



# TOLLESON, ARIZONA

## Market Guide

### City Contact Information



**Jason Earp**  
Economic Development Director  
jearp@tollesonaz.org

Tolleson City Hall  
9555 W Van Buren Street  
Tolleson, AZ 85353

623.936.7111 phone

www.tollesonaz.org

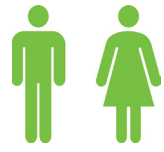
### Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

### Demographics (5 Minute Drive Time)



Population  
**23,444**



Average Age  
**31.2**



Household Income (Median)  
**\$51,995**



Growth Rate  
**11.92%**



Number of Households  
**7,009**



Household Income (Average)  
**\$60,191**

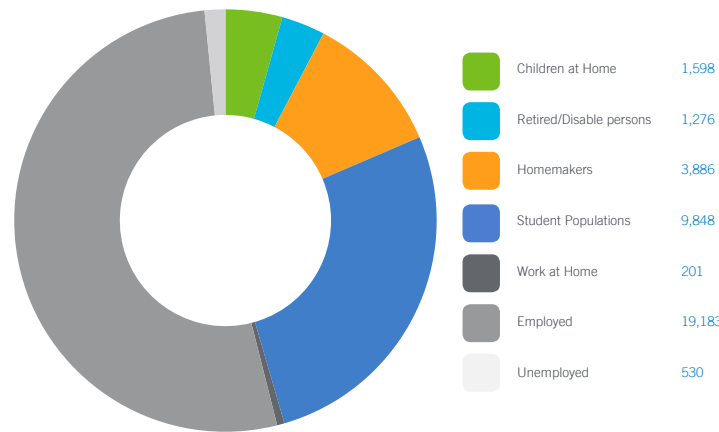
### Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

#### Peer Trade Areas

- Fresno, CA 6655 North Riverside Dr
- Cedar Hill, TX 739 N Highway 67
- Colorado Springs, CO 5240 N Academy Blvd
- La Quinta, CA 78935 US Hwy 111
- McAllen, TX 3600 Nolana Ave

### Daytime Population **36,523** (5 Minute Drive Time)



### Focus Categories

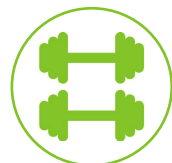
The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Automotive



