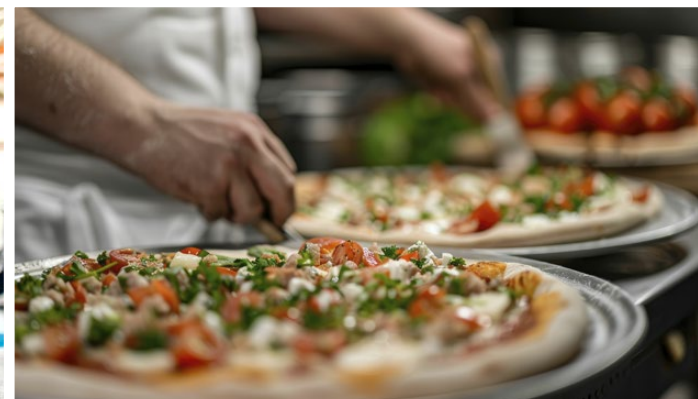


THE MARKET AT Tres Rios



GROCERY-ANCHORED CENTER
SHOPS & PADS AVAILABLE



SWC

Avondale Blvd & Lower Buckeye Rd
Avondale, AZ

Developed By:



Leasing By:



SITE PLAN OVERVIEW

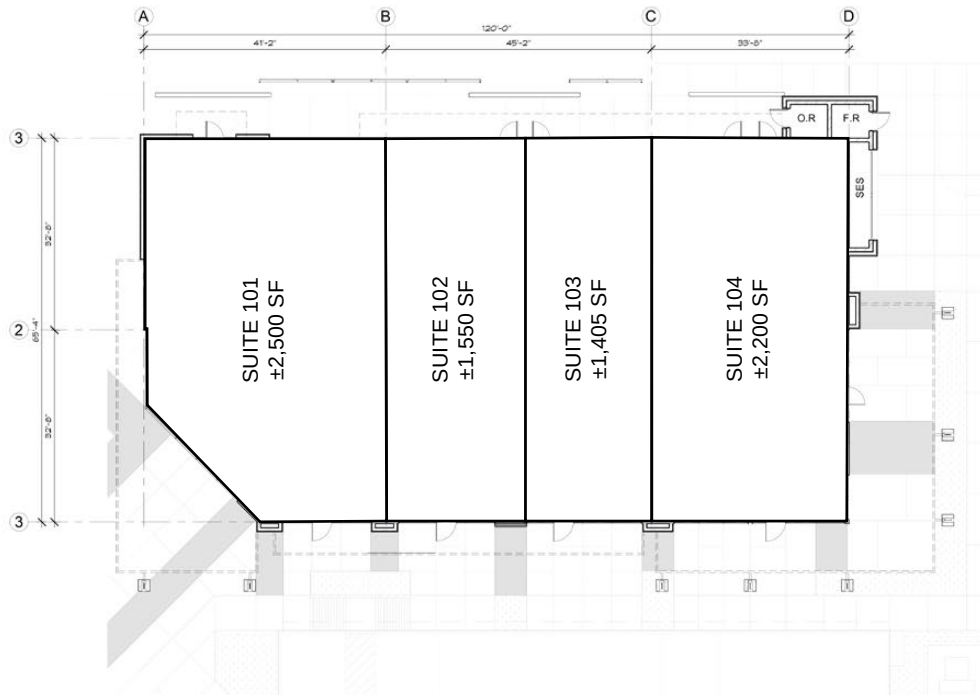


SIZE:	±28.0 ACRES
AVAILABLE:	SHOPS AND PADS (DRIVE-THRUS PERMITTED)
ZONING:	C2 (PAD), CITY OF AVONDALE
DELIVERING:	MID-2026 (PADS) LATE 2026 (SHOPS)
PRICING:	CALL FOR PRICING

SUITE	TENANT	SIZE
Grocery	Market Leading Grocer	± 11.6 Acres
Pad 1	Deal Pending	± 0.8 Acres
Pad 2	Available	± 0.6 Acres
Pad 3	Deal Pending	± 0.7 Acres
Pad 4	Available	± 0.7 Acres
Pad 5	Deal Pending	± 1.0 Acres
Pad 6	Deal Pending	± 1.1 Acres
Pad 7	Available	± 7,182 SF
Shops A	Available	± 7,965 SF
Shops B	Available	± 9,282 SF
Shops C	Available	± 10,648 SF



