

FOR LEASE | 0.70 AC RETAIL PAD

SEC 107TH AVE & VAN BUREN ST, TOLLESON, AZ



GROUND LEASE OR BTS DRIVE-THRU RESTAURANT

- C-2 ZONED PAD
- OFF SITES & UTILITIES COMPLETE
- FULLY ENTITLED 3,500 SF
FREESTANDING DRIVE-THRU
- DENSE EMPLOYMENT CORRIDOR
0.85MI FROM INTERSTATE 10
- JOIN CIRCLE K, BLACK ROCK,
AMAZON, IONNA EV CHARGING!

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VIAONE
PROPERTIES

TRADE AREA | HIGHLIGHTS

SEC 107TH AVE & VAN BUREN ST, TOLLESON, AZ



UNDERSERVED TRADE AREA FOR RESTAURANT & RETAIL

- HIGH RESIDENTIAL GROWTH
7,785 ACTIVE & 6,512 PROPOSED HOUSING UNITS WITHIN 5MI
- STRONG DAYTIME POPULATION
65,830 EMPLOYEES WITHIN 5MI
- CITY OF TOLLESON P&Z STAFF STRONGLY SUPPORT DRIVE-THRU'S
- CLOSE PROXIMITY TO FREEWAYS INTERSTATE 10 & LOOP 101

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VIAONE
PROPERTIES

SITE PLAN | SITE HIGHLIGHTS

SEC 107TH AVE & VAN BUREN ST, TOLLESON, AZ

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 1 AS DESCRIBED IN WARRANTY DEED AND RECORDED IN INSTRUMENT 2016-0234198 AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 EAST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89°03'00" EAST, A DISTANCE OF 2644.42 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, NORTH 89°03'00" EAST, A DISTANCE OF 305.02 FEET TO THE EAST LINE OF THE WEST 305.00 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 00°13'02" EAST, A DISTANCE OF 55.00 FEET TO THE SOUTH LINE OF THE NORTH 55.00 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE, NORTH 89°03'00" EAST, A DISTANCE OF 1011.79 FEET TO THE EAST LINE OF SAID PARCEL 1;

THENCE ALONG SAID EAST LINE SOUTH 00°38'36" EAST, A DISTANCE OF 831.43 FEET TO THE SOUTH LINE OF SAID PARCEL 1;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 THE FOLLOWING THREE (3) COURSES TO WIT:

