

Offering Memorandum

355 North 99th Avenue
Tolleson, AZ 85353



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Tolleson, AZ 85353



EXCLUSIVELY PRESENTED BY:



Jonathan Raskin

Vice President

Mobile: 602-317-5755

Jryanraskin@raskincompanies.com



**Terrazona Property
Management, LLC**

7878 E Gainey Ranch Rd. #63
Scottsdale, AZ 85258

Office: 602-317-5755

355 North 99th Avenue Tolleson, AZ 85353

Aerial View



355 North 99th Avenue Tolleson, AZ 85353

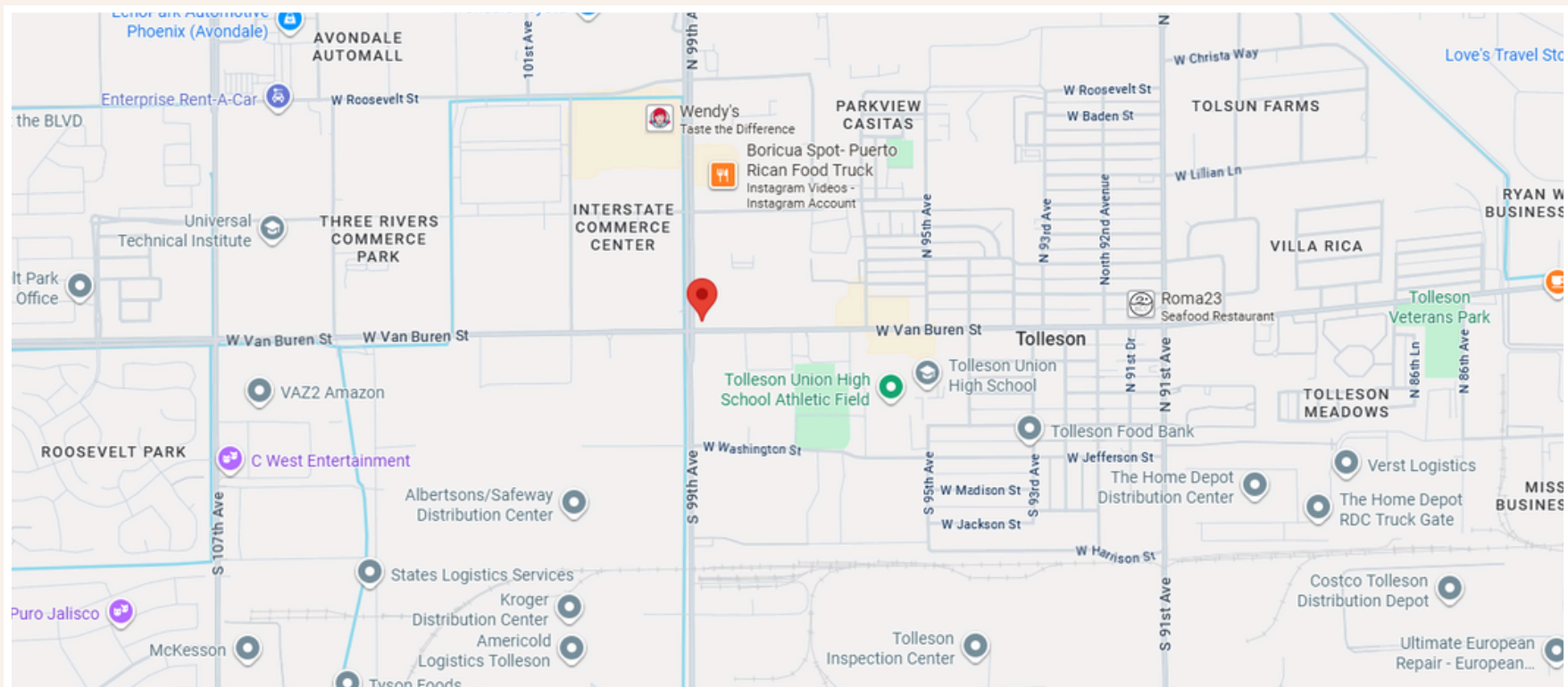


PROPERTY SUMMARY

Offering Price	\$3,600,000.00
Annual Rent	\$225,000.00
Cap Rate-6.25%	6.25%
Rent Increases for all Tenant's	10% every 5 years
Building SqFt	5,400 SqFt
Year Built	2025
Ownership	Building & Land

INVESTMENT SUMMARY

- High-performing intersection with excellent signage, exposure, and visibility
- Major employers in the trade area include: Trane, Quaker, Pepsi Co., Kroger, Albertsons/Safeway, Serta Mattresses, Amazon FC and more.
- Minimal Landlord responsibilities.
- Located just south of the I-10 and Loop 101.
- Lighted Parking Lot with Ample Parking.