SHOPS A FLOOR PLAN

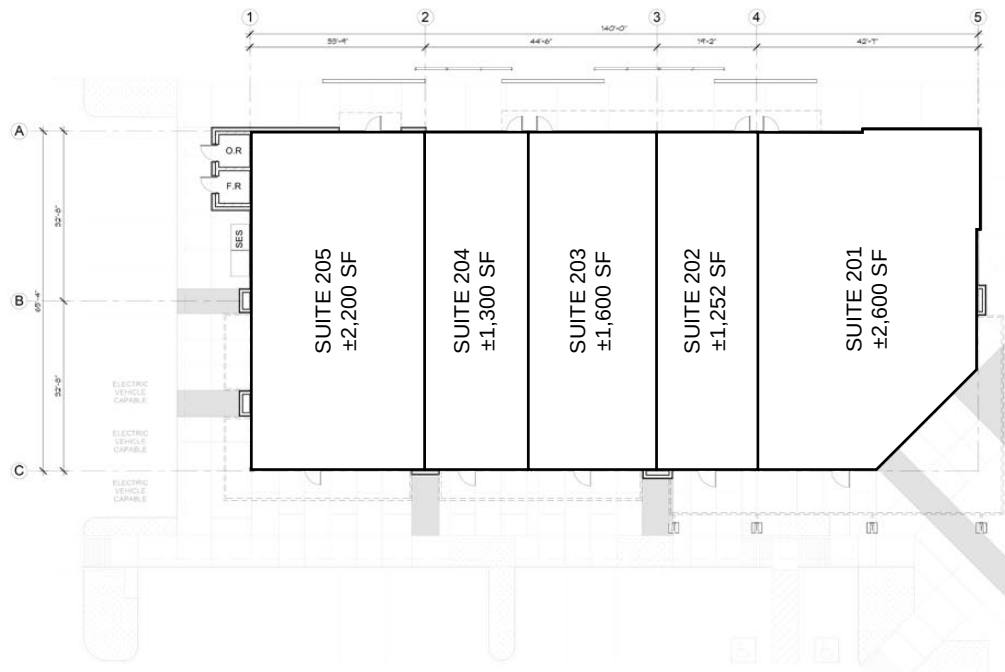


SUITE	TENANT	*SIZE
Suite 101	Available	± 2,500 SF
Suite 102	Available	±1,550 SF
Suite 103	Available	± 1,405 SF
Suite 104	Available	± 2,200 SF

*LOD and suite sizes are conceptual. Suites can be combined and demised differently than shown.



