

# For Sale or Lease

**Free Standing Retail Building • 20,235 SF  
13481 W McDowell Rd • Goodyear, AZ 85395**



## Former Maytag Store

**Sale \$3,100,000 (\$153/SF) or Lease \$15/SF NNN**

- Located on approximately 2.6 Acres
- 360' of frontage on W McDowell Rd
- 96 Parking Spaces (Includes 4 ADA)
- The property is within the Palm Valley Cornerstone master plan. 2018 Annual CAM is \$17,279.16
- Approximately 20,235 SF consisting of - 13,765 SF Showroom - 5,961 SF Warehouse - 503 SF Office
- 2015 Population Estimate: 1 Mile = 9,356 • 3 Miles = 83,929 • 5 Miles = 180,161
- 2015 Daytime Employment: 1 Mile = 8,188 • 3 Mils = 27,537 • 5 Miles 44,664
- 2014 Traffic Count on W McDowell Rd at Site = 29,750 Cars Per Day
- Designed by Winton Architects, Built by Sun State Builders, New Construction completed 4th Quarter 2005
- [Drone Flight of the Immediate Area that You Control](#)
- 1/2 Mile East of SEC N Litchfield & W McDowell Rd
- City of Goodyear Zoning "PAD"
- TMP: #500-03-489 / 2018 Prop Tax \$55,028.18

**Rick Mineweaser**

**DIAMOND PACIFIC INVESTMENTS**

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SEC of N Palm Valley Blvd & W McDowell Rd