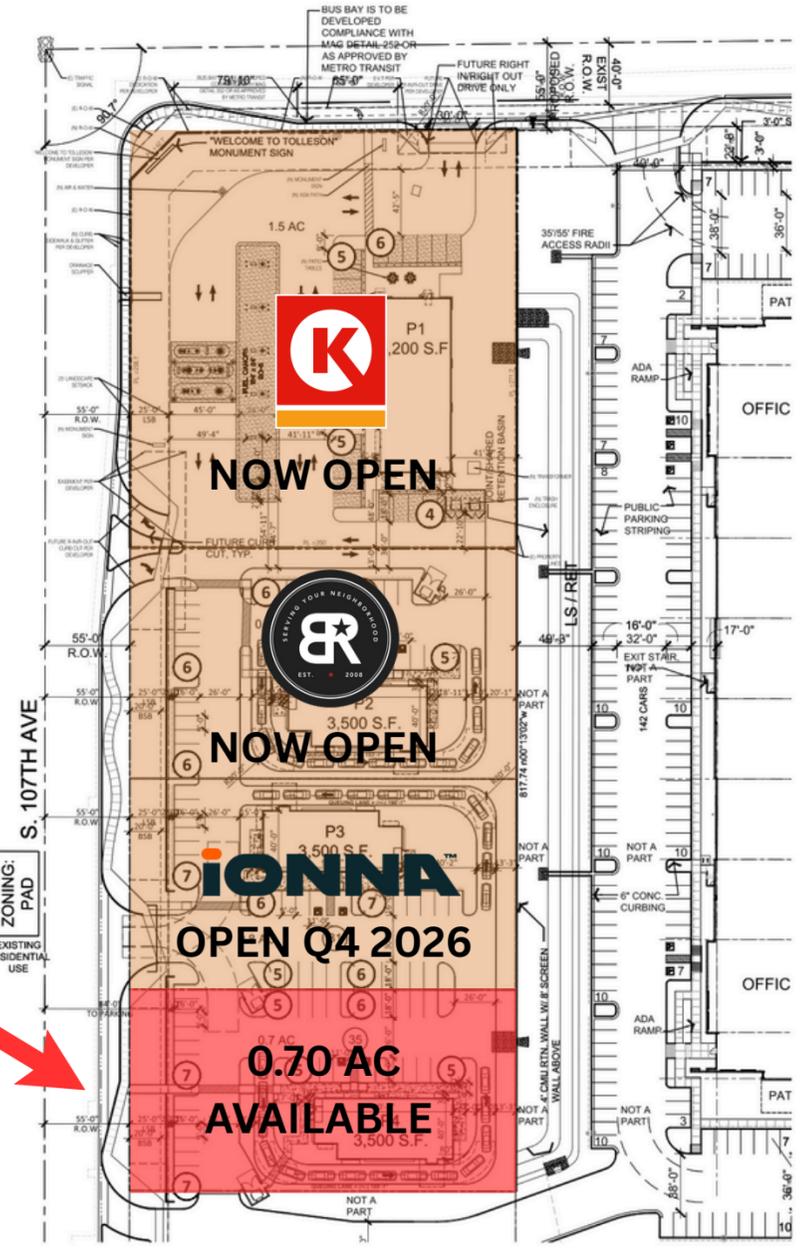
THENCE SOUTH 89°49'25" WEST, A DISTANCE OF 587.58 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 113°50'25" AND A CHORD THAT BEARS SOUTH 89°49'26" WEST 117.31 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 139.08 FEET;

THENCE SOUTH 89°49'25" WEST, A DISTANCE OF 313.01 FEET TO SAID EAST LINE OF THE WEST 305.00 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE NORTH 00°13'02" WEST, A DISTANCE OF 817.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 834171.37 SQUARE FEET OR 19.15 ACRES, MORE OR LESS.



MASTER SITE PLAN
SCALE: 1" = 40'-0"

PROJECT DESCRIPTION

NEW GROUND UP BUILDING FOR FUTURE RESTAURANT. WORK INCLUDES MAJOR UTILITIES INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING. SITE WORK INCLUDES NEW GRADING AND DRAINAGE, NEW PARKING STALLS, DRIVE-THRU, HARDSCAPE, AND LANDSCAPE AREAS.

GENERAL NOTES

- "80TH" VAN BUREN STREET AND 107TH AVE ARE, PER TOLLESON GENERAL PLAN 2024, TO BE DEVELOPED PER CITY OF AVONDALE ARTERIAL STANDARDS.
- PROVIDE PAVEMENT SECTION CONSISTENT WITH WHAT IS BEING PROPOSED EAST OF THE SITE.
- PROJECT WILL COORDINATE WITH CITY OF TOLLESON AND CITY OF AVONDALE ENGINEERING STAFF TO RESOLVE DESIGN ISSUES ON THESE STREETS.
- P1 CONSTRUCTION TYPE VS. EXPECTED MATERIALS PER ATTACHED ELEVATIONS. USE WILL BE GAS SALES WITH CONVENIENCE STORE, SELLING PRIMARILY PRE-PACKAGED FOOD AND BEVERAGE.

PROJECT DIRECTORY

DEVELOPER/OWNER:
TRAMMELL CROW COMPANY
275 E. CAMELBACK RD, STE 400
PHOENIX, ARIZONA 85016
CONTACT: ASHLEY WYE
awye@trammellcrow.com
PH: (602) 281-1492

ARCHITECT:
RKA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, AZ 85016
CONTACT: NEIL FRASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfraser@rkaa.com

CIVIL ENGINEER:
SUNRISE ENGINEERING
2005 S. VINLAND, STE 101
MESA, ARIZONA 85210
CONTACT: RICKY HOLSTON
rholston@sunrise-eng.com
PH: (480) 768-8600

