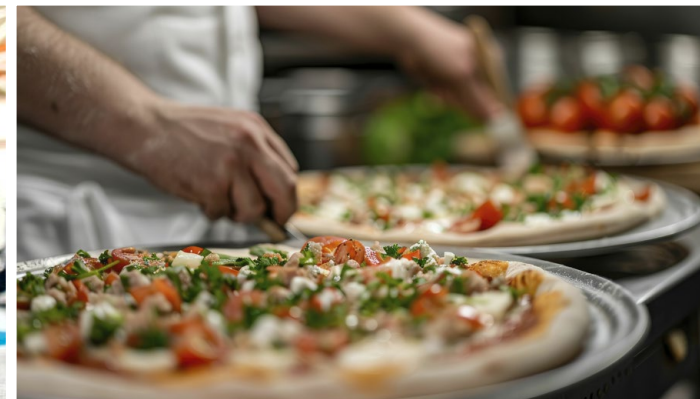


MARKETPLACE AT Tres Rios

GROCERY-ANCHORED CENTER
SHOPS & PADS AVAILABLE

NOW UNDER CONSTRUCTION



Avondale Blvd & Lower Buckeye Rd
Avondale, AZ

Developed By:



Leasing By:



SITE PLAN OVERVIEW



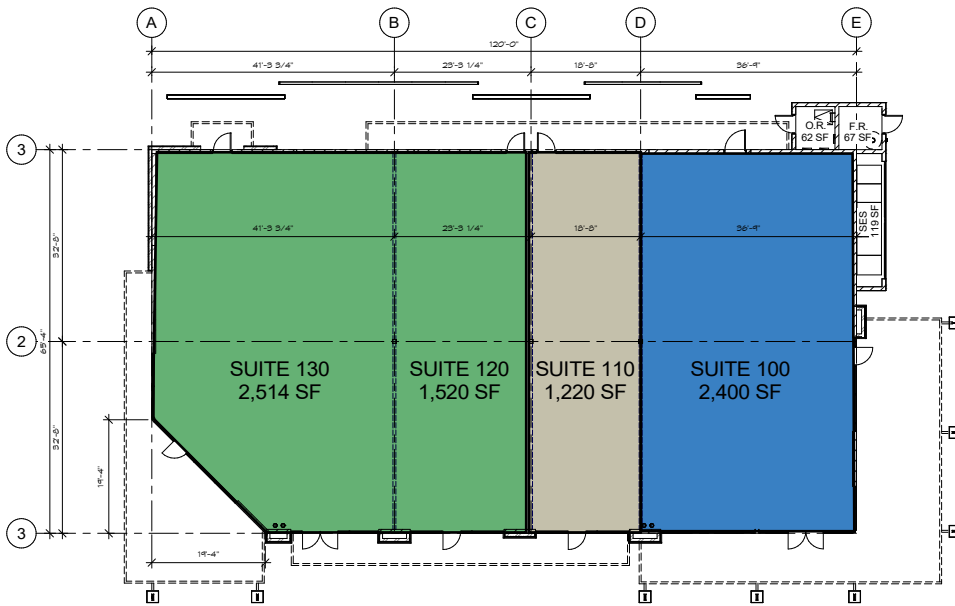
*The above site plan is for conceptual purposes only and is subject to change.

SIZE:	±28.0 ACRES
AVAILABLE:	SHOPS AND PADS (DRIVE-THRU 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 Executed Coffee	± 0.8 Acres
Pad 2	Available	± 0.6 Acres
Pad 3	Deal Pending Chicken	± 0.7 Acres
Pad 4	Deal Pending Automotive	± 0.7 Acres
Pad 5	Deal Pending Car Wash	± 1.0 Acres
Pad 6	Deal Executed Bank	± 1.1 Acres
Pad 7	Available	± 7,182 SF
Shops A	Deals Pending (See Page 3)	± 7,654 SF
Shops B	Deals Pending (See Page 4)	± 8,961 SF
Shops C	Deals Pending (See Page 5)	± 10,626 SF



