

# GATEWAY PAVILIONS | NEW SHOPS COMING SOON!

NWC 99th Ave & McDowell Rd | Avondale, AZ



For more information, please contact:

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PHOENIX COMMERCIAL ADVISORS



PHOENIXCOMMERCIALADVISORS.COM

3131 E CAMELBACK RD, #340 | PHOENIX, AZ 85016 | 602.957.9800

[03/26/20]

SHOP	TENANT	SF
1	TACOS TIJUANAS	1,800
2	YOGI'S GRILL	1,980
3	SUBWAY	1,261
4	ALOHA NAILS	1,653
5	YOGURLAND	1,425
6	PT NOODLES	2,368
7	NATIVE NEW YORKER	7,001
8	ESCAPE THE ROOM	2,200
9	PIAZZA ROMANA	1,300
10	GENTLE DENTAL	3,300
12	COLD STONE CREAMERY	1,400
13	SALLY BEAUTY SUPPLY	2,086
14	JT BOBA HOUSE	1,205
15	VACANT	4,649
18	MEGA FURNITURE	35,000
19	ROSS DRESS FOR LESS	32,185
20	MARSHALLS	28,150
21	DSW SHOE WAREHOUSE	20,000
22	BED BATH & BEYOND	25,063
23A	CRUNCH FITNESS	24,315
23B	ULTA	11,500
24	CARRABBA'S ITALIAN GRILL	6,092
25	MCDONALD'S	5,000
26	VILLAGE INN	4,441
27	THE VITAMIN SHOPPE	4,477
28	VACANT	4,445
29	T-MOBILE	2,200
30	GREAT CLIPS	1,200
31	GAME STOP	1,505
32	VACANT	1,200
33	VAPE	1,200
34	KAY JEWELERS	1,504
35	CHINA CITY SUPER BUFFET	6,000
36	JIMMY JOHN'S	1,472



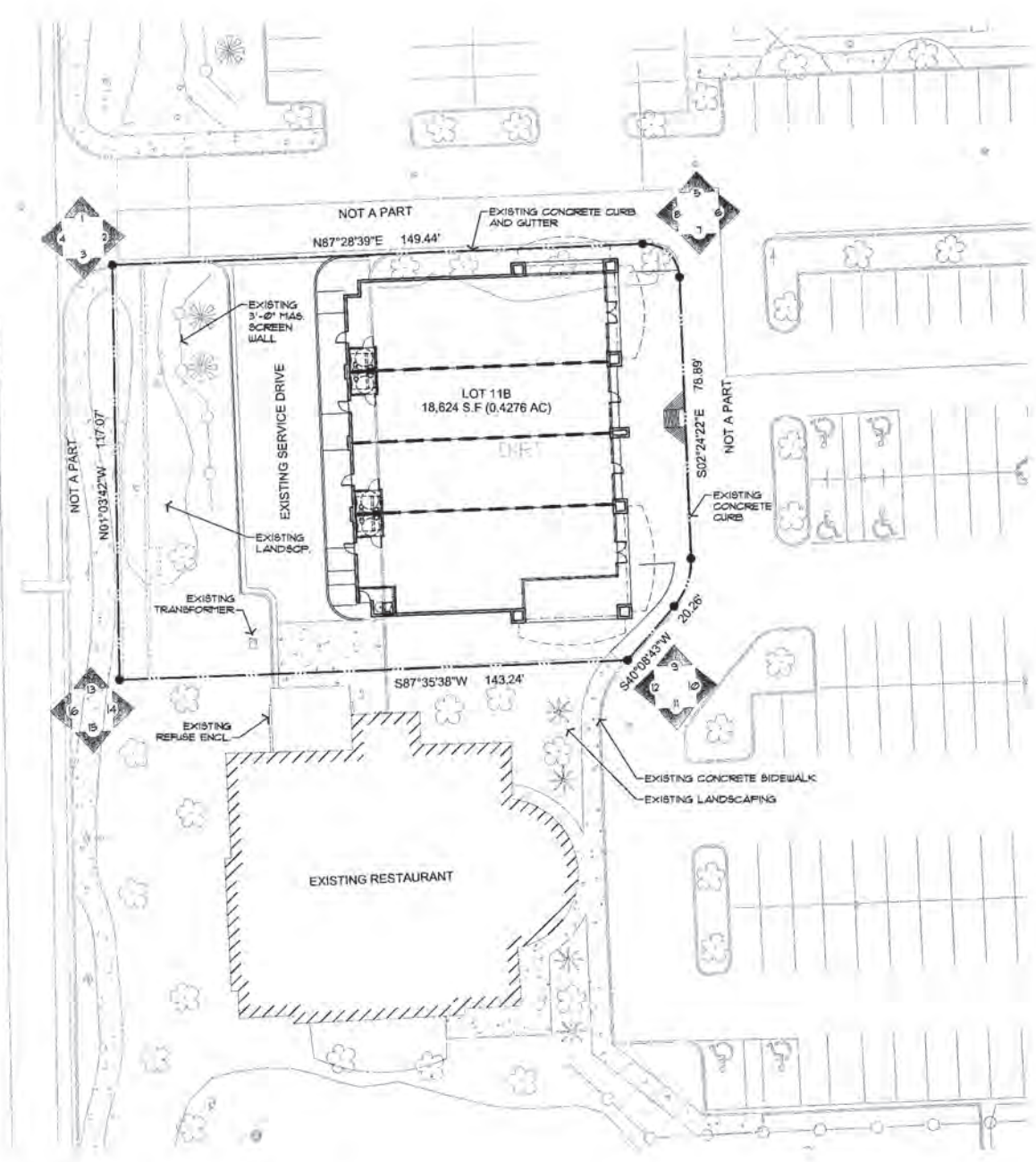
SHOP	TENANT	SF
37	JAMBA JUICE	1,980
38	PERFECT WELLNESS	1,443
39	PANDA EXPRESS	2,256
40	VERIZON WIRELESS	5,272
41	CRUMBL	1,210
42	CAFE RIO	2,969
43	CHICK-FIL-A	4,200
44	PETER PIPER PIZZA	10,000
45	PETCO	14,668