LANDSCAPE ARCHITECT:
LASKIN & ASSOCIATES
87 E. WILSON AVE, STE 230
PHOENIX, ARIZONA 85012
CONTACT: HARDY LASKIN
hardy@laskindesigns.com
PH: (602) 840-7771

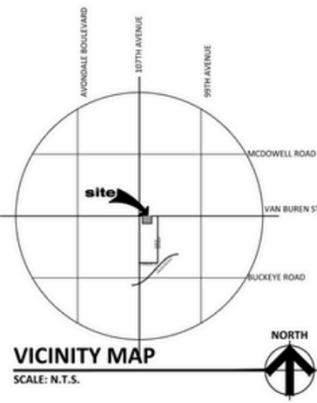
OVERALL SITE DATA

ASSESSOR PARCEL NO.	101-03-010E
OVERALL GROSS SITE AREA	19.15 ACRES (169,884 S.F.)
OVERALL NET SITE AREA	1.9 ACRES (169,884 S.F.)
PROPERTY TYPE	GAS STATION/RESTAURANT/DRIVE THRU
EXISTING ZONING	C-2/PAD
PROPOSED ZONING	UNCHANGED
OVERALL PROPOSED FLOOR RATIO	15,200 / 169,884 = 9.2%

NOTE: SUBJECT PARCELS ARE PART OF LARGER PROPERTY OWNED BY A SINGLE OWNER.

OVERALL PARKING DATA

P1 (15,200 S.F.)	
GENERAL RETAIL AND SERVICE (1,227 S.F. USABLE)	11
(1 PER 300 S.F. USABLE FLOOR AREA)	06
GASOLINE PUMPS (12 PER 2 PUMPS)	25
PARKING REQUIRED:	17
PARKING PROVIDED:	25
P2 (3,500 S.F.)	
DRIVE-IN FOOD (1,600 USABLE S.F.)	32
(1 PER 50 SF OF USABLE FLOOR AREA PLUS 150 FEET OF QUEUING SPACE)	32
PARKING REQUIRED:	32
PARKING PROVIDED:	32
P3 (3,500 S.F.)	
DRIVE-IN FOOD (1,600 USABLE S.F.)	32
(1 PER 50 SF OF USABLE FLOOR AREA PLUS 150 FEET OF QUEUING SPACE)	32
PARKING REQUIRED:	32
PARKING PROVIDED:	31
(SHARED PARKING WITH P4)	
P4 (3,500 S.F.)	
DRIVE-IN FOOD (1,600 USABLE S.F.)	32
(1 PER 50 SF OF USABLE FLOOR AREA PLUS 150 FEET OF QUEUING SPACE)	32
PARKING REQUIRED:	32
PARKING PROVIDED:	35
TOTAL PARKING REQUIRED:	113 SPACES
TOTAL PARKING PROVIDED:	123 SPACES
TOTAL ACCESSIBLE SPACES REQUIRED:	7 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED:	7 SPACES
BICYCLE SPACES PROVIDED:	7 SPACES



**0.70 ACRE PAD AVAILABLE
GROUND LEASE OR BTS**

- C-2 ZONED PAD
- FULL MOTION ACCESS
NO MEDIAN ON 107TH AVE
- IMPROVED ROUGH GRADED PAD
UTILITIES & OFF SITES COMPLETE
- ENTITLED 3,500 SF FREESTANDING
DRIVE-THRU RESTAURANT
- EXPEDITED SITE PLAN REVISIONS &
BUILDING PERMIT APPROVAL FOR
DRIVE-THRU RESTAURANT



TOLLESON 107
S.E.C. 107TH AVE AND W. VAN BUREN ST.
TOLLESON, AZ
DATE: 10-04-2021 (PRELIMINARY)



