



ZIFF
REAL ESTATE
PARTNERS

ZRP Acquires Avalon Crossing

MAY 26, 2026 · INDIANAPOLIS, IN



\$170/SF
PURCHASE PRICE
(48% below comps)

7.35%
ENTRY CAP RATE

+27%
5-YR NOI GROWTH

25%+
GP CO-INVEST

AVALON CROSSING AT A GLANCE

THE ASSET

Location: Binford Blvd & 71st St, NE Indy
Size: 82,847 SF · 20 suites
Occupancy: 93% · 18 tenants
Tenancy: Services, food, fitness & essential retail
Strategy: Mark-to-market ~30% rent upside
Avg Tenure: 8.5 years at center

THE TRADE AREA

Traffic: 47,000+ vehicles/day
Population: 63,000+ in 3-mile radius
Avg HH Income: \$111,329
Submarket Vacancy: ~5%
Demographics: Affluent, established suburb

"A proven location and long-tenured tenants, with **meaningful upside through intensive leasing and hands-on asset management** — a compelling path to durable cash flow and value creation for our investors."

— CHRIS SCHADE, ZRP Investments Deal Team

ABOUT ZIFF REAL ESTATE PARTNERS

1991
FOUNDED

10M+
SF ACQUIRED

\$1.37B
TRANSACTION VOLUME

46
CURRENT ASSETS

15
STATES

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