SHOP	TENANT	SF
46	RED ROBIN	7,000
47	BANK OF AMERICA	
48	HARKINS THEATRES	
49	TACO BELL	
50	COSTCO	
51	PAD SITE	
52	KNEADER'S BAKERY	
53	DISCOUNT TIRE	

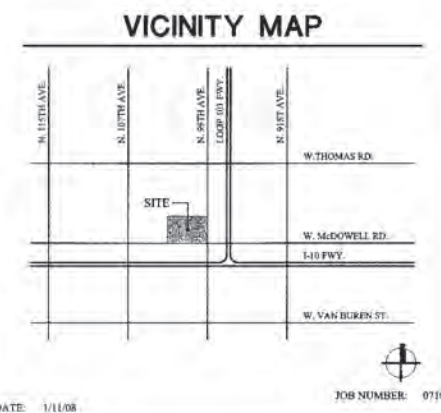
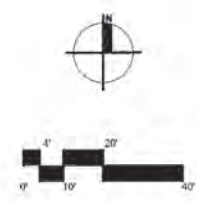


**PROJECT INFORMATION**

<b>OWNER</b>	CENTER CORE DEVELOPMENT 2888 NORTH 44TH STREET, SUITE 308 PHOENIX, ARIZONA 85018 P 602.956.3102 F 602.956.1026
<b>ARCHITECT</b>	BUTLER DESIGN GROUP 5555 EAST VAN BUREN STREET, SUITE 215 PHOENIX, ARIZONA 85008 P 602.957.1800 F 602.957.7722
<b>PROJECT NAME</b>	GATEWAY PAVILIONS - PAD D (LOT 11B)
<b>PROJECT ADDRESS</b>	GATEWAY PAVILIONS WEST MC DOWELL ROAD AVONDALE, ARIZONA 85323
<b>PROJECT DESCRIPTION</b>	SHELL CONSTRUCTION OF 7,460 SF. OF RETAIL SPACE IN ACCORDANCE WITH THE ESTABLISHED GATEWAY PAVILIONS DESIGN GUIDELINES. ALL INTERIOR TENANT IMPROVEMENTS SHALL BE SUBJECT TO SEPARATE PERMITTING PROCESSES.
<b>PARCEL NUMBER</b>	102-32-020-B
<b>LEGAL DESCRIPTION</b>	LOT 11B OF LOT 11 OF THE PLAT 'GATEWAY PAVILIONS' ACCORDING TO BOOK 74, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA
<b>CURRENT ZONING</b>	PAD, PLANNED AREA DEVELOPMENT
<b>GROSS SITE AREA</b>	-
<b>NET SITE AREA</b>	18,624 SF. (0.4276 ACRES)
<b>BUILDING AREA</b>	7,460 SF. - G&F 6,665 SF. - N&F
<b>PARKING REQUIRED</b>	RETAIL + 1 SPACE PER 300 SF. 6,665 SF. / 300 = 22 STALLS
<b>PARKING PROVIDED*</b>	3628 STANDARD STALLS 105 ACCESSIBLE STALLS * CROSS PARKING AGREEMENT ESTABLISHED