**MSP-1
SITE PLAN**

RKAA# 21110.01

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

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ELEVATIONS | LANDSCAPE PLAN

SEC 107TH AVE & VAN BUREN ST, TOLLESON, AZ



MATERIAL AND COLORS

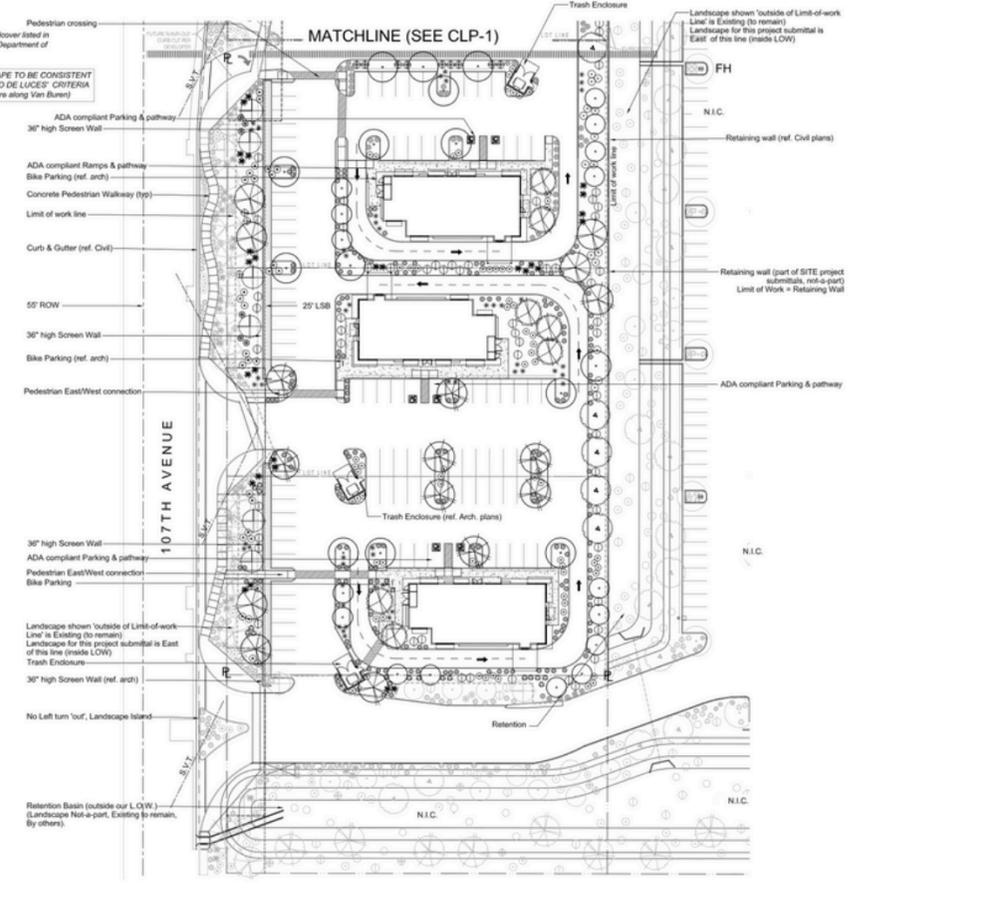
- PAINTED STUCCO:**
FINISH: TRUE SAND
MFG: SHERWIN WILLIAMS
COLOR: GRAY SCREEN # SW 7011
- PAINTED STUCCO:**
FINISH: TRUE SAND
MFG: SHERWIN WILLIAMS
COLOR: SOFTWARE # SW 7014
- PAINTED STUCCO:**
FINISH: TRUE SAND
MFG: SHERWIN WILLIAMS
COLOR: WARM STONE # SW 7012
- PAINTED STUCCO:**
FINISH: TRUE SAND
MFG: SHERWIN WILLIAMS
COLOR: PURE WHITE # SW 7005
- PAINTED LIGHT GAUGE METAL CANOPY:**
MFG: SHERWIN WILLIAMS
COLOR: SOFTWARE # SW 7014
- PAINTED LIGHT HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: GRAY SCREEN # SW 7011
- EMERGENCY EXIT DOOR:**
MFG: SHERWIN WILLIAMS
COLOR: BLACK CANYON
SPEC: SMOOTH FACE
- STONE/CONCRETE MULLION:**
MFG: SHERWIN WILLIAMS
COLOR: CLEAR UNCOATED

