



TRAFFIC COUNTS

99th Avenue (N/S)	Approximately 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



DE RITO PARTNERS, INC

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.

NEW DEVELOPMENT: PADS & SHOP SPACE AVAILABLE

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

± 3.9 ACRES TOTAL • PADS & SHOPS AVAILABLE AT NEWEST TOLLESON INTERSECTION



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PROJECT HIGHLIGHTS

- ± 3.9 Acres Total Available, Zoned C-2
- Anchored by QT, Rally's & Salsita's Mexican Restaurant
- New planned development - Pads/Parcel Available for Sale/Land Lease/Build-to-Suit/Shops Available
- Other retailers at the intersection include:
- Major employers include [with more to come]:
- South of VILLAGE OF TOLLESON - 272 detached multi-family units
- Less than 1/2-mile from Tolleson High School (2,500 students)

DE RITO PARTNERS, INC

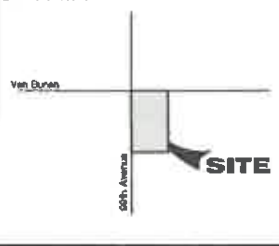
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AVAILABLE

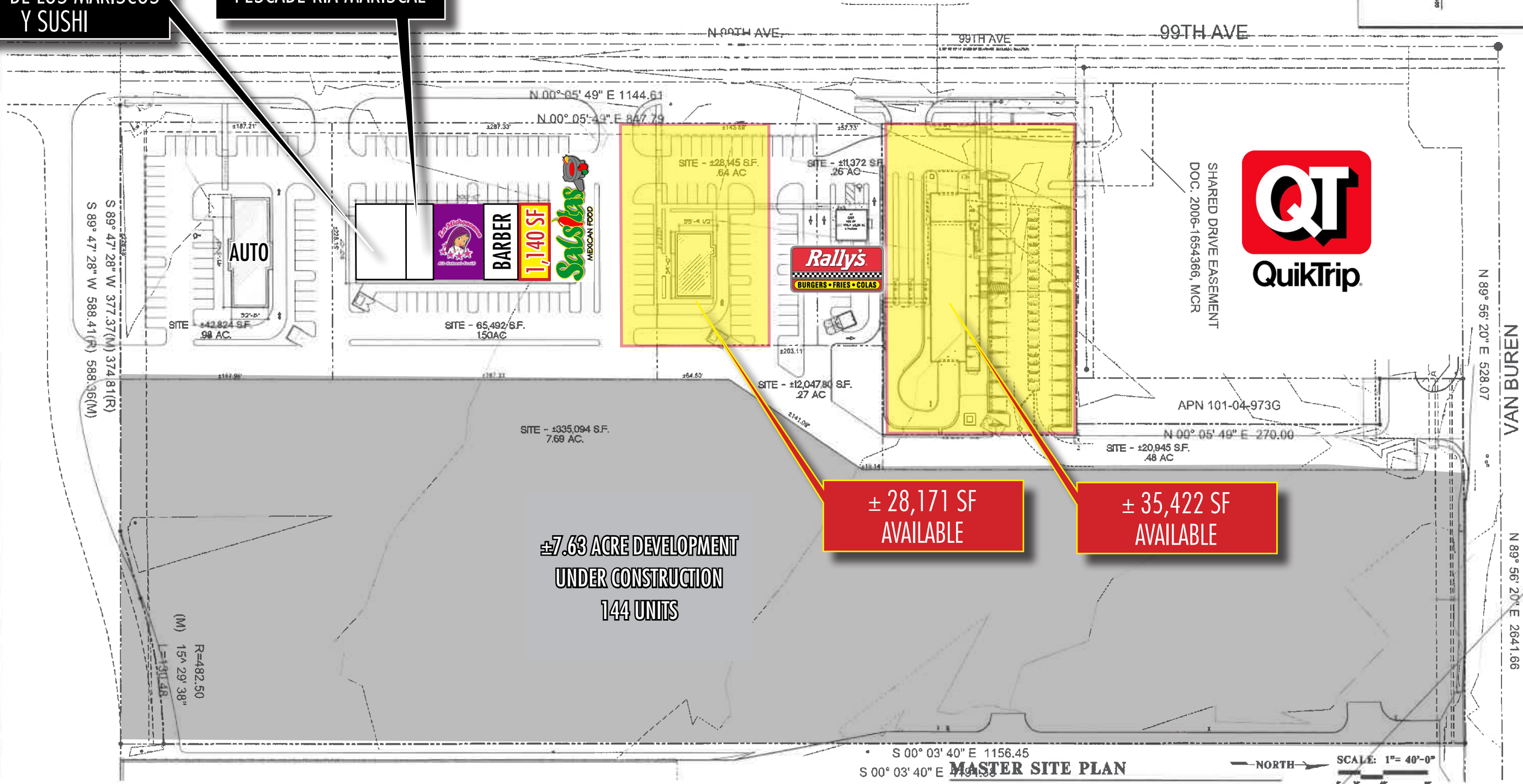
Pads • Parcel Available for Sale • Land Lease • Build-to-Suit • Shops

