



OFFRAMP FROM I-10
ONRAMP TO I-10
91st Ave |  21,000 VPD

W Latham St



SEC OF 91st Ave & I-10
TOLLESON, AZ 85353

SEC 91st Ave & I-10 Tolleson, AZ 85353

+/- 3.13 Acres
Available for Sale

Exclusively listed by:

Grafton Milne, SIOR, CCIM
grafton@menlocre.com
480.659.1777

Ryan Edwards
ryan@menlocre.com
480.760.5044

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PROPERTY SUMMARY

PURCHASE PRICE: \$1,850,000.00

PRICE PSF: \$13.57 PSF

PROPERTY TYPE: Land

LOT SIZE: Approx. 3.13 Acres

ZONING: C-2

APN: 102-47-095

PROPERTY HIGHLIGHTS

- SEC of 91st Avenue & Interstate 10
- Signage Available on Freeway Signage & 91st Ave Monument Signage
- Development-Ready Site with Utilities Stubbed to the Property
- Excellent Freeway Access
- Immediate Access to I-10 On-/Off-Ramps
- 91st Avenue Traffic Counts: \pm 21,000 VPD
- Adjacent to National Retailers Including McDonald's, Starbucks & QuikTrip
- Near LiveAway Suites Hotel Development
- Convenient Access to Loop 101 & Loop 202
- Strong Infill West Phoenix Location
- Proximity to Desert Sky Mall & Major Entertainment Venues
- Easy Access to Phoenix Sky Harbor International Airport

Additional Photos



Aerial Map

Tanger Outlets Phoenix

GLENDALE SPORTS AND ENTERTAINMENT DISTRICT

DESERT DIAMOND ARENA

COACH OUTLET

Columbia Lids MK OAKLEY

H&M NIKE SKECHERS POLO RALPH LAUREN Buckle

sunglass hut PUMA GAP RACK ROOM SHOES VICTORIA'S SECRET PANDORA

OLD NAVY chico's BANANA REPUBLIC Bath & Body Works

UNDER ARMOUR SEPHORA zumiez AMERICAN EAGLE OUTFITTERS

lululemon athletic BOSS carter's DQ The Habit BURGER GRILL

LACOSTE HOLLISTER KAY TOMMY HILF SUBWAY VANS

LOOP 101

State Farm STADIUM

SAFEWAY Jack Starbucks

CIRCLE K ACE Hardware

PAPA JOHN'S Walgreens

THE HOME DEPOT

goodwill

TACO BELL Wendy's

Walmart

DEL TACO BURGER KING PANDA EXPRESS

DOLLAR TREE

CIRCLE K chili's

Olive Garden Wendy's

Gateway Pavilions

COSTCO WHOLESALE Marshalls ROSS DRESS FOR LESS

ULTA DSW petco

Chick-fil-A V J&J RED ROBIN

DISCOUNT TIRE the Vitamin Shopper CARRABBA'S ITALIAN GRILL

SALLY BEAUTY SUPPLY crumbl cookies Harkins THEATRES

TACO BELL

Banner Health

SPROUTS FARMERS MARKET SHAKE SHACK

CAVA DUNKIN'

Desert Sky Mall

Barter Dillard's Bath & Body Works

Famous Footwear Lids MINI SOCS VICTORIA'S SECRET

Foot Locker AT&T sunglass hut

zumiez curacao T-Mobile

dd's DISCOUNTS SKECHERS McDonald's

SALLY BEAUTY SUPPLY metro by T-Mobile

Applebee's Burlington

SEC OF 91st Ave & I-10
TOLLESON, AZ 85353

TARGET IHOP Starbucks

LONGHORN STEAKHOUSE

TOYOTA KIA

DODGE MAZDA NISSAN

CARMAX

BEST BUY HOBBY LOBBY

OLD NAVY Popeye's

THE HABIT BURGER GRILL Pollo Loco

five BEL'W

STARBUCKS Jack Panera Cane's

sam's club

Waffle House Jack

DUTCH BROS

CIRCLE K BURGER KING

Walmart LOWE'S ROSS DRESS FOR LESS

goodwill DOLLAR TREE

WING STOPS WSS TEXAS

McDonald's WHATABurger AT&T TACO BELL

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,856	106,828	305,514
Average Age	33.7	29.3	30.3
Average Age (Male)	28.9	28.0	29.2
Average Age (Female)	37.5	30.3	31.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,073	31,030	88,653
# of Persons per HH	2.8	3.4	3.4
Average HH Income	\$63,652	\$96,255	\$90,599
Average House Value	\$306,982	\$340,060	\$320,353

2023 American Community Survey (ACS)