LANDSCAPE LEGEND

- TREES**
- | Symbol | Species | Size |
|--------|--|---------------------|
| ○ | Phoenix Hybrid Little Boy | 24" Box Standard |
| ○ | Platanus chinensis 'Red Push' var. Red Push Platanus | 24" Box Multi-trunk |
| ○ | Cassipouira mexicana | 30" Box Multi-trunk |
| ○ | Ulmus parvifolius 'Sempervirens' | 24" Box U.O.N. |
| ○ | Chinese Elm | 30" Box Standard |
| ○ | Chilopsis linearis | 24" Box Standard |
| ○ | Coccoloba cordata 'Smooth' | 24" Box Multi |
- SHRUBS / ACCENTS**
- | Symbol | Species | Size |
|--------|---------------------------------------|----------|
| ○ | Tecoma x 'Topsy' PPWF | 5 gallon |
| ○ | Spiraea 'Tocoma Hybrid' | 5 gallon |
| ○ | Malvaceae 'Ipsita 'Nashville' | 5 gallon |
| ○ | Nashville M | 5 gallon |
| ○ | Hesperaloe parviflora 'Yellow' | 5 gallon |
| ○ | Yellow Yucca | 5 gallon |
| ○ | Dodonaea viscosa green | 5 gallon |
| ○ | Green Nipahed Bush | 5 gallon |
| ○ | Cassipouira mexicana | 5 gallon |
| ○ | Mexican Bird of Paradise | 5 gallon |
| ○ | Emeraldia Galbra | 5 gallon |
| ○ | 199 Carnosa 'Winter Blaze' | 5 gallon |
| ○ | Cassia Nemophila | 5 gallon |
| ○ | Desert Shasta | 5 gallon |
| ○ | Bougainvillea 'Torch Glow' | 5 gallon |
| ○ | Torch Glow Bougainvillea | 5 gallon |
| ○ | Hesperaloe parviflora | 5 gallon |
| ○ | Ghost Yucca | 5 gallon |
| ○ | Emeraldia nigricarpa | 5 gallon |
| ○ | Blue Belle var. Emeraldia | 5 gallon |
| ○ | Rosemarinus officinalis 'Tuscan Blue' | 5 gallon |
| ○ | Tuscan Blue Rosemary | 5 gallon |
- GROUND-COVERS**
- | Symbol | Material | Size |
|--------|---|---|
| ○ | Landscape Granite var. Gemara Dallas Red Lenses | 1 gallon |
| ○ | Granite 'Mingone Gold' | 1 gallon |
| ○ | Outback Sunrise Elm | 1 gallon |
| ○ | 1" 3" Fractured Granite MADISON GOLD | 4" Depth Min. Where noted on plans |
| ○ | Decomposed Granite 'Madison Gold' 3/4" screened | 2" min thickness in all landscape areas |

PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF TOLLESON STANDARDS.
 - ALL TREES WILL BE 1/2 GALLON OR LARGER.
 - AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
 - DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR BIOMAT.
 - ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT MAKE NATURAL DRAINAGE EASEMENTS.
 - STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" STANDARDS.
 - FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.
- GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:**
- POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDING EXTERIOR WALLS FOR A MINIMUM OF 12". NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 7' NEXT TO THE BUILDING FOUNDATION WITHIN 2' OF THE BUILDING FOUNDATION ONLY. LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1 GPH, INCLUDING TURF SHALL BE A MINIMUM OF 8" FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.



2 PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'

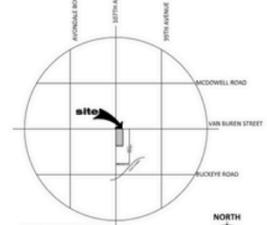
TOLLESON 107
S.E.C. 107TH AVE AND W. VAN BUREN ST.
TOLLESON, AZ
DATE: 07-15-2021 (revised Prelim)