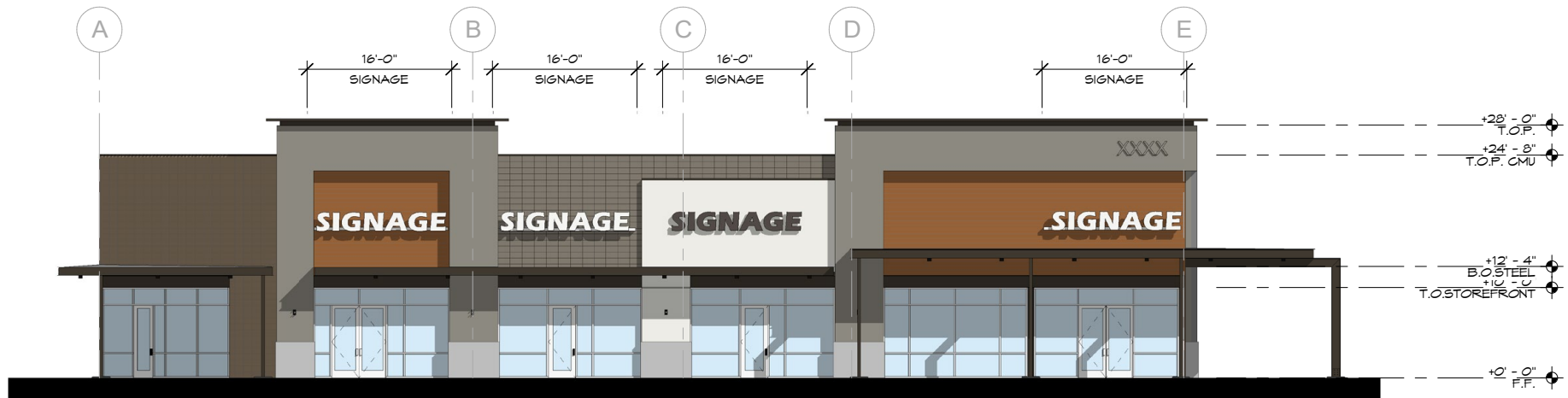
SHOPS A FLOOR PLAN



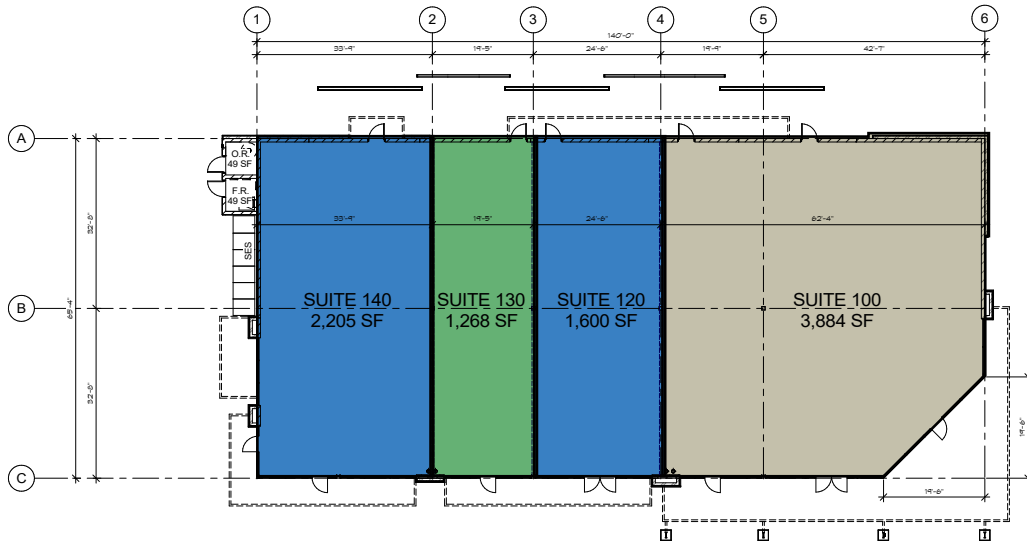
SUITE	TENANT	*SIZE
Suite 130	Available	± 2,514 SF
Suite 120	Available	± 1,520 SF
Suite 110	Lease Executed Sandwich User	±1,220 SF
Suite 100	Pending Fast Casual Mexican	± 2,400 SF

