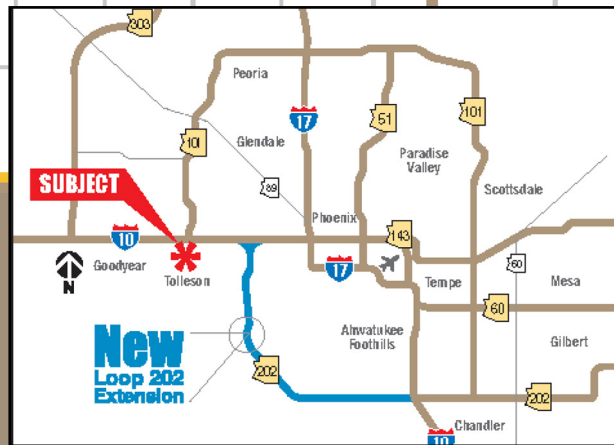


SWC 99th Ave & Van Buren St • Tolleson, Arizona



**TRAFFIC COUNTS**

	Approximately
99th Avenue (N/S)	29,100 vpd
Van Buren Street (E/W)	13,500 vpd
I-10 Fwy	104,700 vpd
Total Vehicles Per Day	147,300 vpd

**DEMOGRAPHICS** (Source: Sites USA)

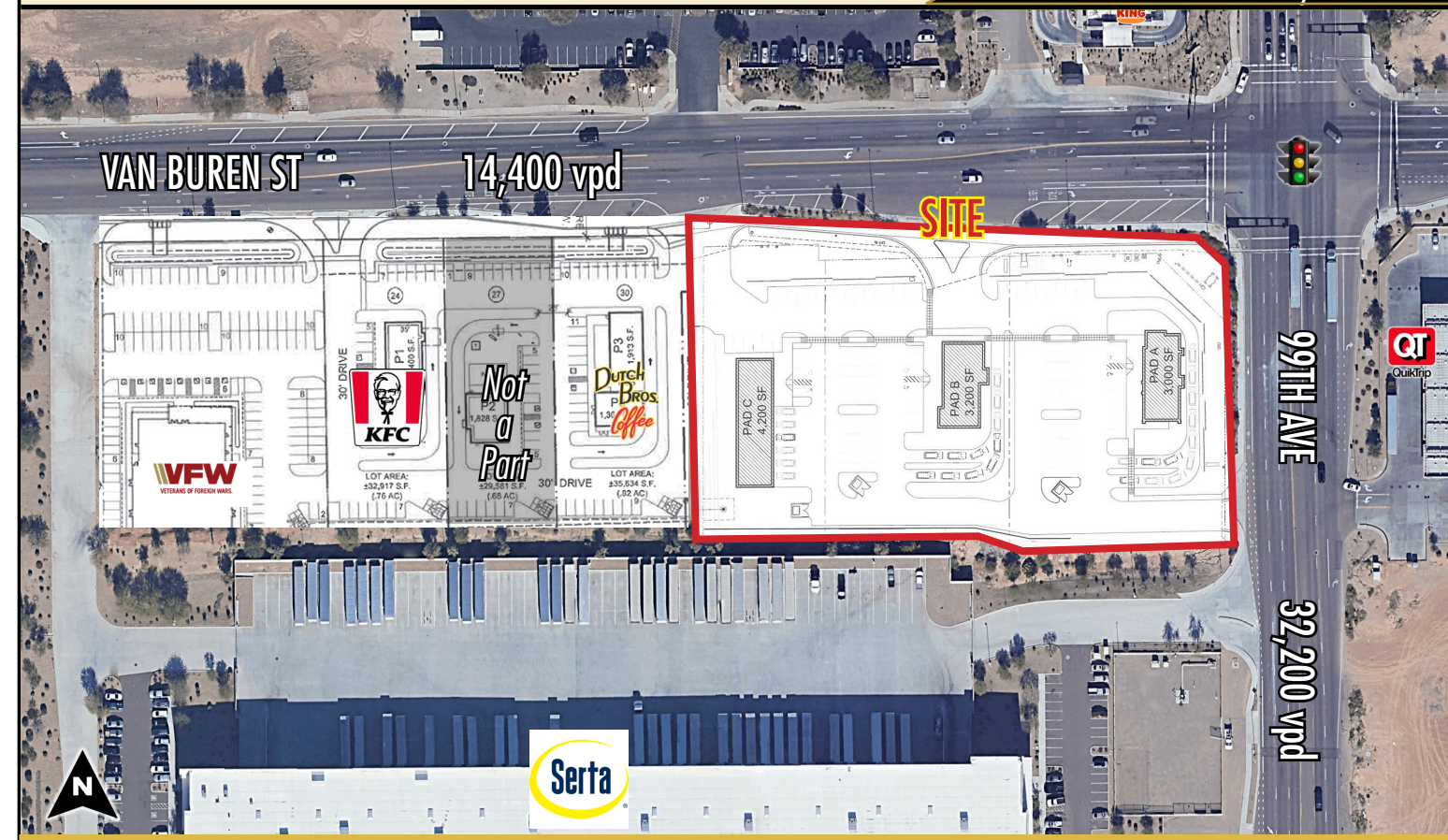
	1 Mile	3 Mile	5 Mile
Estimated Population (2024)	4,129	117,773	305,605
Projected Population (2029)	4,988	126,195	321,964
Median Age	39.5	34.2	32.9
Estimated Avg. HH Income (2024)	\$41,523	\$112,617	\$102,489
Projected Avg. HH Income (2029)	\$34,809	\$109,323	\$101,185
Average Household Size	3.2	4.0	4.0
Total Daytime Employees	5,024	25,192	60,052