1 PRELIMINARY SITE PLAN / CONTEXT PLAN  
SCALE: 1/20" = 1'-0"

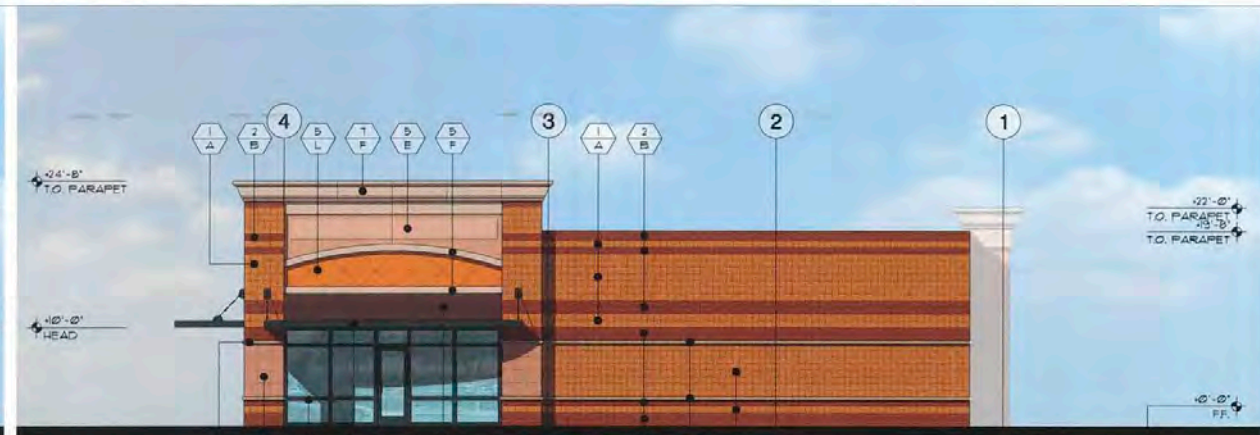


**GATEWAY PAVILIONS - LOT 11B - PAD D**  
WEST MC DOWELL ROAD  
AVONDALE, ARIZONA 85323

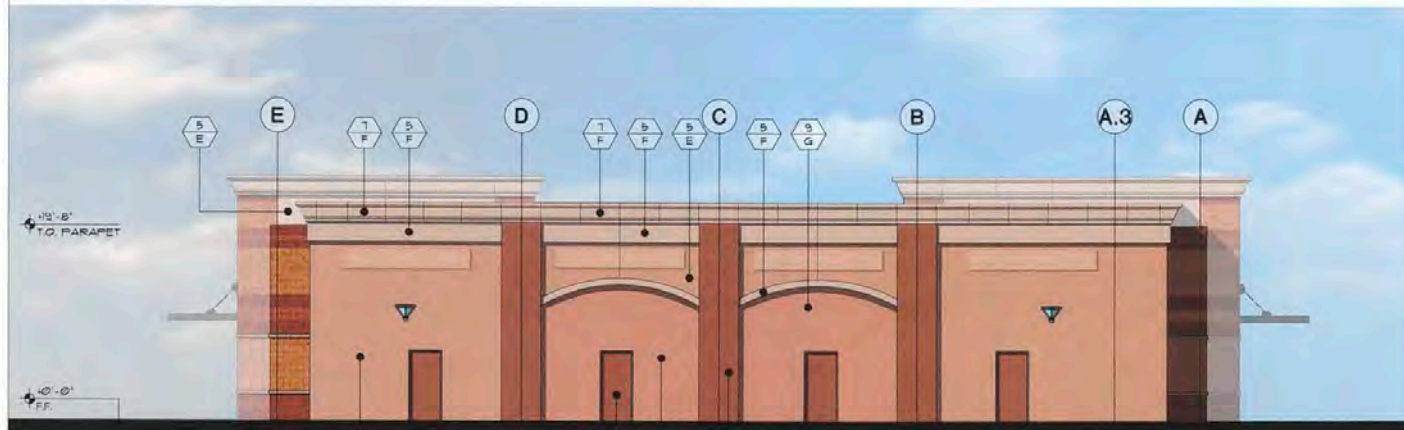
**Bgd** Butler Design Group Architects & Planners  
5555 East Van Buren St.  
Suite 215  
Phoenix, Arizona 85008  
phone 602-957-1800  
fax 602-957-7722