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

- Deal Pending – Negotiating LOI or Lease
- AVAILABLE
- Lease Executed



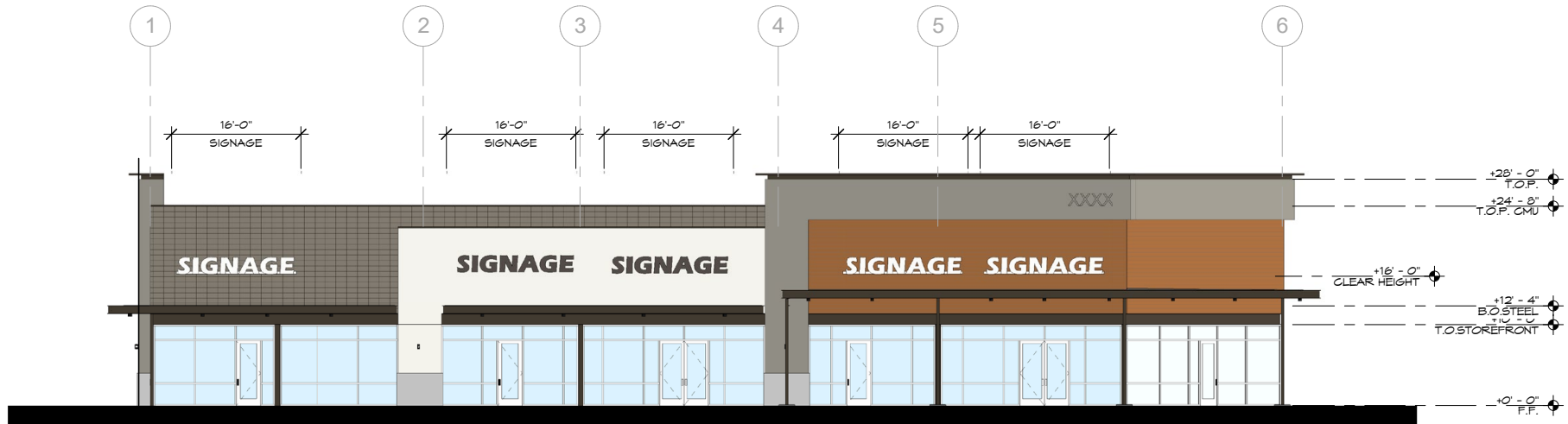
SHOPS B FLOOR PLAN



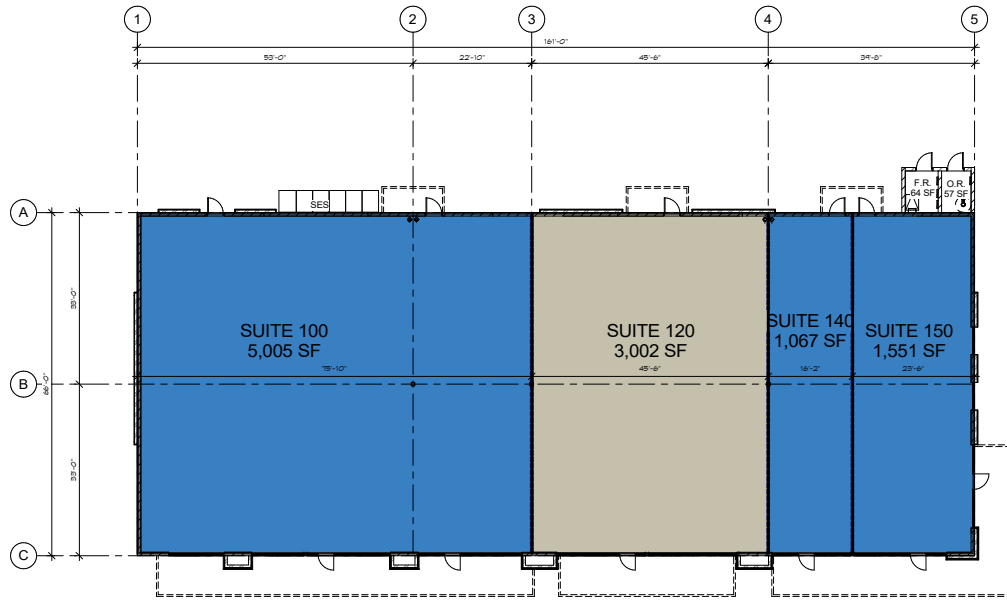
SUITE	TENANT	*SIZE
Suite 140	Pending Veterinarian User	± 2,205 SF
Suite 130	Available	±1,268 SF
Suite 120	Pending Mediterranean User	± 1,600 SF
Suite 100	Lease Executed Pizza User	±3,884 SF