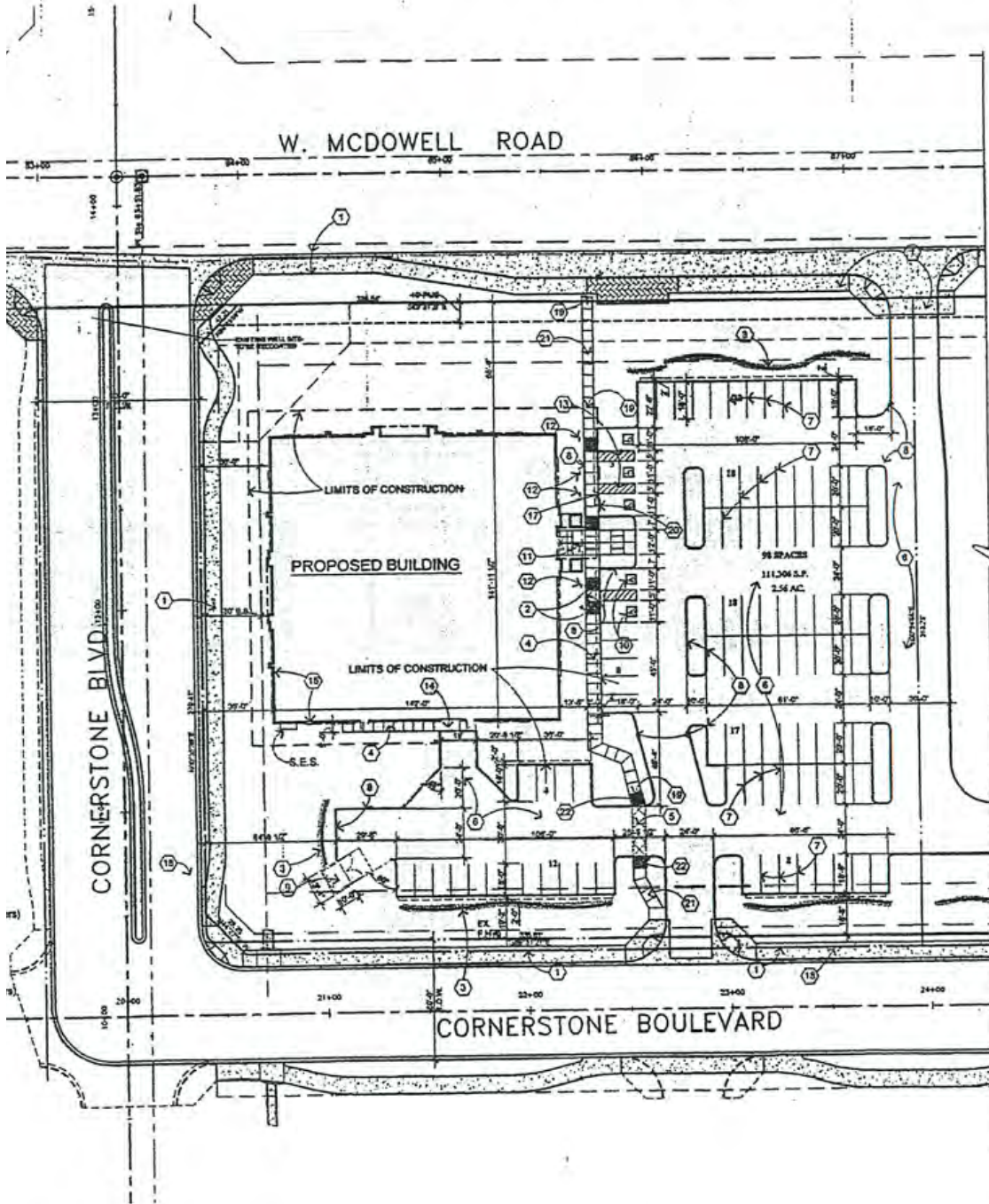








13481 W McDowell Rd • Goodyear AZ 85395  
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**SITE PLAN**  
 SCALE: 1"=30'-0"



**W** winton architects, inc.  
 4222 N. 12th Street, Suite 102, Phoenix, Arizona 85014  
 (602) 239-9778  
 FAX (602) 265-9738

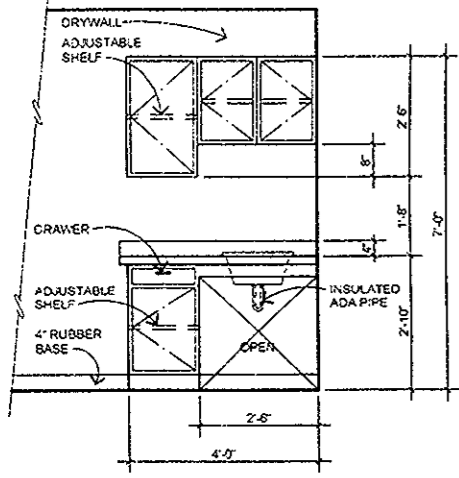
**WA**  
 RETAIL BLDG. FOR:  
**MAYTAG**  
 GOODYEAR, ARIZONA

|          |       |
|----------|-------|
| job no.  | 04106 |
| drawn    | WOH   |
| approved | RBW   |
| date     | 12/05 |

revisions

**SP-1**





**A BREAK ROOM ELEVATION**  
SCALE: 1/2" = 1'-0"

**FLOOR PLAN KEYNOTES**

- 1 Line of masonry tower above
- 2 Line of metal canopy above
- 3 3/8" x 25 ga. metal studs at 24" o.c. with batt insulation and 5/8" drywall at exterior side. Run to +4" above ceiling grid
- 4 Furr out with 1 5/8" x 25 ga. metal studs at 24" o.c. batt insulation and 5/8" drywall. Run to +4" above ceiling grid
- 5 3/8" x 25 ga. at 16" o.c. with 5/8" drywall both sides. Run to +4" above ceiling line
- 6 Roof column per Structural. Furr out with 2 1/2" metal studs and 5/8" drywall. Run to +4" above ceiling line.
- 7 4" x 8" single domed skylight per detail
- 8 6" plumbing wall
- 9 Line of drywall soffit
- 10 4'-0" x 3'-6" opening with 1'-0" wide plastic laminate counter top at +3'-6" A.F.F.
- 11 3/8" x 25 ga. metal studs at 24" o.c. batt insulation and 5/8" drywall both sides. Run to +4" above ceiling line
- 12 Roof drain and overflow downspouts. Daylight through wall to splash block per details.
- 13 Roof soffit and ladder per details.
- 14 Full height stud partition on 6" x 22 ga. metal studs at 24" o.c. batt insulation at showroom to +4" above ceiling grid and full height at warehouse side.
- 15 Align partition with face of masonry jamb

