



WestWind Retail Plaza



PROPERTY OVERVIEW

» WestWind Retail Plaza is a strategically positioned retail hub offering ample room for diverse tenants and maximum flexibility for future growth. The plaza is designed to capitalize on increasing demand for quality commercial space in the Avondale area.



0.919 Acres
Total property size

5,593 SF
Leasable space

PLANT SHOP THEME

Strategic Location

- » A premium retail setting with strong visibility and surrounding residential demand.

High-Traffic Corridor

Situated along West Indian School Road, ensuring excellent visibility and accessibility for both foot and vehicle traffic.

Adjacent to Fry's Marketplace

Directly next to an established anchor tenant, benefiting from consistent grocery-driven customer flow.

Master-Planned Communities

Surrounded by WestWind, Garden Lakes, and La Paz, upscale neighborhoods that increase the residential population nearby.

PREMIUM RETAIL

Diverse Tenant Mix & Strong Demographics

» WestWind Retail Plaza combines everyday convenience with a strong local customer base, creating a compelling foundation for sustained retail performance.

» Tenant Mix

WestWind Retail Plaza hosts a dynamic mix of established brands, including our own **convenience store** under the 'Awesome' brand, serving daily needs and drawing consistent traffic. The variety of tenants ensures stable demand across multiple sectors and attracts a wide customer base.

» Demographics

The surrounding community is **highly populated** with a **strong average household income**, providing the purchasing power essential for supporting retail demand. This robust demographic profile ensures long-term viability for tenants and sustained demand for retail space in the plaza.

INVESTMENT HIGHLIGHTS

- » Three advantages support the long - term appeal of this retail opportunity, from dependable income to future growth potential.

Stable Cash Flow

Consistent rental income through established tenants secured under long-term lease agreements. The location's strategic advantages ensure high demand for retail space, providing a dependable, income-producing asset.

Value-Add Potential

Opportunities for value enhancement through strategic leasing and property upgrades, including improved signage, visibility, and updated tenant spaces to drive rental rate increases and improve occupancy levels.

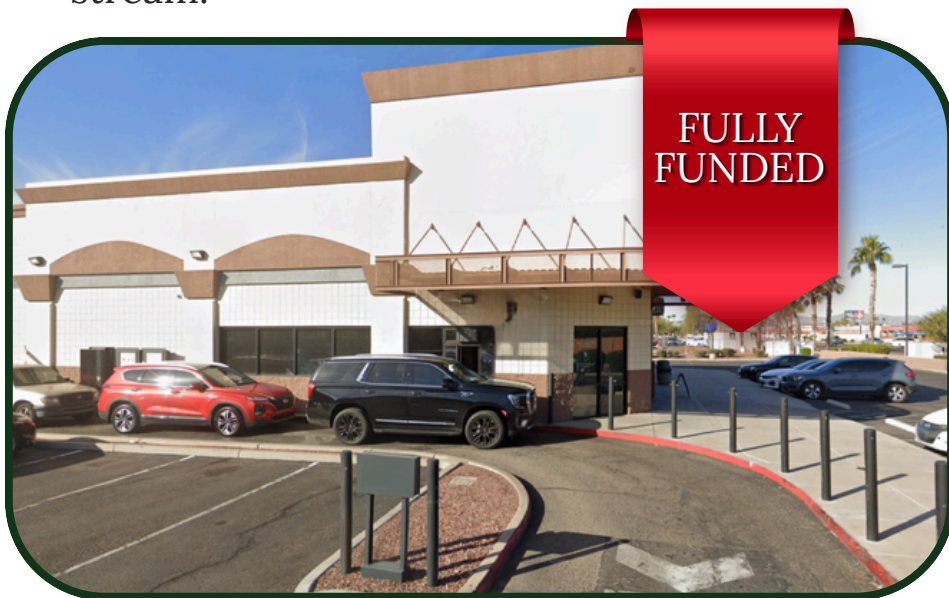
Market Growth

Avondale is undergoing rapid growth, with an estimated 1,000 acres of land just one mile east slated for development creating additional demand for retail space and driving more residents and businesses to the area.

FINANCIAL OVERVIEW

»» High Occupancy Rate

The plaza currently enjoys a high occupancy rate, reflecting its strong appeal to tenants and position as a desirable community location, contributing to a steady revenue stream.



»» Favorable Lease Terms

Tenants are secured under long-term lease agreements that provide a strong financial foundation, supporting income generation and minimizing vacancy risk.

FINANCIAL OVERVIEW



»» Controlled Operating Expenses

Efficient property management keeps expenses under control, maximizing **Net Operating Income (NOI)** and ensuring a strong return on investment for the long term.



WHY WESTWIND?

»» A premium retail opportunity with strong fundamentals and long-term growth potential.

Prime Location

High-traffic corridor with anchor adjacency and strong demographics

Diverse Tenants

Established brands plus Awesome convenience store driving consistent traffic

Growth Market

1,000 acres of development nearby ensuring long-term demand

Strong Returns

High occupancy, favorable leases, and controlled expenses maximize NOI

Ready to Invest?

Suitable for income-focused investors seeking high short-term yield, comfortable with construction-related risk, and seeking defined timelines.



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Call

+1 (833)-652-7103



Email

deals@awesomeroi.us

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