



SHOPS AT TUSCANO

FOR LEASE

7435 W LOWER BUCKEYE RD
PHOENIX, AZ 85043

SEAN LIEB
PARTNER
slieb@levrose.com
602.491.9295

TREVOR WHITE
SENIOR ADVISOR
twhite@levrose.com
480.508.7449

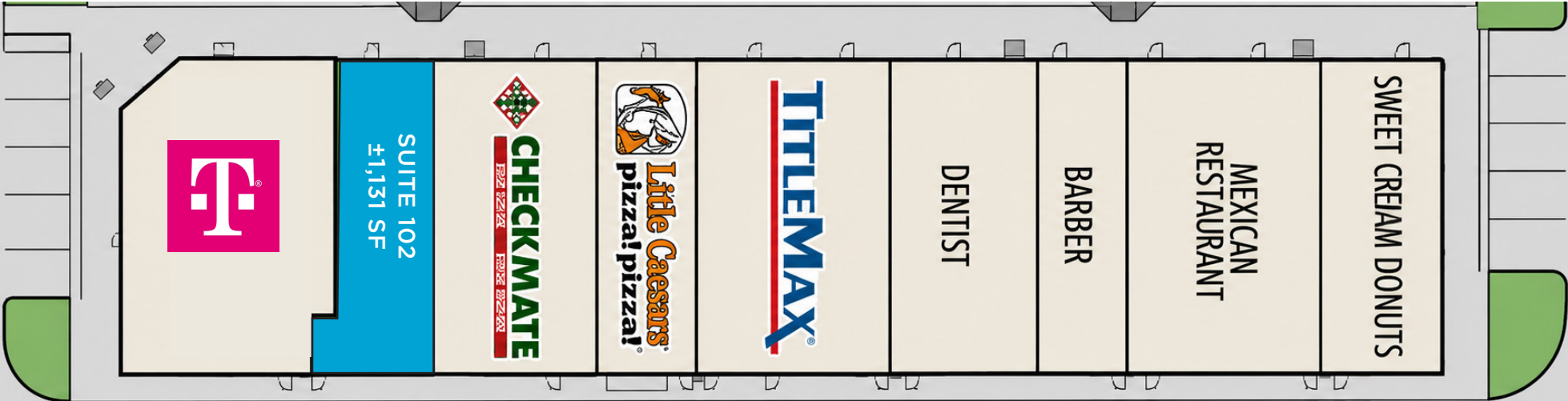
AVAILABILITY

SPACE	RETAIL
LEASE RATE	CALL FOR PRICING
AVAILABILITY	Suite 102: ±1,131 SF
BUILDING SIZE	±15,938 SF
LOT SIZE	+2.44 AC

PROPERTY HIGHLIGHTS

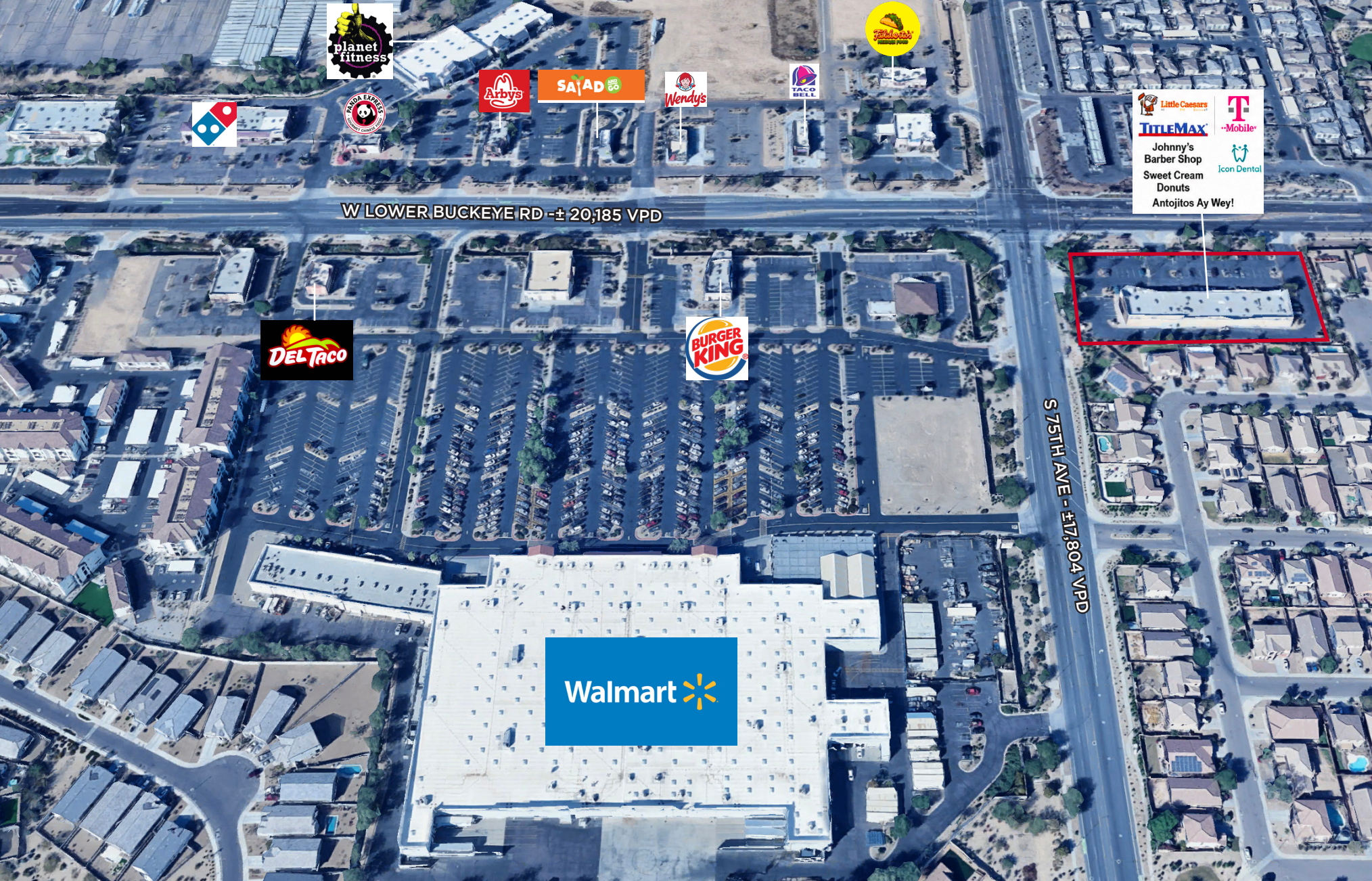
- **Prime Intersection:** Located at 75th Ave & W. Lower Buckeye Rd with high visibility.
- **High Traffic:** Across from a 24-hour Walmart Supercenter.
- **Strong Co-Tenancy:** Nearby businesses include Chase Bank, Burger King, KFC, and more.
- **Retail Hub:** Features national and local retailers like AutoZone and Subway.
- **Growing Area:** Serves Tuscano and surrounding communities with ample parking.