SHOPS B FLOOR PLAN

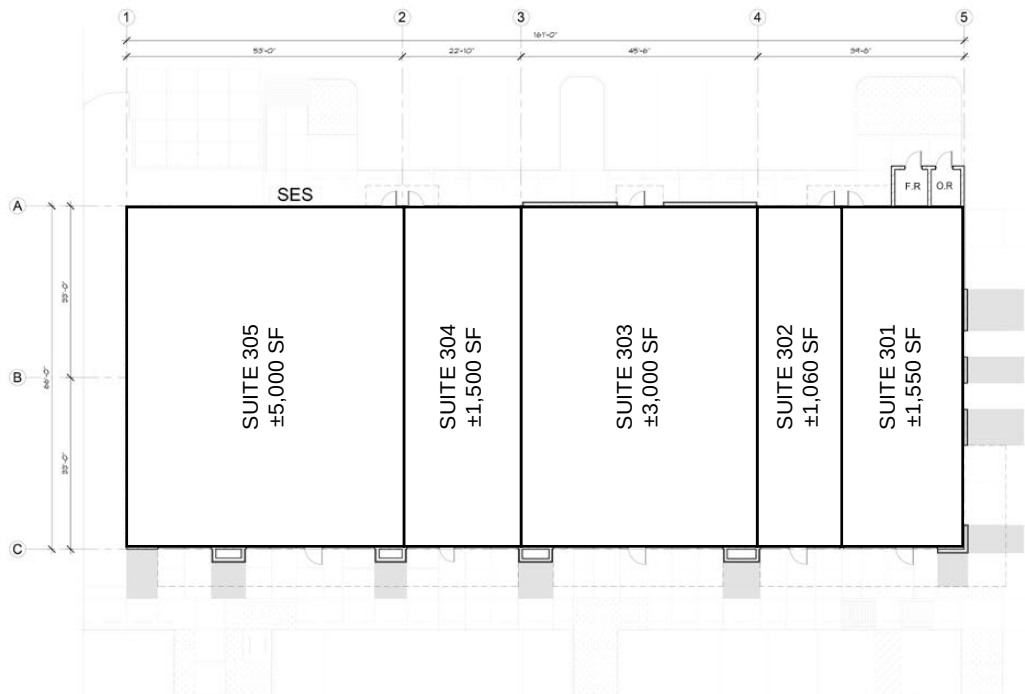


SUITE	TENANT	*SIZE
Suite 201	Available	± 2,600 SF
Suite 202	Available	± 1,252 SF
Suite 203	Available	± 1,600 SF
Suite 204	Available	± 1,300 SF
Suite 205	Available	± 2,200 SF

*LOD and suite sizes are conceptual. Suites can be combined and demised differently than shown.



SHOPS C FLOOR PLAN



SUITE	TENANT	*SIZE
Suite 301	Available	±1,550 SF
Suite 302	Available	±1,060 SF
Suite 303	Available	± 3,000 SF
Suite 304	Available	±1,500 SF
Suite 305	Available	±5,000 SF

*LOD and suite sizes are conceptual. Suites can be combined and demised differently than shown.



TRUE TRADE AREA DEMOGRAPHICS

PLACER.AI TRUE TRADE AREA + ESRI 2024



ALAMAR

Alamar, Brookfield's premier 1,150-acre master-planned community with nine active home builders sits southwest of the site and will bring over 4,000 residences at full buildout. The new (2023) Lankin Prep Academy serving grades K-5 will reach +1,000 students at full capacity and currently enrolls +450 students with plans to expand to serve grades 6-8.

ARIZONA
30

Tres Rios
Freeway

The planned SR-30, ±2 miles south of the site, will feature a signalized intersection, easing I-10 congestion and driving continued growth in the area. Construction begins Q1 2027.

FRY'S AT AVONDALE AND BUCKEYE

#2 MOST VISITED FRY'S
OUT OF 125
FRY'S LOCATIONS
IN ARIZONA

(#1 BASED ON THE VISITS PER SQ. FT)