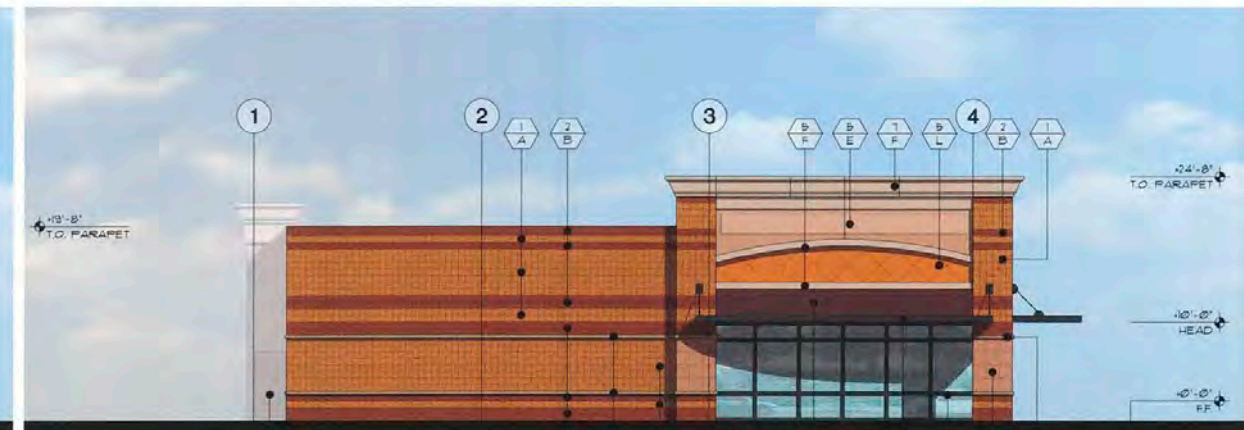
1 LOT 11B - PRELIMINARY EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2 LOT 11B - PRELIMINARY NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3 LOT 11B - PRELIMINARY WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



4 LOT 11B - PRELIMINARY SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

MATERIAL → (X)  
FINISH → (X)

**MATERIAL**

- |  |   |
|--|---|
| 1 MATERIAL:<br>MANUFACTURER: 8' x 8' x 16" CENTER SCORED CMU SUPERLITE BLOCK, INC. | 1 MATERIAL:<br>MANUFACTURER: INTEGRAL COLORED EIFS OVER FOAM CORNICE T.B.D.                     |
| 2 MATERIAL:<br>MANUFACTURER: 8' x 8' x 16" SPLIT FACED CMU SUPERLITE BLOCK, INC.   | 8 MATERIAL:<br>MANUFACTURER: DECORATIVE STEEL FRAMING N/A                                       |
| 3 MATERIAL:<br>MANUFACTURER: 12' x 4' x 16" SMOOTH FACED CMU SUPERLITE BLOCK, INC. | 9 MATERIAL:<br>MANUFACTURER: DECORATIVE LIGHT FIXTURE N/A                                       |
| 4 MATERIAL:<br>MANUFACTURER: 8' x 8' FLAGSTONE T.B.D.                              | 10 MATERIAL:<br>MANUFACTURER: 4" ANODIZED ALUMINUM STOREFRONT FRAMING SOUTH-WEST ALUMINUM, INC. |
| 5 MATERIAL:<br>MANUFACTURER: INTEGRAL COLORED EIFS OVER CMU T.B.D.                 | 11 MATERIAL:<br>MANUFACTURER: FOLLOW METAL DOOR AND FRAME T.B.D.                                |
| 6 MATERIAL:<br>MANUFACTURER: INTEGRAL COLORED EIFS OVER FRAMING T.B.D.             |   |

**FINISH**

- |  |  |
|--|--|
| A COLOR:<br>MANUFACTURER: BUFF - STAIN TO MATCH SUPERLITE BLOCK, INC.        | G COLOR:<br>MANUFACTURER: SUD251 - CHARCOAL GREEN SHERWIN WILLIAMS |
| B COLOR:<br>MANUFACTURER: PAPAGO RED - STAIN TO MATCH SUPERLITE BLOCK, INC.  | H COLOR:<br>MANUFACTURER: RAL 7009 - GREEN GREY SELUX              |
| C COLOR:<br>MANUFACTURER: COCOA BROWN - STAIN TO MATCH SUPERLITE BLOCK, INC. | J COLOR:<br>MANUFACTURER: SUD213 SHAKER RED SHERWIN WILLIAMS       |
| D COLOR:<br>MANUFACTURER: SEDONA RED TMC                                     | K COLOR:<br>MANUFACTURER: SUD033 PORTRAIT TONE SHERWIN WILLIAMS    |
| E COLOR:<br>MANUFACTURER: SUD284 - DEER VALLEY SHERWIN WILLIAMS              | L COLOR:<br>MANUFACTURER: SUD335 - GOLDEN NEEDLE SHERWIN WILLIAMS  |
| F COLOR:<br>MANUFACTURER: SUD246 - SNOW GOOSE SHERWIN WILLIAMS               | M COLOR:<br>MANUFACTURER: SUD315 - COPPER NAIL SHERWIN WILLIAMS    |