Apparel



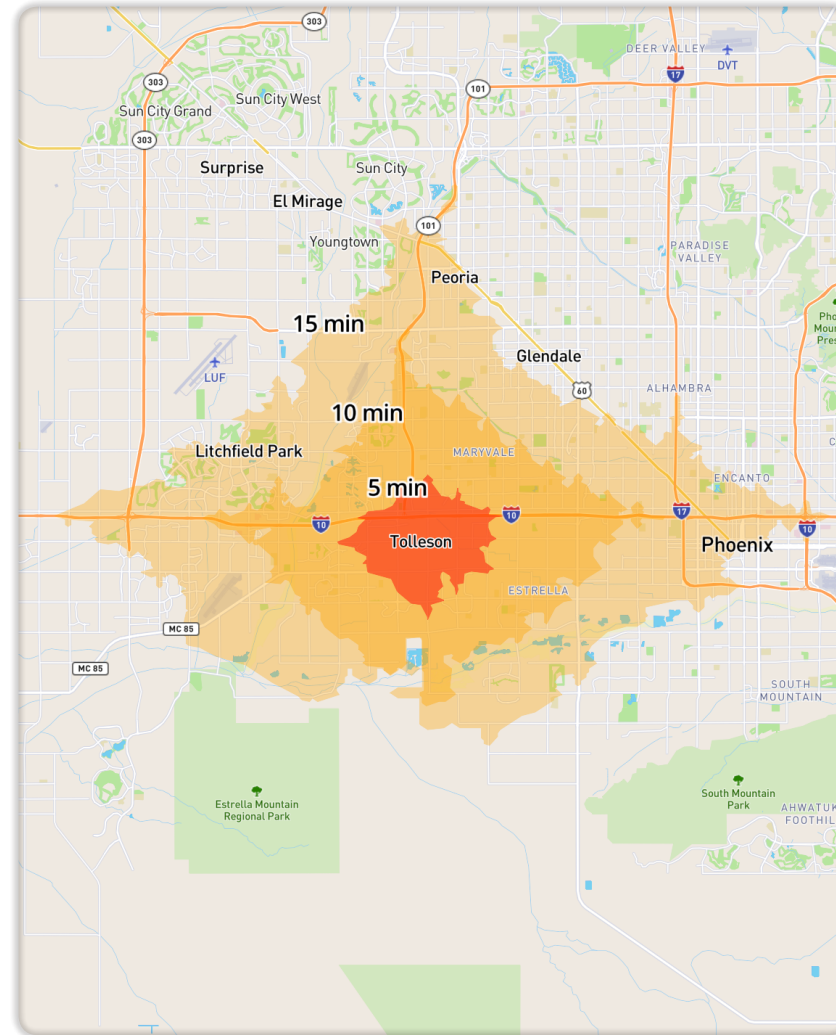
Fitness



Restaurants



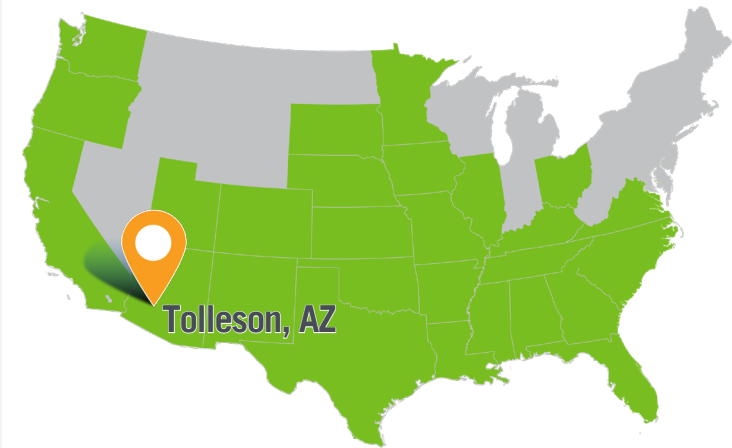
*There's a lot of potential here.*



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2019 Estimated Population	97,722	282,608	889,860
Daytime Population	93,983	248,868	958,592
Median HH Income	\$54,187	\$50,626	\$46,656
Number of Households	28,072	79,721	271,510

	5 Minute DT	10 Minute DT	15 Minute DT
2019 Estimated Population	23,444	275,549	650,811
Daytime Population	36,523	265,258	749,508
Median HH Income	\$51,995	\$48,327	\$47,563
Number of Households	7,009	77,449	195,009

\*Source: STI PopStats



**Christopher Bontrager**

Portfolio Director  
cbontrager@retailstrategies.com

205.905.5707 office



**Gateway Pavilions & Gateway Crossing**

DAVID'S BRIDAL, HOBBY LOBBY, Youfit, ROSS DRESS FOR LESS, SPORTS AUTHORITY, BED BATH & BEYOND, petco, Chick-fil-A, Justice, Cane's, Habit Burger Grill, BLAZE PIZZA, SUBWAY, KNEADERS, smashburger, BOOT BARN, DISCOUNT, DSW, T-Mobile, yogurtland, MEN'S WEARHOUSE, Great Clips, McDonald's, BEST BUY, CARRABBA'S, Village Inn, SALLY BEAUTY, PIEOLOGY, GNC, Cafe Rio, Firehouse Subs, Dunkin' Donuts, the Vitamin Shoppe, Jamba Juice, CLAIM JUMPER, OLD NAVY, Marshalls, Harkins, COSTCO

**Crossroads of Tolleson**

MATTRESS FIRM, COX, verizon, Sprint, FIREHOUSE SUBS, cricket

**Desert Sky Mall**

Walmart, cici's, ROSS DRESS FOR LESS, Payless, COST CUTTERS, BIG LOTS!, DOLLAR TREE

**Desert Sky Esplanade**

TARGET, ANNA'S LINENS, Dillard's, Burlington, SALLY BEAUTY, CVS pharmacy, sears, claire's, SUBWAY, ihop, SHOE DEPT. ENCORE, dds DISCOUNTS, Conn's, Carl's Jr., cricket, McDonald's, VICTORIA'S SECRET, Little Caesars, O'Reilly, LA FITNESS, THE CHILDREN'S PLACE, 99c ONLY, El Super, FAMOUS FOOTWEAR, GNC, Applebees, Olive Garden, BIG TIRES, rue21, golden corral, T-Mobile, STARBUCKS

**Family Dollar**

FAMILY DOLLAR, cricket, Walgreens, Walgreens, SUBWAY, SONIC, FOOD CITY



**New Housing Development**  
607 Units  
(Under Construction)

**New Housing Development**  
208 Units  
(Under Construction)

TARGET, SALLY BEAUTY, SUPERCUTS, LA FITNESS, ROSS DRESS FOR LESS, Pizza Hut, STARBUCKS, KOHL'S, CVS pharmacy, SHOE DEPT., T-Mobile, Jack in the Box, SUBWAY, AutoZone, Firestone, DOLLAR TREE, McDonald's

Walmart, T-Mobile, DEL TACO, Kentucky Fried Chicken, Little Caesars, jiffy lube, SUPERCUTS, Payless, AutoZone, SUBWAY, SALLY BEAUTY, Arby's, BURGER KING, McDonald's, Pizza Patron

**Pecan Promenade**

**Tuscano Towne Center**

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