



Tolleson Drive-Thru Pad

WSWC Van Buren St & 99th Ave, Tolleson, Arizona 85323

Daniel Ortega | Principal
 dortega@edge-re.com | 602.774.3636x2

Southwest Edge
 2850 E Camelback Road, Suite 310, Phoenix, Arizona 85016
 602.774.3636 | edge-re.com



LOCATION

WSWC Van Buren St & 99th Ave
Tolleson, Arizona 85323



SIZE

±32,545 sf (Land)
±2,500 sf w/ 600 sf patio (Buildable)



ZONING

PAD



TRAFFIC COUNTS

14,709 CPD **30,363 CPD**
Van Buren St 99th Avenue



2023 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	4,886	109,562	298,115
DAYTIME POPULATION	12,491	91,037	250,107
AVG HH INCOME	\$42,624	\$63,444	\$56,374

AREA RETAILERS

Dutch Bros, KFC, 7-11, Burger King, Cobblestone Auto Spa, Starbucks, Mesquite Fresh Street Mex, Freddy's Steakhburgers, Bosa Donuts, Quiktrip, Dunkin, Baskin Robbins, U-Haul, Filiberto's, Sunrise Preschools, Family Dollar, Sonic, BMO Harris Bank

PROPERTY INFORMATION

- Less than 1 mile from both Interstate 10 and Loop 101 Freeways
- Adjacent to Dutch Bros (Coming Soon!)
- 7-11 planed at corner
- High daytime population
- Full turning movements at center