# NEW RETAIL DEVELOPMENT: PADS AVAILABLE ON HARD CORNER

Southwest Corner of 99th Avenue & Van Buren Street | Tolleson, Arizona

± 3.29 ACRES TOTAL • DRIVE THRU & RETAIL PADS

FOR SALE / LEASE



For further information, contact:

**CARL JONES, JR**  
 (602) 312-6473  
 carl.jones@derito.com

**IVER BOWDEN**  
 (480) 688-4851  
 iver.bowden@derito.com

9120 East Talking Stick Way, Suite E-1  
 Scottsdale, Arizona 85250  
 O: 480.834.8500 | F: 602.381.1981  
 www.derito.com

## PROJECT HIGHLIGHTS

- ± 3.29 Acres Total Available, Zoned C-2 City of Tolleson
- Anchored by
- Other retailers at the intersection include QT, Rally's, Dunkin' & Salsita's Mexican Restaurant:
- Major employers include Banner Estrella Medical Center [with more to come]:
- Over 400 new multi-family units under construction at the intersection
- Less than 1/2-mile from Tolleson High School (2,500 students)
- South of I-10 & Loop 101 interchange

# DE RITO PARTNERS, INC

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The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

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AVONDALE AUTO MALL

amazon.com

DISTRIBUTION CENTER

amazon.com

amazon.com

VAN-BUREN ST

**SITE**

MULTI-FAMILY DEVELOPMENT (ATTACHED/ DETACHED) 185 Units

DESERT VIEW APT 160 Units

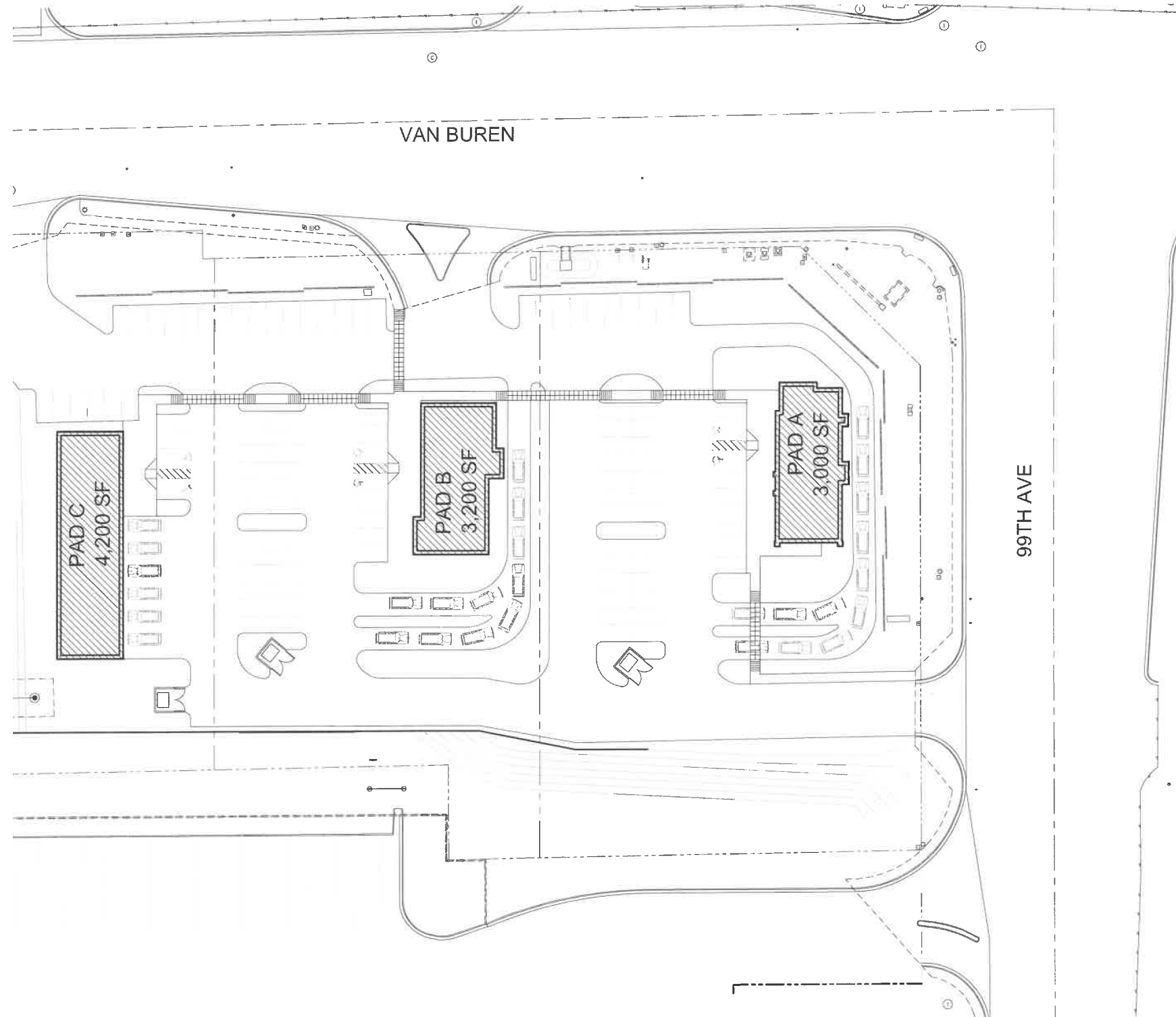
SUNDANCE APT 76 Units

VILLAGE PASEO DE LUCES: Gated, Single Family (Build for Rent) 272 Units

TOWN HOMES UNDER CONSTRUCTION 144 Units

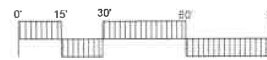
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① SITE PLAN

SCALE: 1" = 30'-0"



**PROJECT DATA**

APPROX. SITE AREA:	143,498	S.F.	NET ACRES	3.29
TOTAL BUILDING AREA:	10,400	S.F.		
APPROX % OF COVERAGE:	7.25	%		

**PARKING**

TOTAL REQUIRED SPACES	84	SPACES		
TOTAL PROVIDED SPACES	103	SPACES		