VICINITY MAP



EL REY DE LOS MARISCOS
Y SUSHI

PESCADE RIA MARISCAL



S 00° 03' 40\"/>

MASTER SITE PLAN

NORTH

SCALE: 1\"/>

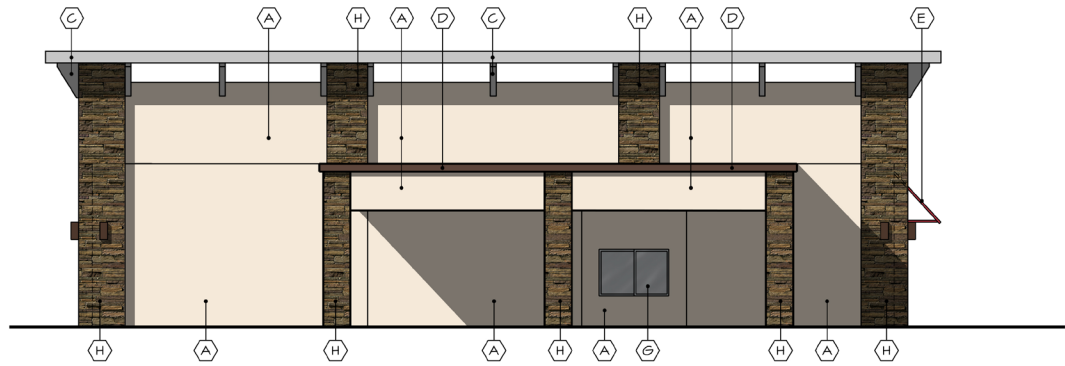




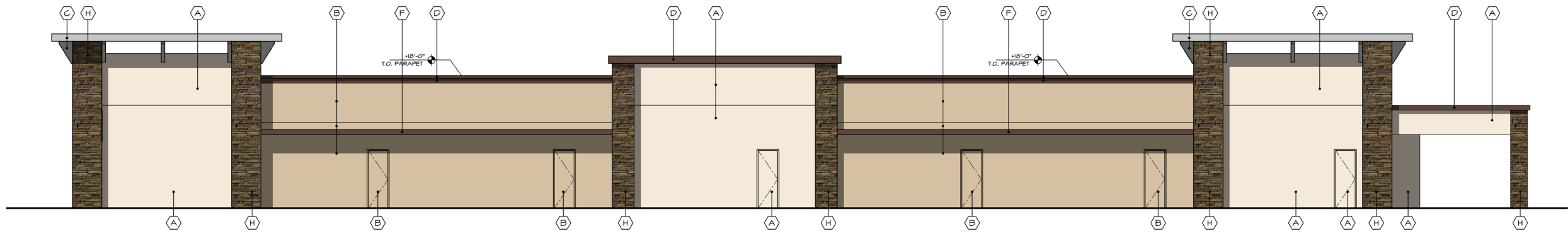
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

COLOR / MATERIAL SCHEDULE		
BUILDING:		
Manufacture:	Dunn Edwards	A
Building Stucco Color	DE 6141 - Salt Box	B
Finish:	Sand Finish	C
Manufacture:	Dunn Edwards	D
Building Stucco Color	DE 6143 - Almond Latte	E
Finish:	Sand Finish	F
Manufacture:	Dunn Edwards	G
Stucco Accent Color	DE 6314 - Silver Polish	H
Finish:	Sand Finish	
Manufacture:	Dunn Edwards	
Stucco Accent Color	DEA 158 - Northern Territory	
Finish:	Sand Finish	
Metal Awning	ATAS Reverse Pan	
	Color: Brite Red	
Metal Railing	Painted	
	Dunn Edwards	
	DEA 158 - Northern Territory	
All Storefront Doors and Windows Shall Be Dark Bronze		
Anodized Aluminum Frame w/ Clear Glass		
Stone Veneer Manufacture	Coronado	
Type	Honey Ledge	
Color	Sioux Falls	

BUILDING ELEVATIONS

1"=1'-0"