DATE: 1/11/08

JOB NUMBER: 07108



# GATEWAY PAVILIONS - LOT 11B - PAD D

WEST MC DOWELL ROAD  
AVONDALE, ARIZONA 85323



Butler Design Group  
Architects & Planners

5555 East Van Buren St.  
Suite 215  
Phoenix, Arizona 85008

phone 602-957-1800  
fax 602-957-7722

# ALTA/ACSM LAND TITLE SURVEY

OF  
 LOT 11B OF LOT 11 OF THE PLAT "GATEWAY PAVILIONS", ACCORDING TO  
 BOOK 714, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32,  
 TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT  
 RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**LEGAL DESCRIPTION**

**PAD 1:**

LOT 2B OF LOT 2, GATEWAY PAVILIONS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 714 OF MAPS, PAGE 9. (SEE SEPARATE DRAWING BY CMX)

**PAD 2:**

LOT 11B OF LOT 11, GATEWAY PAVILIONS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 714 OF MAPS, PAGE 8.

**TITLE REFERENCE**

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 2715802, DATED NOVEMBER 5, 2007.

CMX HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY AS LISTED HEREON. CMX AND KIRK J. PANGUS (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

**SCHEDULE "B" - EXCEPTIONS**

4	CONDITIONS, COVENANTS, RESTRICTIONS, LIABILITIES AND OBLIGATIONS (BLANKET IN NATURE)	BOOK 714 OF MAPS, PAGE 8 AND BOOK 714 OF MAPS, PAGE 9.
5	CONSTRUCTION OPERATION AND RECIPROCAL EASEMENT AGREEMENT (BLANKET IN NATURE)	DOCUMENT NO. 2002-0157426 AND DOCUMENT NO. 2004-13091.
6	CONDITIONS, COVENANTS, RESTRICTIONS, LIABILITIES AND OBLIGATIONS (BLANKET IN NATURE)	DOCUMENT NO. 2002-1351083.
7	EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY	DOCUMENT NO. 2003-307621.
8	CONDITIONS, COVENANTS, RESTRICTIONS, LIABILITIES AND OBLIGATIONS (BLANKET IN NATURE)	DOCUMENT NO. 2003-620195 AND DOCUMENT NO. 2004-0560817.
12	COVENANT NOT TO COMPETE (BLANKET IN NATURE)	DOCUMENT NO. 2003-1477735.
13	CONDITIONS, COVENANTS, RESTRICTIONS, LIABILITIES AND OBLIGATIONS (BLANKET IN NATURE)	BOOK 633 OF MAPS, PAGE 9.
20	SUPPLEMENTAL AGREEMENT (BLANKET IN NATURE)	DOCUMENT NO. 2004-1449018 AND DOCUMENT NO. 2004-1449020.