PARKING RATIO	1 SPACE PER	101.0	S.F.	
PARKING RATIO	9.90 /	1,000	S.F.	

**HANDICAPPED**

REQUIRED	5	SPACES	5.95%
PROVIDED	6	SPACES	7.14%

**PARCEL DATA**

**PAD A - RESTAURANT W/DRIVE-THRU**

PARCEL AREA (APPROX.)	62,317.49	S.F.	1.43	AC
BUILDING AREA	3,000	S.F.		
COVERAGE	4.81	%		
TOTAL PARKING REQUIRED	1 SPACE PER 50 SF PUBLIC AREA			
TOTAL PARKING REQUIRED	40	SPACES		
TOTAL PARKING PROVIDED	44	SPACES		
HANDICAP SPACES REQUIRED	2	SPACES		
HANDICAP SPACES PROVIDED	2	SPACES	4.55%	
PARKING RATIO	1 SPACE PER	68.2	S.F.	
PARKING RATIO	14.67 /	1,000	S.F.	

**PAD B - RESTAURANT W/DRIVE-THRU**

PARCEL AREA (APPROX.)	48,867.35	S.F.	1.12	AC
BUILDING AREA	3,200	S.F.		
COVERAGE	6.55	%		
TOTAL PARKING REQUIRED:	1 PER 50 SF OF PUBLIC AREA	(1600 SF PUBLIC AREA)		
TOTAL PARKING REQUIRED	32	SPACES		
TOTAL PARKING PROVIDED	43	SPACES		
HANDICAP SPACES REQUIRED	2	SPACES		
HANDICAP SPACES PROVIDED	2	SPACES	4.65%	
PARKING RATIO	1 SPACE PER	74.4	S.F.	
PARKING RATIO	13.44 /	1,000	S.F.	

**AUTO SERVICE**

PARCEL AREA (APPROX.)	32,313.85	S.F.	0.74	AC
BUILDING AREA	4,200	S.F.		
COVERAGE	13.00	%		
TOTAL PARKING REQUIRED:	2 SP PER SERVICE BAY			
TOTAL PARKING REQUIRED	12	SPACES		
TOTAL PARKING PROVIDED	18	SPACES		
HANDICAP SPACES REQUIRED	1	SPACES		
HANDICAP SPACES PROVIDED	2	SPACES	12.50%	
PARKING RATIO	1 SPACE PER	262.5	S.F.	
PARKING RATIO	3.81 /	1,000	S.F.	

**PRELIMINARY  
DRAWING**



**ARCHICON**

Architecture & Interiors, L.L.C.  
9065 E WASHINGTON STREET  
SUITE 200  
PHOENIX, ARIZONA 85034  
(602) 222-4255  
FAX (602) 279-4305  
WWW.ARCHICON.COM

**RETAIL DEVELOPMENT**  
S.W.C. 99TH & VAN BUREN  
TOLLESON, ARIZONA

PROJECT NUMBER: 2322515-03  
PROJECT MANAGER: JEFF K  
DRAWN BY: JEFF K  
CHECKED BY: JEFF K

NO	REVISION	DATE

SHEET DESCRIPTION  
DEVELOPMENT SITE PLAN

SHEET NO.

**DP-03**

ISSUE DATE: 18 OCT 2023