NOTE:  
SEE SHEET A-3 FOR DOOR SCHEDULES  
AND GENERAL FLOOR PLAN NOTES

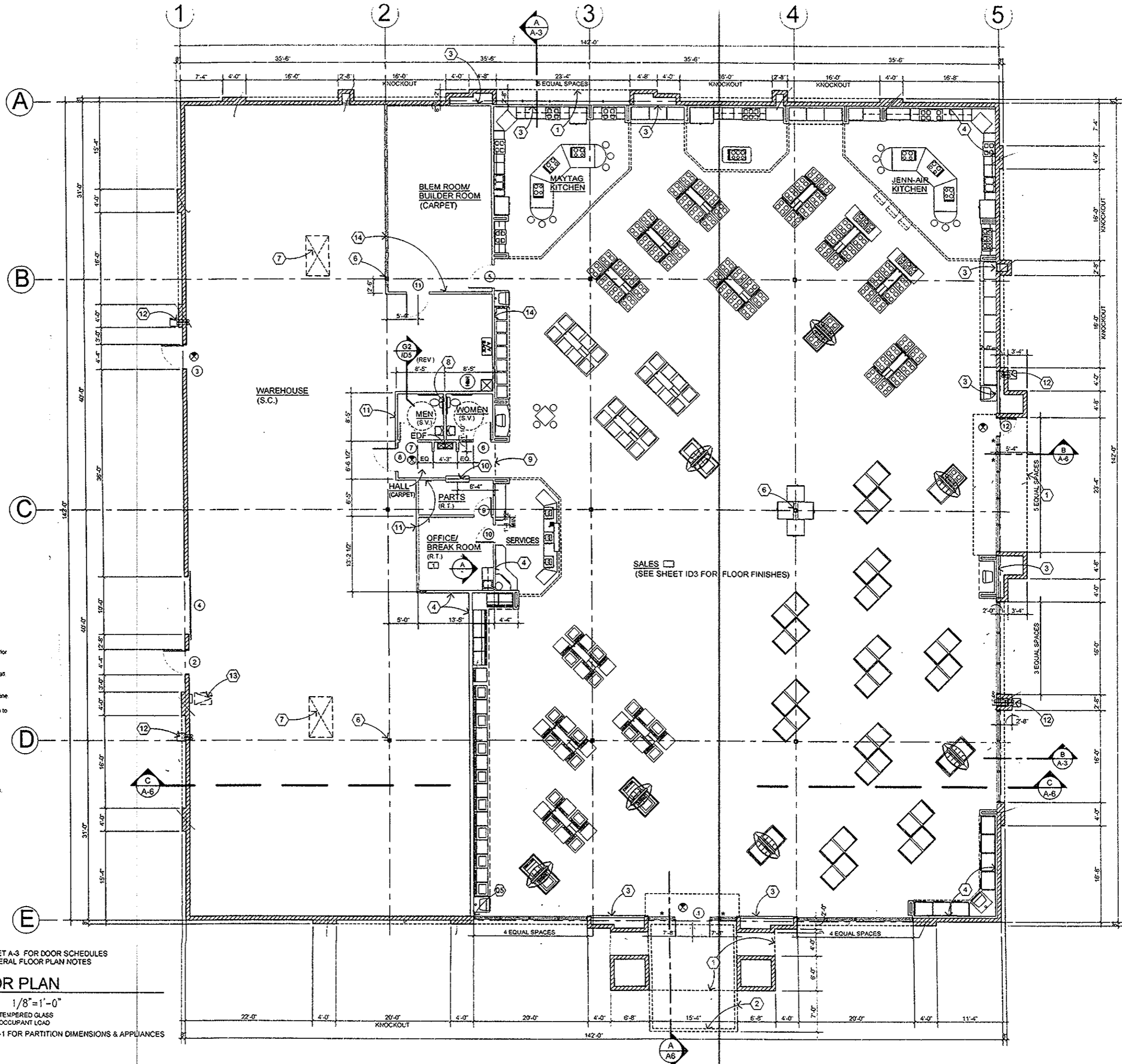


**FLOOR PLAN**

SCALE: 1/8" = 1'-0"

\* INDICATES TEMPERED GLASS  
[ ] INDICATES OCCUPANT LOAD

NOTE: SEE SHEET ID-1 FOR PARTITION DIMENSIONS & APPLIANCES



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RETAIL BLDG. FOR:  
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GOODYEAR, ARIZONA

|           |          |
|-----------|----------|
| Job no.   | 04105    |
| drawn     | WDH      |
| approved  | RBW      |
| date      | 12/20/04 |
| revisions |          |

**A-1**