**SCHEDULE "B" - ITEMS NOT SHOWN**

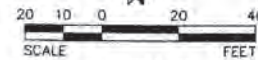
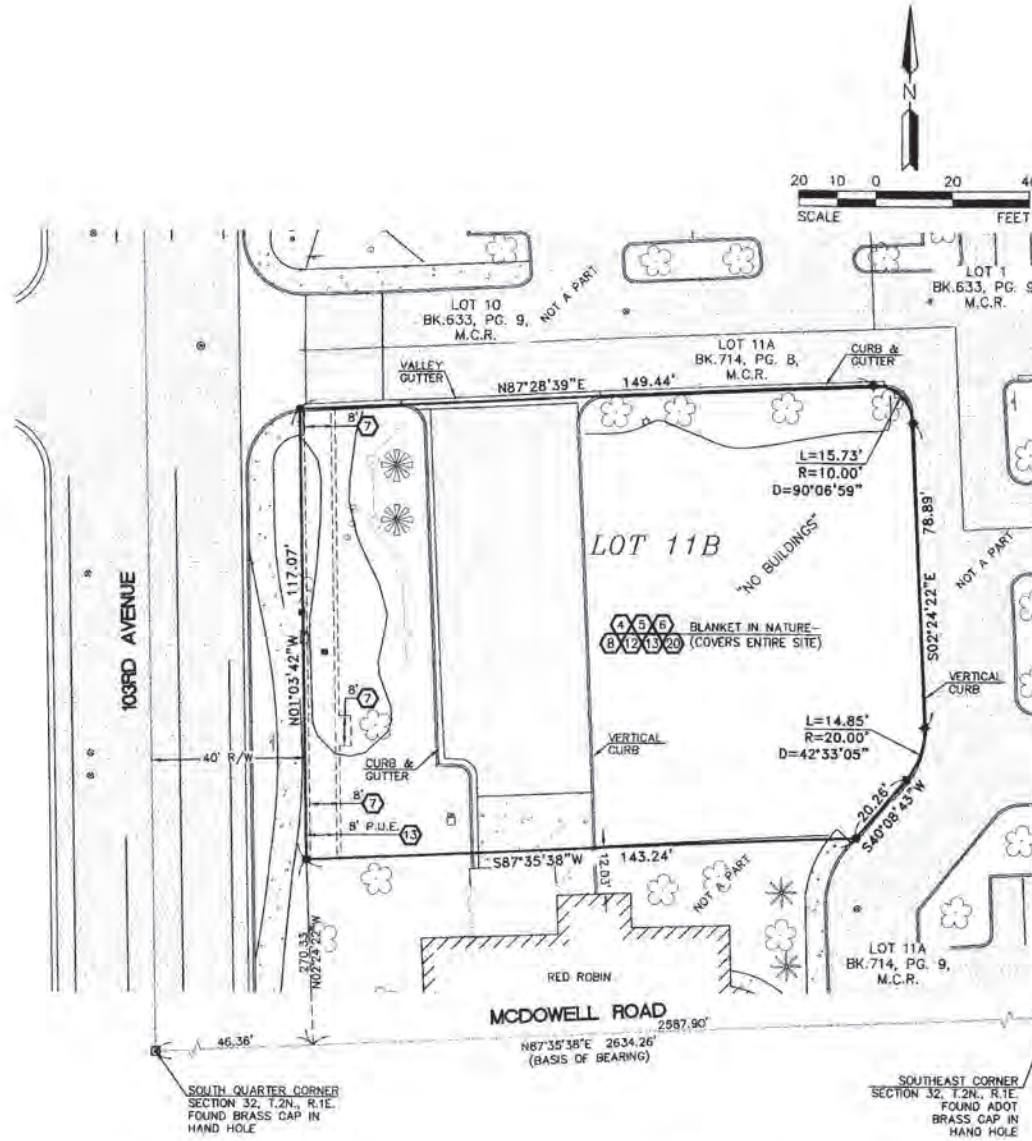
(ALL ITEMS LISTED AFFECT UNLESS OTHERWISE NOTED)

9	EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY (DOES NOT AFFECT)	DOCUMENT NO. 2003-1208882.
10	EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY (DOES NOT AFFECT)	DOCUMENT NO. 2003-1258680.
11	EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY (DOES NOT AFFECT)	DOCUMENT NO. 2003-1258681.
14	EASEMENT FOR ELECTRIC LINES (DOES NOT AFFECT)	DOCUMENT NO. 2004-0094177.
15	EASEMENT FOR ELECTRICAL FACILITIES (DOES NOT AFFECT)	DOCUMENT NO. 2004-0203793.
16	EASEMENT FOR ELECTRICAL FACILITIES (DOES NOT AFFECT)	DOCUMENT NO. 2004-0203809.
17	EASEMENT FOR ELECTRICAL FACILITIES (DOES NOT AFFECT)	DOCUMENT NO. 2004-0740050 AND DOCUMENT NO. 2004-0395819.
18	EASEMENT FOR UNDERGROUND ELECTRICAL AND RELATED FACILITIES (DOES NOT AFFECT)	DOCUMENT NO. 2004-1206635.
19	ASSIGNMENT OF APPROVING OWNER STATUS	DOCUMENT NO. 2004-1449022.
21	ALL MATTERS CONTAINED IN ORDINANCE (DOES NOT AFFECT)	DOCUMENT NO. 2005-773623.

**NOTE**

THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.

THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE IS SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.



