



**12685 W INDIAN SCHOOL RD
AVONDALE, AZ 85392**



[VIDEO LINK](#)



12685 W INDIAN SCHOOL RD - OFFERING SUMMARY

NET RENTABLE AREA

4,600 RSF

YEAR BUILT

2021

PERCENT LEASED

100%

PARKING RATIO

5.43 per 1,000 SF

LEASE DETAILS

Upon Request / See Video

NOI

\$172,290.16

TENANTS

- (1) Dunkin' Donuts/Baskin- Robbins
- (2) Love Dental

CAP RATE

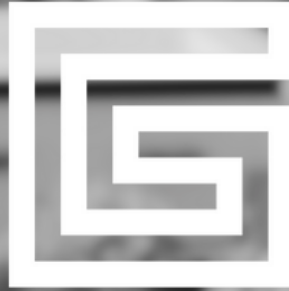
4.92%

GUARANTEES

- (1) Quality Brand Group Arizona, LLC - Corporate
- (2) Love Dental - Personal

PRICE

\$3,500,000



12685 W INDIAN SCHOOL RD - SITE SUMMARY



ADDRESS

12685 W Indian
School Rd
Avondale, AZ
85392



ACCESS

2 Access
Points
(1) W Indian
School Rd
(2) N Santa Fe
Trail



SITE SIZE

± 1.08 Acres
± 47,217 SF



PARCEL NUMBER

501-72-009L



ZONING

PAD



YEAR BUILT

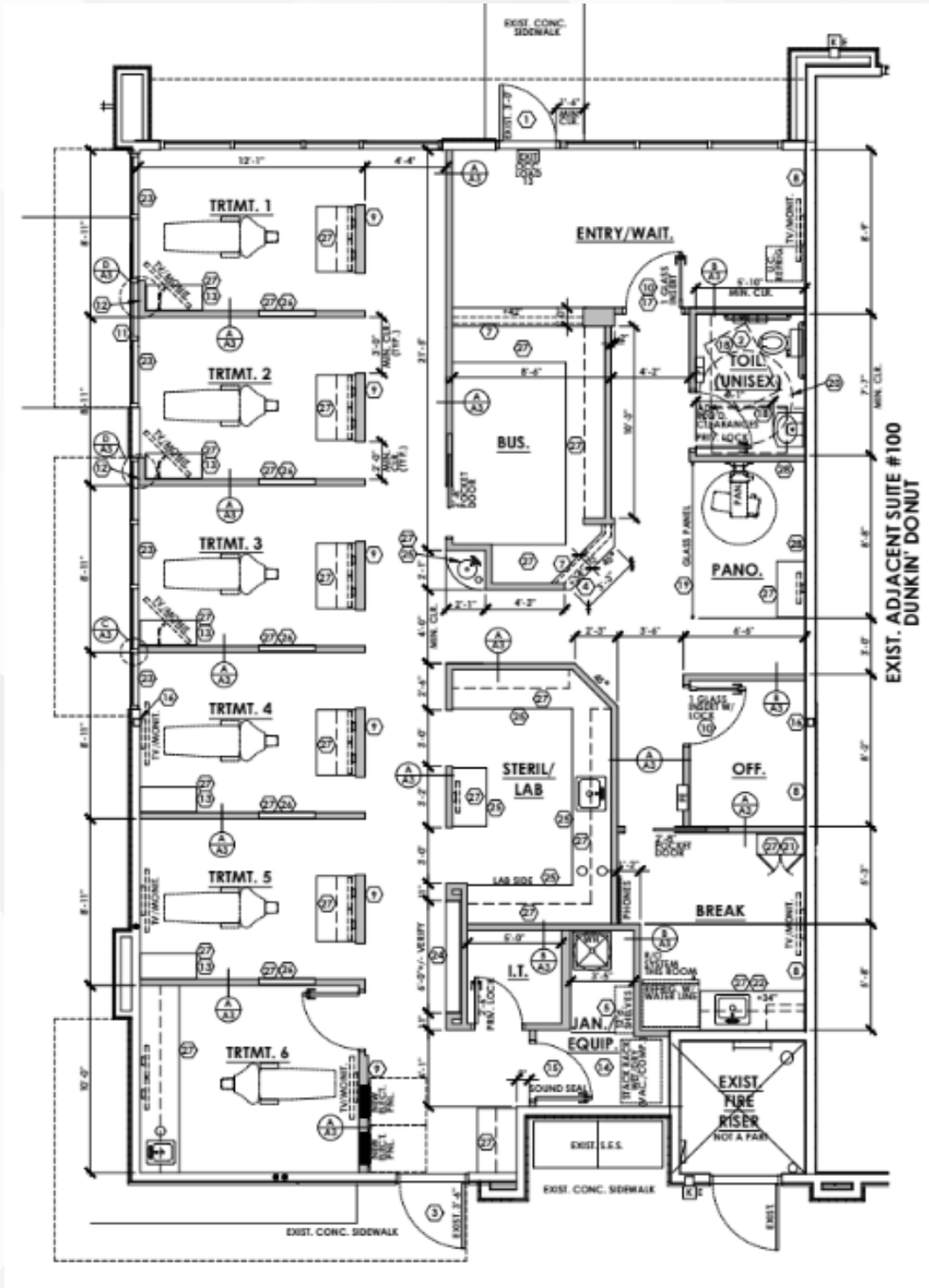
2021

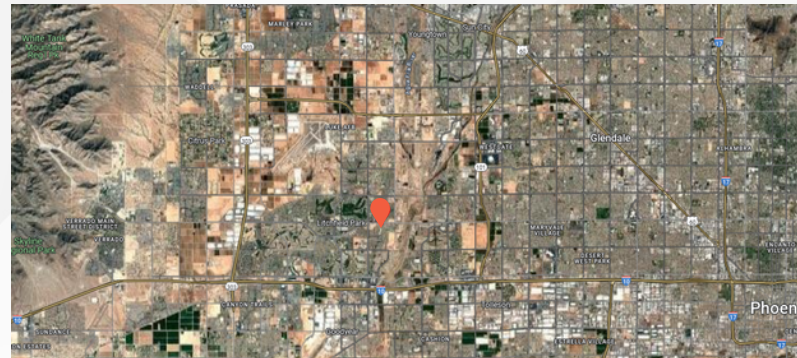
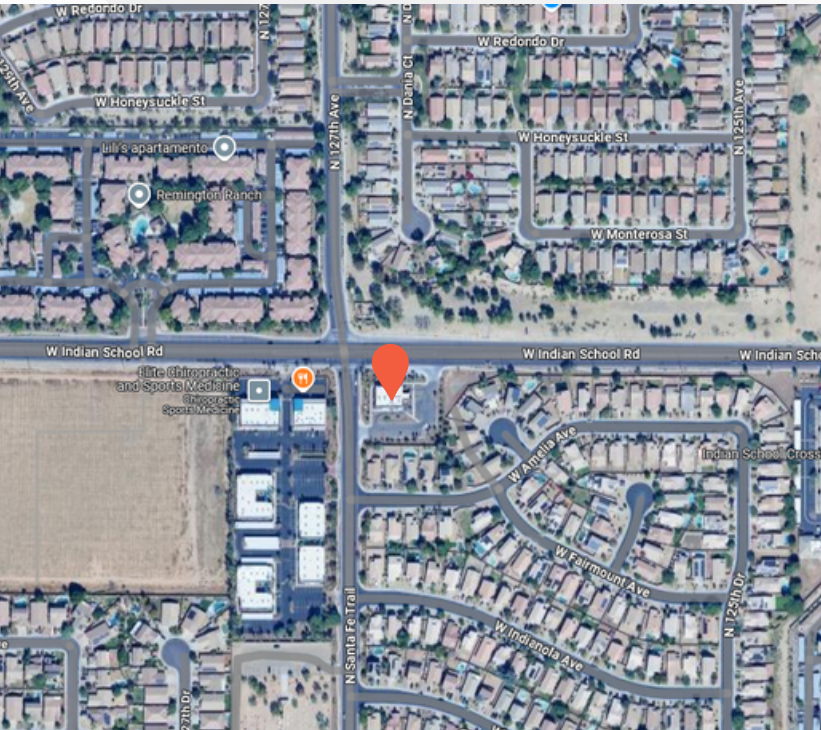


PARKING

Ratio of
5.43: 1,000

Love Dental +/- 1,900 SF





12685 W INDIAN SCHOOL RD, AVONDALE, AZ

NEARBY BUSINESSES



PRICED AT:
\$3,500,000



ZDRAVKO MANOV
Commercial Broker

**WE CHOOSE SIDES.
YOUR SIDE.**