TRUE TRADE AREA



TOTAL POPULATION
±109,674



DAYTIME POPULATION
±74,460



MEDIAN AGE
±30.5



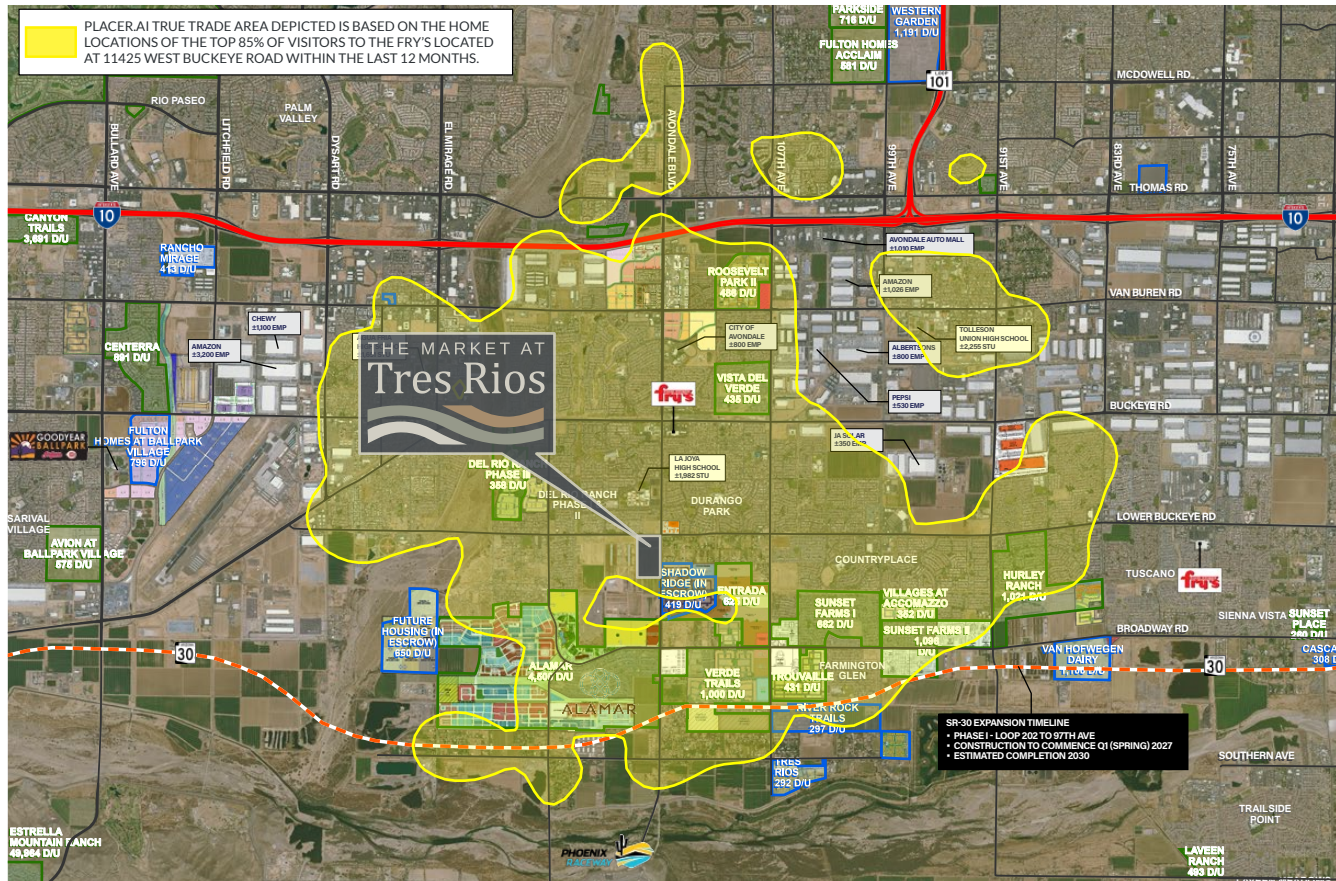
AVG HH INCOME
±\$100,386



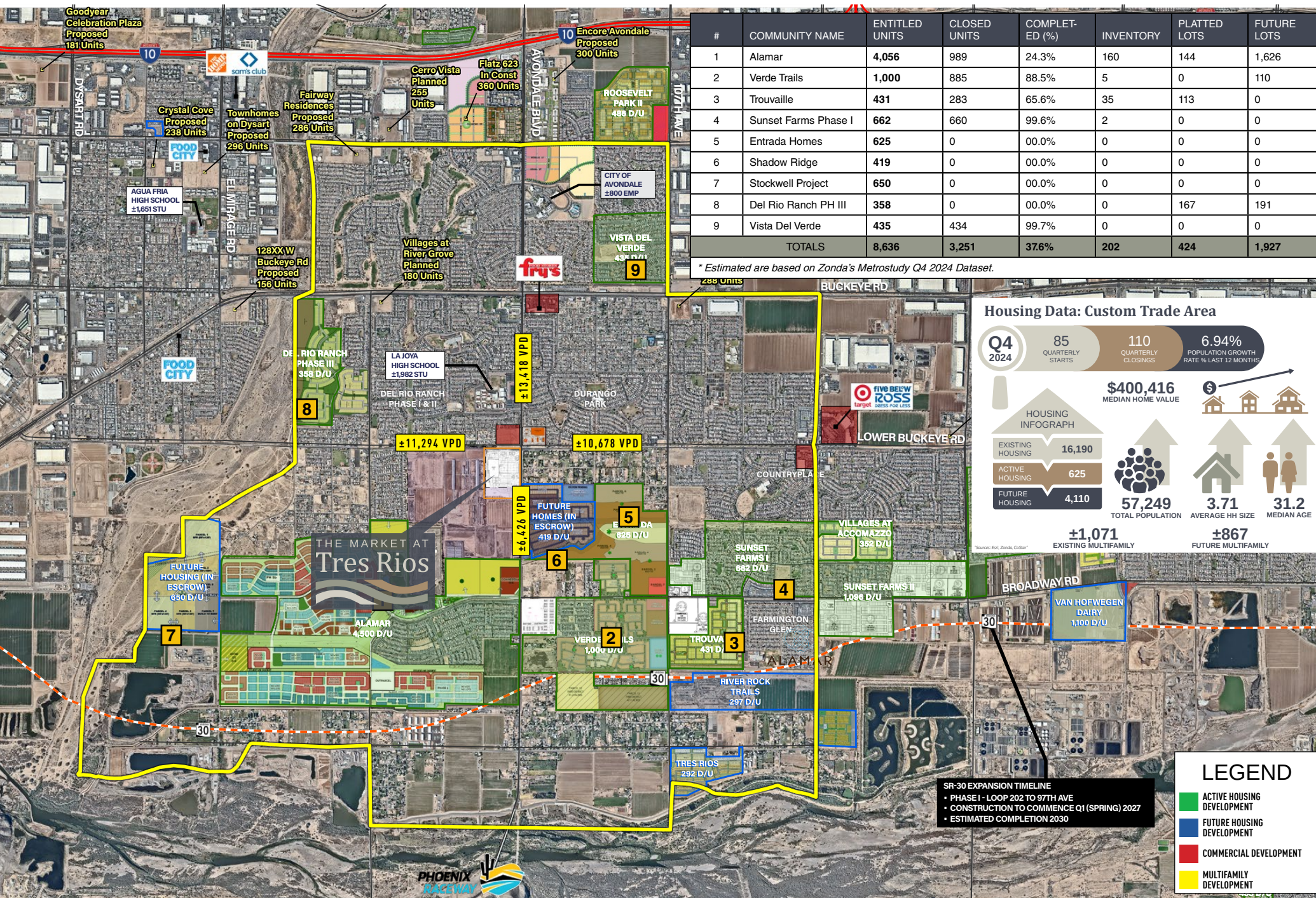
HOUSING UNITS
±32,870



AVG HOME VALUE
±\$423,992

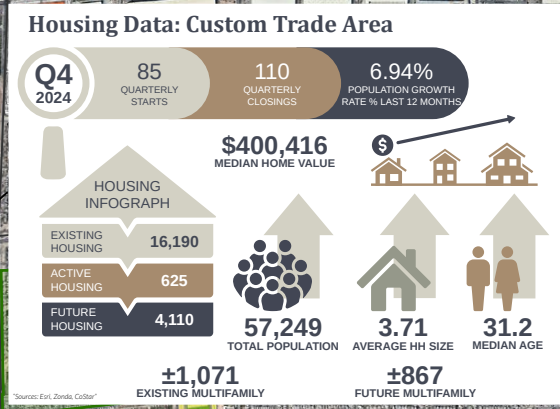


HOUSING AERIAL



#	COMMUNITY NAME	ENTITLED UNITS	CLOSED UNITS	COMPLET-ED (%)	INVENTORY	PLATTED LOTS	FUTURE LOTS
1	Alamar	4,056	989	24.3%	160	144	1,626
2	Verde Trails	1,000	885	88.5%	5	0	110
3	Trouville	431	283	65.6%	35	113	0
4	Sunset Farms Phase I	662	660	99.6%	2	0	0
5	Entrada Homes	625	0	00.0%	0	0	0
6	Shadow Ridge	419	0	00.0%	0	0	0
7	Stockwell Project	650	0	00.0%	0	0	0
8	Del Rio Ranch PH III	358	0	00.0%	0	167	191
9	Vista Del Verde	435	434	99.7%	0	0	0
TOTALS		8,636	3,251	37.6%	202	424	1,927

* Estimated are based on Zonda's Metrostudy Q4 2024 Dataset.



SR-30 EXPANSION TIMELINE

- PHASE I - LOOP 202 TO 97TH AVE
- CONSTRUCTION TO COMMENCE Q1 (SPRING) 2027
- ESTIMATED COMPLETION 2030

LEGEND

- ACTIVE HOUSING DEVELOPMENT
- FUTURE HOUSING DEVELOPMENT
- COMMERCIAL DEVELOPMENT
- MULTIFAMILY DEVELOPMENT



LOOKING TO PARTNER WITH YOU

PHOENIX COMMERCIAL ADVISORS

CHRIS SCHMITT

(602) 288.3464

cschmitt@pcaemail.com

GREG LAING

(602) 734.7207

glaing@pcaemail.com

KENNEDY GAMEZ

(602) 288.3460

kgamez@pcaemail.com

Leasing By:



PHOENIX COMMERCIAL ADVISORS

PHOENIX COMMERCIAL ADVISORS

3131 East Camelback Road, Suite 340

Phoenix, Arizona 85016

P. (602) 957-9800

F. (602) 957-0889

phoenixcommercialadvisors.com

EVERGREEN

HEATHER WISEMAN

SENIOR VICE PRESIDENT, LEASING

(303) 656.8713

hwiseman@evgre.com

Developed By:



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.