**LEGEND**

- SET PK NAIL W/BRASS WASHER RLS #19344
- FOUND MONUMENT AS NOTED
- ⊕ FOUND BRASS CAP IN HAND HOLE
- ⊖ WATER VALVE
- ⊙ IRRIGATION CONTROL VALVE
- ⊕ UTILITY METER
- ⊙ ELECTRIC TRANSFORMER
- ⊕ MANHOLE COVER
- ⊙ SIGN
- ⊙ RP RAP

**LEGEND (CONTINUED)**

- ⊙ TREE
- ⊙ PALM TREE (FAN)
- ⊙ PALM TREE
- ⊙ DECORATIVE 8" BLOCKWALL
- ⊙ SCHEDULE B ITEM NUMBER
- BOUNDARY LINE
- CONCRETE
- ASPHALT PAVING
- ARIZONA DEPARTMENT OF TRANSPORTATION
- MARICOPA COUNTY RECORDS

**BASIS OF BEARING**

BASIS OF BEARING IS N87°35'38"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

**NOTES**

- AREA IS 18,624 SQ. FT. OR 0.4276 ACRES.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS BASED ON FIELD WORK PERFORMED BY CMX DURING DECEMBER, 2007. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
- THIS SURVEYOR HAS NOT BEEN PROVIDED ANY INFORMATION REGARDING PROPOSED STREET RIGHT-OF-WAY LINE CHANGES. NO INQUIRY HAS BEEN MADE CONCERNING PROPOSED RIGHT-OF-WAY CHANGES.

**SURVEYOR'S CERTIFICATION:**

- TO:
- CENTERCORE DEVELOPMENT GROUP LLC, AN ARIZONA LIMITED LIABILITY COMPANY
  - GATEWAY PAVILIONS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
  - CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 4, 8, 10 & 11(A) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



KIRK J. PANGUS  
 RLS# 19344  
 CMX  
 7740 NORTH 16TH STREET, SUITE 100  
 PHOENIX, ARIZONA 85020  
 P: 602.567.1900

NOTE:  
 A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

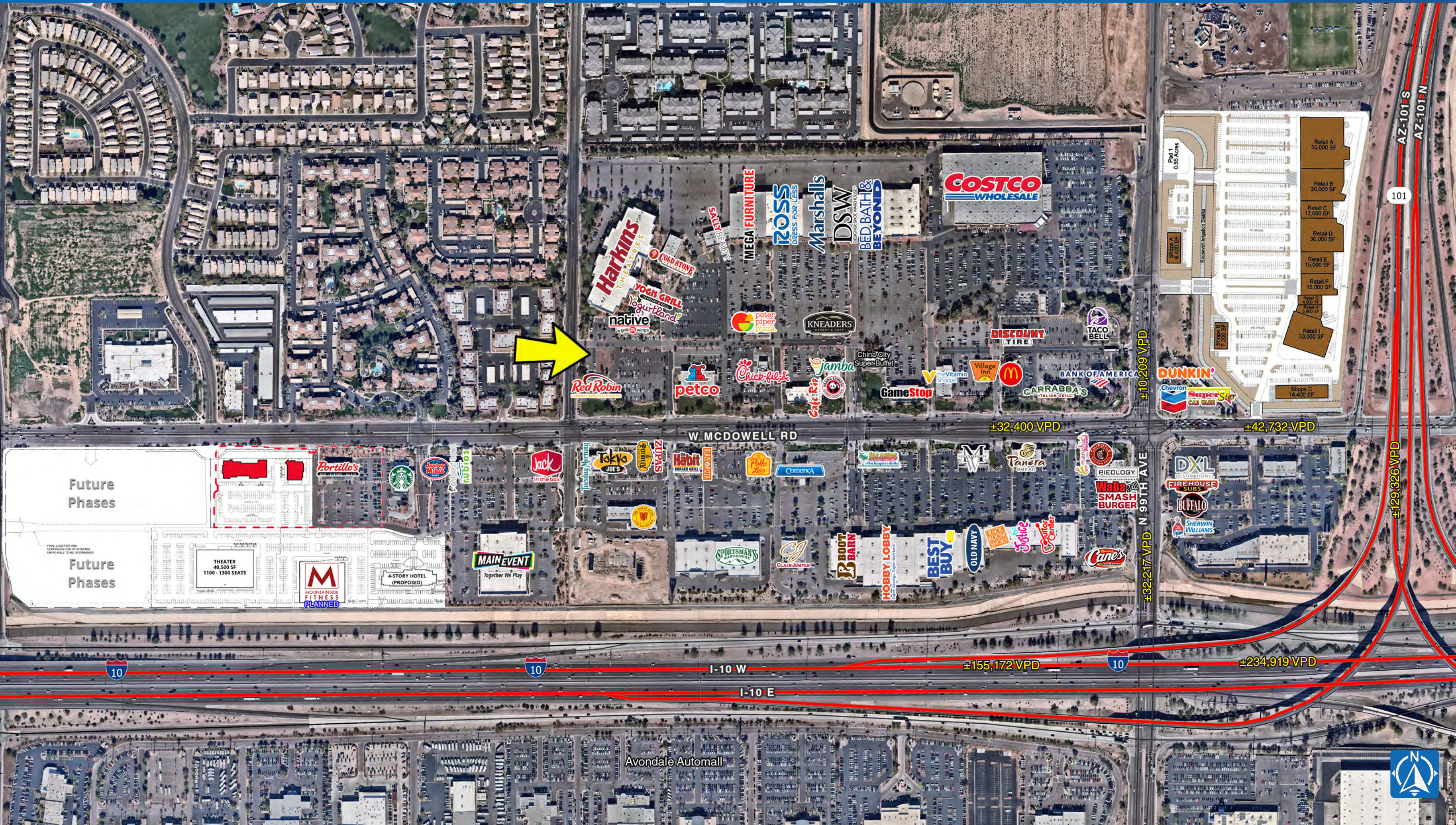
PHOENIX OFFICE  
 7740 N. 16TH STREET, SUITE 100  
 PHOENIX, AZ 85020  
 PH (602) 567-1900  
 FAX (602) 567-1901



