



Westwind Plaza Shopping Center



10575 W Indian School Road, Avondale, AZ 85392



www.awesomeroi.us

INVESTMENT OVERVIEW

- » Prime Retail Investment Opportunity
Avondale, Arizona
- » A stabilized, income-generating retail asset with strong value-add potential through strategic lease repositioning and market rent alignment.

Acquisition Price

~\$7.9 Million

Equity Raise

\$1.975 Million

Projected IRR

18–22%

- » Located at 10575 W Indian School Road in Avondale, Arizona, Westwind Plaza presents a compelling opportunity to acquire a performing retail asset in one of the Southwest's fastest-growing submarkets.

This offering is structured for both near-term stability and meaningful long-term growth, with a targeted closing date of May 31, 2026.

PROJECT SNAPSHOT

- »» A well-positioned multi-tenant retail strip center delivering immediate cash flow with a clear runway to full value realization.



18,511 SF

Multi-tenant retail strip center on approximately 1.66 acres



Built 2001

Established, well-maintained property with proven operational history



Strong Tenancy

Diverse tenant mix with consistent occupancy and immediate cash flow



Full Repositioning

Rare near-term opportunity to reset all leases to current market rates

STRATEGIC VISIBILITY & CONNECTIVITY

LOCATION ADVANTAGE

- » Westwind Plaza sits at the southeast corner of 107th Avenue and Indian School Road, a high-traffic intersection delivering exceptional daily visibility to thousands of passing vehicles.

Direct proximity to the Loop 101 freeway ensures seamless regional connectivity, making the center easily accessible for local residents, commuters, and surrounding communities alike.



RETAIL SYNERGY & SURROUNDINGS

» West wind Plaza is embedded with in a thriving national retail corridor, driving consistent foot traffic and reinforcing long-term tenant demand.

Starbucks

Daily destination traffic anchor

Chase Bank

High-frequency financial services draw

Fry's & Safeway

Grocery anchors ensuring repeat visits



MARKET OPPORTUNITY

- » A Market Built for Growth
- » Avondale and the broader West Valley region rank among Arizona's fastest-growing communities. Sustained population inflows continue to compress retail vacancy, drive rental rate appreciation, and support long-term asset value creation.

This demand backdrop directly strengthens Westwind Plaza's lease repositioning thesis and positions investors to capture both income growth and meaningful capital appreciation.



CURRENT INCOME PROFILE

\$50.6K

Monthly Income

Consistent in - place revenue from
existing tenants

\$607K+

Annual Revenue

Stable gross income exceeding \$600,000
per year

NNN

Lease Structure

Tenants cover operating expenses and
property taxes

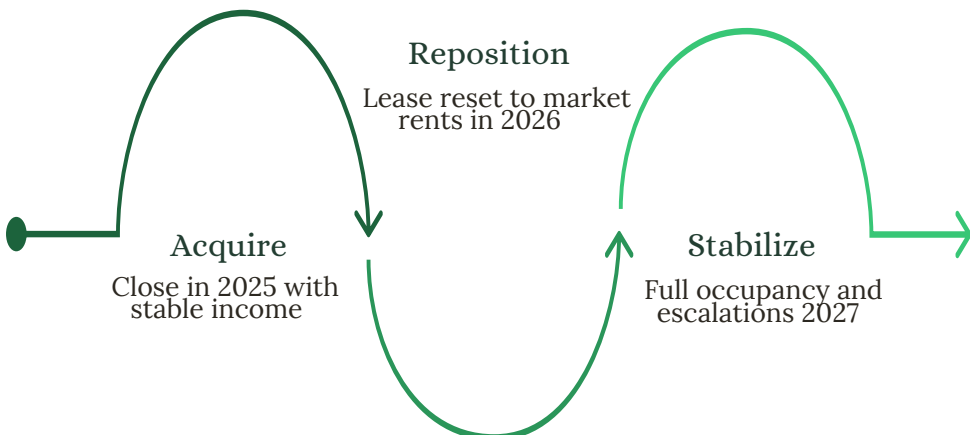
- ⦿ Triple-net lease structure ensures predictable, low-management cash flow tenants bear the cost burden of taxes, insurance, and maintenance.

A RARE LEASE RESET OPPORTUNITY

- » All existing leases are scheduled to expire in 2026 a unique window to mark every unit to current market rents simultaneously.

With the West Valley rental market continuing to tighten, this full repositioning event is a defining catalyst for yield expansion.

- **~8% projected rental rate increase** upon lease renewal
- **3% annual escalations** embedded in new lease structures
- Full repositioning targeted for completion by early 2027



FINANCIAL UPSIDE & STRATEGY

- » The acquisition is structured to capture value across two distinct phases stable income today and compressing cap rates tomorrow.

Entry Cap Rate

5.5% at acquisition – reflects in-place stabilized income

Post-Stabilization Cap

Target of ~8.5% – driven by rent resets and lease escalations

Investor Returns

Projected **18–22% IRR** through disciplined execution and exit

- » Westwind Plaza Shopping Center offers a rare combination of in-place cash flow and a well-defined value-add roadmap supported by a growing market, a proven NNN lease structure, and a complete lease repositioning event on the horizon.

A CLEAR PATH TO VALUE CREATION

- » The acquisition is structured to capture value across two distinct phases stable income today and compressing cap rates tomorrow.

Stable Foundation

Performing asset generating \$600K+ annually with predictable, triple-net income

Defined Upside

Full lease reset in 2026 enables meaningful rent growth and cap rate compression

Prime Location

High-visibility West Valley corridor with national retail neighbors and strong demographics

- » Targeted close: May 31, 2026 4 Equity raise: \$1.975M 4 Projected IRR: 18-22%

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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**SPONSOR
& FUND LEAD**

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