for retail space and bolster the long-term viability of the plaza. The development of these acres will also drive more residents and businesses to the area, increasing foot traffic and enhancing tenant demand.



Financial Overview:

»» **Occupancy Rate:**

- The plaza currently enjoys a **high occupancy rate**, reflecting its strong appeal to tenants and its position as a desirable location in the community. This high occupancy contributes to a steady and reliable revenue stream for investors.

»» **Lease Terms:**

- Tenants at WestWind Retail Plaza are secured under favorable lease agreements, with terms that ensure long-term stability. These leases provide a strong financial foundation, supporting the property's income generation and minimizing the risk of vacancies or rental fluctuations.

»» **Operating Expenses:**

- Efficient property management and operations contribute to controlled operating expenses, maximizing the plaza's **Net Operating Income (NOI)**. By maintaining a well-managed property, the expenses are kept under control, ensuring that the return on investment remains strong for the long term.
- **WestWind Retail Plaza** represents an excellent investment opportunity, combining a **prime location**, a **diverse tenant mix**, and a **strong financial performance**. The plaza's strategic position within a growing market, coupled with the potential for value enhancement, makes it a highly attractive addition to any investment portfolio. The robust demand in the area, backed by strong demographics and nearby developments, sets this property up for long-term success, providing both immediate and future growth potential for investors.