**GATEWAY PAVILIONS "LOT 11B"**  
 99th AVENUE & McDOWELL ROAD  
 AVONDALE, ARIZONA  
**ALTA/ACSM LAND TITLE SURVEY**

CMX PROJ:65705810 DATE: 12/14/07 SCALE: AS SHOWN  
 DESIGNED: CMX DRAWN: HS APPROVED: MC  
 REV: \_\_\_\_\_  
 DWG. NO. **SV-1**  
 SHT. 1 OF 1









# One Page Summary

99th Ave & McDowell Rd, Avondale  
 -112.272541197 33.4647675800001  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
 Latitude: 33.464768  
 Longitude: -112.272541

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	1,088	55,431	169,196
2010 Total Population	6,659	92,928	273,874
2019 Total Population	7,141	105,157	307,915
2019 Group Quarters	3	42	497
2024 Total Population	8,294	114,071	331,541
2019-2024 Annual Rate	3.04%	1.64%	1.49%
2019 Total Daytime Population	10,111	91,728	251,555
Workers	6,598	36,683	83,070
Residents	3,513	55,045	168,485
<b>Household Summary</b>			
2000 Households	302	16,348	49,105
2000 Average Household Size	3.60	3.39	3.44
2010 Households	2,285	27,851	78,547
2010 Average Household Size	2.91	3.34	3.48
2019 Households	2,453	31,347	87,528
2019 Average Household Size	2.91	3.35	3.51
2024 Households	2,884	33,977	94,020
2024 Average Household Size	2.87	3.36	3.52
2019-2024 Annual Rate	3.29%	1.62%	1.44%
2010 Families	1,506	21,450	62,214
2010 Average Family Size	3.55	3.74	3.84
2019 Families	1,579	23,789	68,555
2019 Average Family Size	3.58	3.78	3.89
2024 Families	1,843	25,653	73,424
2023 Average Family Size	3.55	3.79	3.90
2019-2024 Annual Rate	3.14%	1.52%	1.38%
<b>Housing Unit Summary</b>			
2019 Housing Units	2,703	35,138	98,018
Owner Occupied Housing Units	28.9%	52.6%	53.4%
Renter Occupied Housing Units	61.9%	36.6%	35.9%
Vacant Housing Units	9.2%	10.8%	10.7%
<b>Median Household Income</b>			
2019	\$52,729	\$55,003	\$54,140
2024	\$60,102	\$61,845	\$60,401
<b>Median Home Value</b>			
2019	\$185,802	\$188,248	\$190,639
2024	\$207,311	\$218,234	\$222,682
<b>Average Income Value</b>			
Average Household Income	\$63,394	\$67,415	\$67,060
<b>Per Capita Income</b>			
2019	\$21,477	\$20,086	\$19,072
2024	\$24,737	\$23,088	\$22,024
<b>Median Age</b>			
2019	27.9	29.5	28.8
<b>2019 Population 25+ by Educational Attainment</b>			
Total	4,043	61,886	176,437
Less than 9th Grade	4.6%	10.1%	11.3%
9th - 12th Grade, No Diploma	13.0%	13.3%	13.8%
High School Graduate	21.7%	24.9%	24.9%
GED/Alternative Credential	8.2%	4.4%	4.5%
Some College, No Degree	25.5%	23.9%	23.4%
Associate Degree	10.0%	8.3%	7.6%
Bachelor's Degree	12.4%	10.3%	9.9%
Graduate/Professional Degree	4.7%	4.9%	4.7%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

August 27, 2019