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

- Deal Pending – Negotiating LOI or Lease
- AVAILABLE
- Lease Executed



SHOPS C FLOOR PLAN



SUITE	TENANT	*SIZE
Suite 150	Pending Thai Restaurant	±1,551 SF
Suite 140	Pending Hair Cutter/Salon	±1,067 SF
Suite 120	Lease Executed Nail Salon	± 3,002 SF
Suite 100	Pending Dental	±5,005 SF

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

- Deal Pending – Negotiating LOI or Lease
- AVAILABLE
- Lease Executed



TRUE TRADE AREA DEMOGRAPHICS

PLACER.AI TRUE TRADE AREA + ESRI 2026



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.

From the latest MAG Meetings, Prop 479 Freeway Life Cycle Plans

- The \$900M extension connecting Loop 303 to SR 30 is expected to advertise for construction this summer.

Anticipated construction schedule and costs are as follows:

- 97th Ave - Loop 202: FY 2027-2030 | \$1,262B
- Dysart Rd - 97th Ave: FY 2029-2031 | \$634M
- Estrella Pkwy - Dysart Rd: FY 2031-2033 | \$769M
- Loop 303 - Estrella Pkwy: FY 2033-2035 | \$860M



Tres Rios Freeway

FRY'S AT AVONDALE AND BUCKEYE

#2 MOST VISITED FRY'S
OUT OF 129
FRY'S LOCATIONS
IN ARIZONA

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

TRUE TRADE AREA



TOTAL POPULATION
±116,727



DAYTIME POPULATION
±79,883



MEDIAN AGE
±30.9



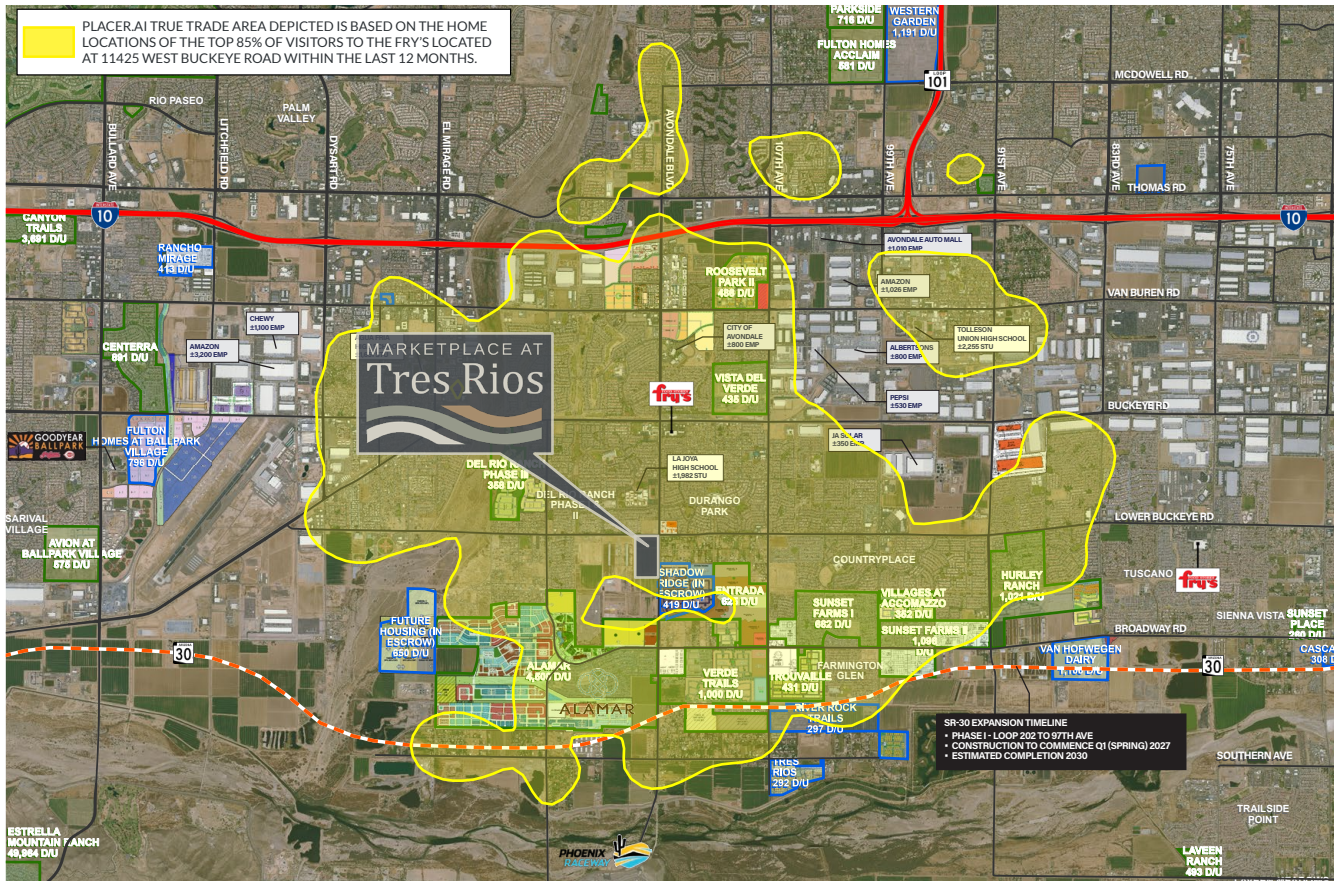
AVG HH INCOME
±\$103,188



HOUSING UNITS
±35,653

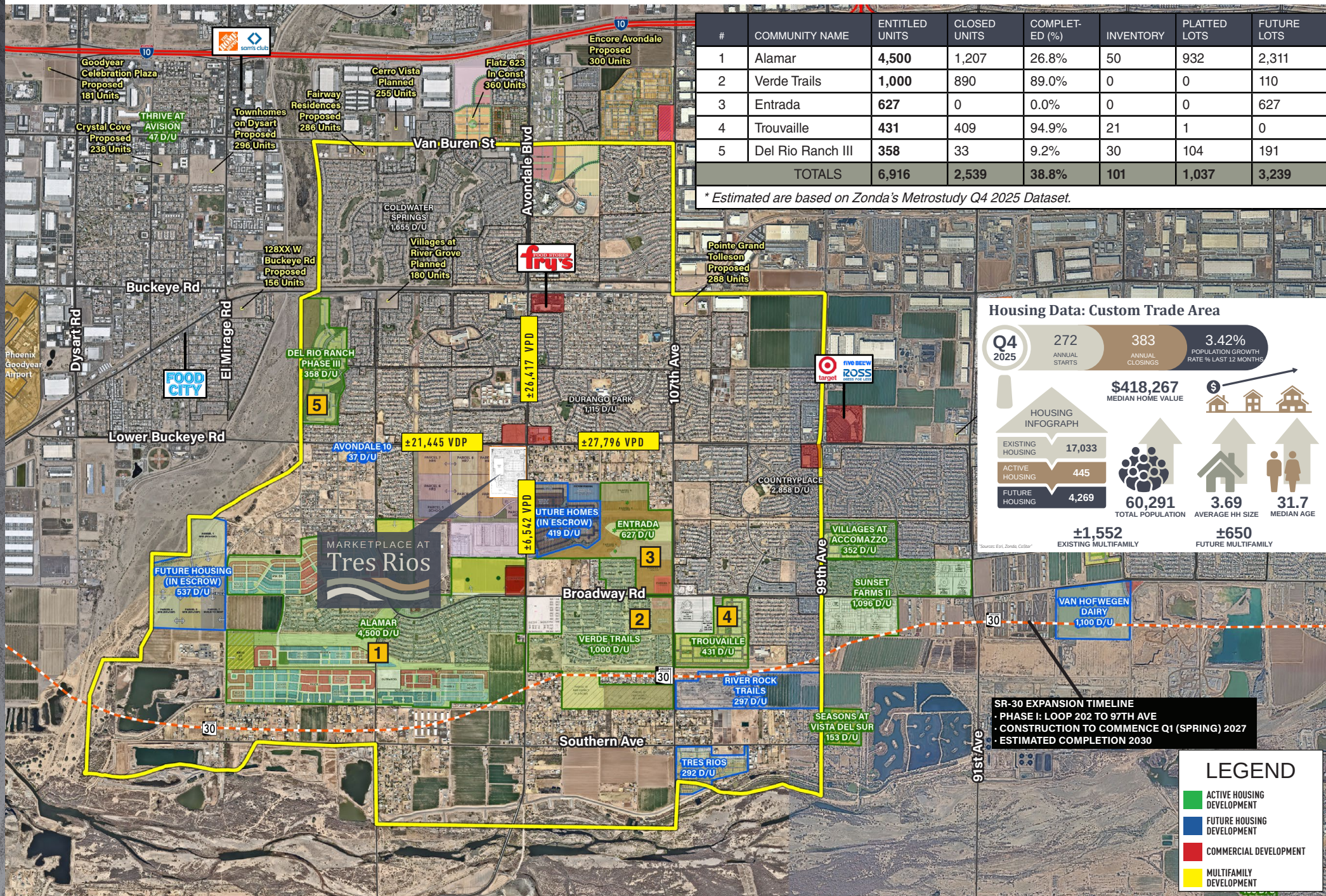


AVG HOME VALUE
±\$430,916



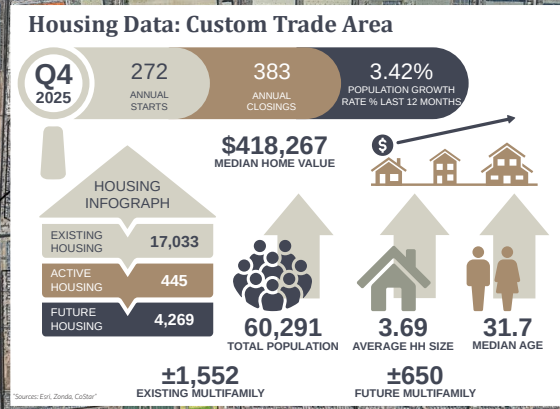
SR-30 EXPANSION TIMELINE
 • PHASE I - LOOP 202 TO 97TH AVE
 • CONSTRUCTION TO COMMENCE Q1 (SPRING) 2027
 • ESTIMATED COMPLETION 2030

HOUSING AERIAL



#	COMMUNITY NAME	ENTITLED UNITS	CLOSED UNITS	COMPLETED (%)	INVENTORY	PLATTED LOTS	FUTURE LOTS
1	Alamar	4,500	1,207	26.8%	50	932	2,311
2	Verde Trails	1,000	890	89.0%	0	0	110
3	Entrada	627	0	0.0%	0	0	627
4	Trouville	431	409	94.9%	21	1	0
5	Del Rio Ranch III	358	33	9.2%	30	104	191
TOTALS		6,916	2,539	38.8%	101	1,037	3,239

* Estimated are based on Zonda's Metrostudy Q4 2025 Dataset.



SR-30 EXPANSION TIMELINE

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





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:



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