SITE PLAN





AERIAL OVERVIEW



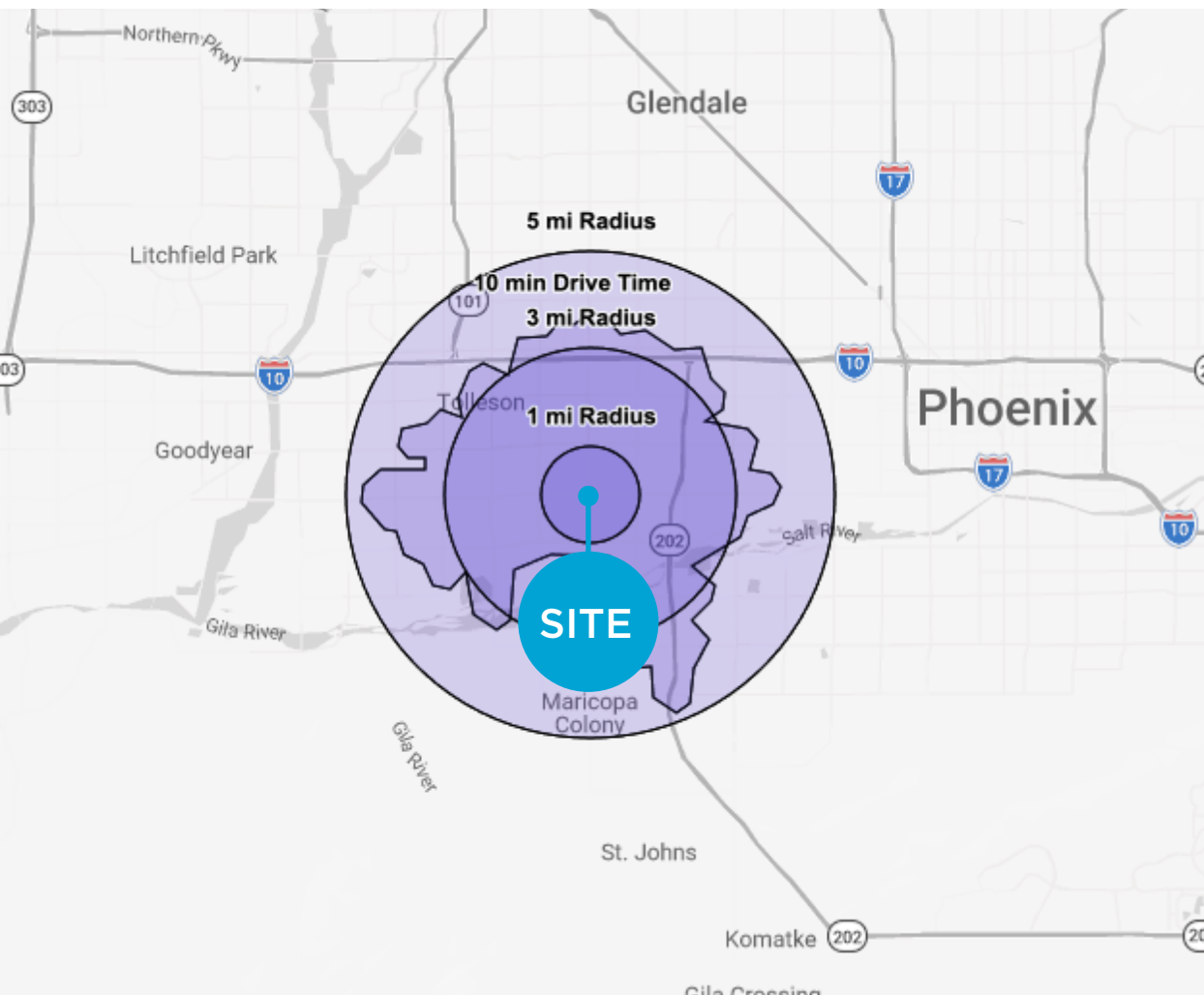
W LOWER BUCKEYE RD - ± 20,185 VPD

S 75TH AVE - ± 17,804 VPD

Walmart

AERIAL OVERVIEW

DEMOGRAPHICS



*PER COSTAR

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	12,480	67,391	252,126
2030	13,069	70,025	261,579

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	6,829	48,763	102,442
2030	6,829	48,763	102,442

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$104,186	\$100,672	\$94,104

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2025	\$417,808	\$396,853	\$367,912

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	1,370	23,635	69,200

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	162	1,053	5,003

LOCATION OVERVIEW

HARD CORNER LOCATION — Positioned at the signalized intersection of 75th Avenue & W. Lower Buckeye Road, offering excellent visibility and access from a high-traffic arterial corridor.

WALMART-ANCHORED CENTER — Located directly across from a 24-hour Walmart Supercenter, driving consistent daily foot traffic to the immediate area.

STRONG CO-TENANCY — Neighboring tenants at the intersection include Walmart, Chase Bank, Burger King, KFC, BMO Harris Bank, and Arby's, among others within the Tuscano Towne Center retail corridor.

ESTABLISHED RETAIL CORRIDOR — The center is home to a diverse mix of national and local tenants including AutoZone, Subway, Del Taco, GameStop, and more, making it a destination for the surrounding community.

DENSE RESIDENTIAL TRADE AREA — Serves the growing Tuscano neighborhood and surrounding communities including Tolleson, Laveen, Glendale, and Avondale.

CONVENIENT FREEWAY PROXIMITY — Located approximately 3 miles south of the I-10 freeway, providing regional accessibility for employees and customers.

AMPLE PARKING — Abundant parking available, with room to accommodate high-volume retail.



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COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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