PROJECT DIRECTORY

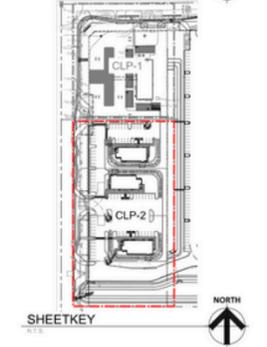
DEVELOPER/OWNER: TOLLESON DEVELOPMENT, 7111 S. DOWNTOWN RANCH RD., TOLLESON, AZ 85168
ARCHITECT: RKA ARCHITECTS, INC., 2314 E. HIGHLAND ROAD, PHOENIX, AZ 85016
CIVIL ENGINEER: LANSKIN & ASSOCIATES, INC., 47 E. WILSON AVE., STE. 230, PHOENIX, ARIZONA 85012
LANDSCAPE ARCHITECT: RKA ARCHITECTS, INC., 2314 E. HIGHLAND ROAD, PHOENIX, AZ 85016

SITE DATA

ADDRESS: 107TH AVE
OVERALL GROSS SITE AREA: 3.2 ACRES (138,884 S.F.)
OVERALL NET SITE AREA: 2.5 ACRES (108,864 S.F.)
PROPERTY TYPE: COMMERCIAL (OFFICE/RETAIL/RESTAURANT)
EXISTING ZONING: C-2 (OFFICE)
PURPOSED ZONING: C-2 (OFFICE)
OVERALL PROPOSED FLOOR RATIO: 14.680 / 148,864 S.F. (9.8%)
NOTE: SUBJECT PARCELS ARE PART OF LARGER PROPERTY OWNED BY A SINGLE OWNER.
LANDSCAPE AREA (within Limit of work line): 38,443 S.F. (0.882 ACRES)



VICINITY MAP
SCALE: N.T.S.



SHEETKEY

September 24, 2021

CLP-2
of 2
Conceptual
Landscape Plan
RKA# 21110.01



TOLLESON 107
S.E.C. 107TH AVE AND W. VAN BUREN ST.
TOLLESON, AZ
DATE: 08-03-2021 (PRELIMINARY)



EL-1
P2 & P4
RKA# 21110.01



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TRADE AREA | DEMOGRAPHICS

SEC 107TH AVE & VAN BUREN ST, TOLLESON, AZ

Population	1 mile	3 miles	5 miles
2020 Population	4,944	100,818	254,646
2024 Population	5,832	101,550	262,364
2029 Population Projection	6,452	109,595	284,236
Annual Growth 2020-2024	4.5%	0.2%	0.8%
Annual Growth 2024-2029	2.1%	1.6%	1.7%
Median Age	29.9	31.3	31.4
Bachelor's Degree or Higher	23%	17%	16%
U.S. Armed Forces	53	300	999

Households	1 mile	3 miles	5 miles
2020 Households	1,414	29,157	74,528
2024 Households	1,696	29,180	76,416
2029 Household Projection	1,885	31,521	82,884
Annual Growth 2020-2024	5.2%	0.9%	1.3%
Annual Growth 2024-2029	2.2%	1.6%	1.7%
Owner Occupied Households	1,010	19,782	50,311
Renter Occupied Households	874	11,739	32,574
Avg Household Size	3.3	3.4	3.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$56.6M	\$1B	\$2.6B

Population By Race	1 mile	3 miles	5 miles
White	1,723	29,993	78,626
Black	879	10,454	23,856
American Indian/Alaskan Native	91	1,858	5,014
Asian	264	3,475	8,342
Hawaiian & Pacific Islander	28	305	800
Two or More Races	2,847	55,465	145,728
Hispanic Origin	3,377	64,716	169,404

Income	1 mile	3 miles	5 miles
Avg Household Income	\$95,087	\$90,761	\$86,721
Median Household Income	\$65,119	\$77,275	\$71,587
< \$25,000	281	2,931	8,451
\$25,000 - 50,000	311	5,189	15,772
\$50,000 - 75,000	367	6,031	16,048
\$75,000 - 100,000	221	4,840	12,701
\$100,000 - 125,000	108	4,341	9,312
\$125,000 - 150,000	84	2,144	5,103
\$150,000 - 200,000	147	2,316	5,492
\$200,000+	179	1,391	3,538

Housing	1 mile	3 miles	5 miles
Median Home Value	\$289,492	\$303,985	\$296,047
Median Year Built	2006	2003	2000

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