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LOCATION HIGHLIGHTS

- **Excellent Visibility** from N. 99th Ave. and Surrounding Businesses.
- Strategically located at the major intersection of **N. 99th Ave. and W. Van Buren St.** just south of the **I-10 and Loop 101**.
- One of the strongest and most desirable retail trade areas within **Tolleson**.
- High volume retail area serving a large population of neighboring communities.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- Excellent **access, frontage and visibility**.
- **Best of Class Tenancy** – Featuring corporate leases and the property acts as a flagship location for respective brands within the Location and Shopping Area.
- Steady **increase in jobs and development** that will continue to enhance and maintain the stabilization of the property.
- Strong local and regional fundamentals.



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TENANCY SUMMARY

Little Caesars Pizza (1800 SF):

- 10-year term, \$40.00 PSF NNN with 10% increases every 5 years. \$72,000.00 per year for the first 5 years, \$79,200 per year for the next 5 years.

Zara Nails (1,800 SF):

- 10-year term, \$40.00 PSF NNN with 10% increases every 5 years. \$72,000.00 per year for the first 5 years, \$79,200 per year for the next 5 years.

Bosa Donuts (1,800 SF drive through):

- 10-year term, \$45.00 PSF NNN with 10% increases every 5 years. \$81,000.00 per year for the first 5 years, \$89,100.00 per year for the next 5 years.

Total Income year one after rent commencement:

- Annual rent \$225,000.00, 6.25% CAP, sales price \$3,600,000.00



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Aerial View 2



SUN STATE BUILDERS

WOODSPRING SUITES
AN EXTENDED STAY HOTEL



MESQUITE
FRESH STREET MEX



BoSa
DONUTS

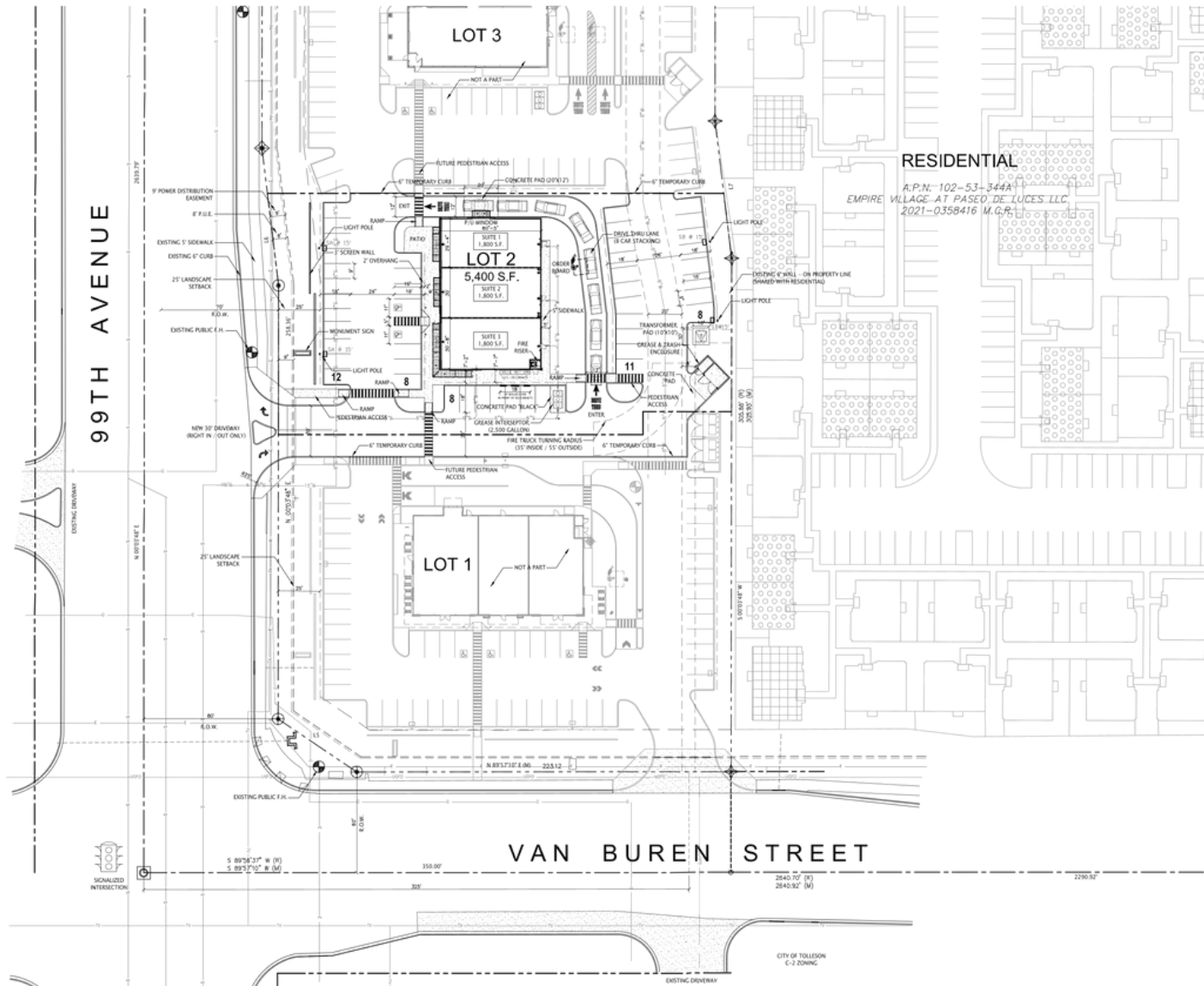


99TH AVE 32,516 ADT

VAN BUREN ST 14,132 ADT

Village at Tolleson
272 SFR

COBBLESTONE



project directory

DEVELOPER:
VAN BUREN 99 PARTNERS, LLC
10229 N. SCOTTSDALE ROAD, SUITE F
SCOTTSDALE, ARIZONA 85258
CONTACT: RANDY RASKIN
PHONE (DIRECT): (480) 609-1100 EXT 2
PHONE (CELL): (602) 469-2581
E-MAIL: raskin@raskincompanies.com

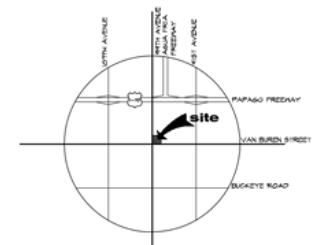
OWNER / TENANT REPRESENTATIVE:
KERPAN PLANNING AND DESIGN, LLC
4777 S. FULTON RANCH BLVD. UNIT 2180
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 324-0192
E-MAIL: kevin@kerpanplanningdesign.com

ARCHITECT:
dCHANG ARCHITECTS, LLC
5682 WEST GARY DRIVE
CHANDLER, ARIZONA 85226
CONTACT: DUNCAN J. CHANG
PHONE: (480) 284-0248
E-MAIL: djc@dchangarchitects.com

site data (lot 2)

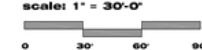
EXISTING ZONING: C-2
NET SITE AREA: 0.816 ACRES (35,150 S.F.)
PROPOSED USES: RETAIL AND RESTAURANTS
BUILDING GROSS FLOOR AREA: 5,400 S.F.
SITE COVERAGE: 14.2%

TOTAL PARKINGS REQUIRED: 46 SPACES
SUITE 1: RESTAURANT (1,600 S.F.)
400 S.F. (16% USABLE FLOOR AREA) @ 1/50 = 20 SPACES
SUITE 2: BEAUTY SALON (1,800 S.F.)
1,800 S.F. @ 1/50 = 8 SPACES
SUITE 3: RESTAURANT (1,800 S.F.)
400 S.F. (16% USABLE FLOOR AREA) @ 1/50 = 20 SPACES
TOTAL PARKINGS PROVIDED: 47 SPACES
(8.71/1,000)
ACCESSIBLE PARKINGS REQUIRED: 2 SPACES
ACCESSIBLE PARKINGS PROVIDED: 2 SPACES



vicinity map
scale: n.t.s.

preliminary site plan
scale: 1" = 30'-0"



dChang Architects, LLC
Architecture • Interiors • Planning
5682 West Gary Drive, Chandler, Arizona 85226 / Phone: 480.789.0243

LOT 2: New Commercial Building
355 N. 99th Avenue
Tolleson, Arizona 85353

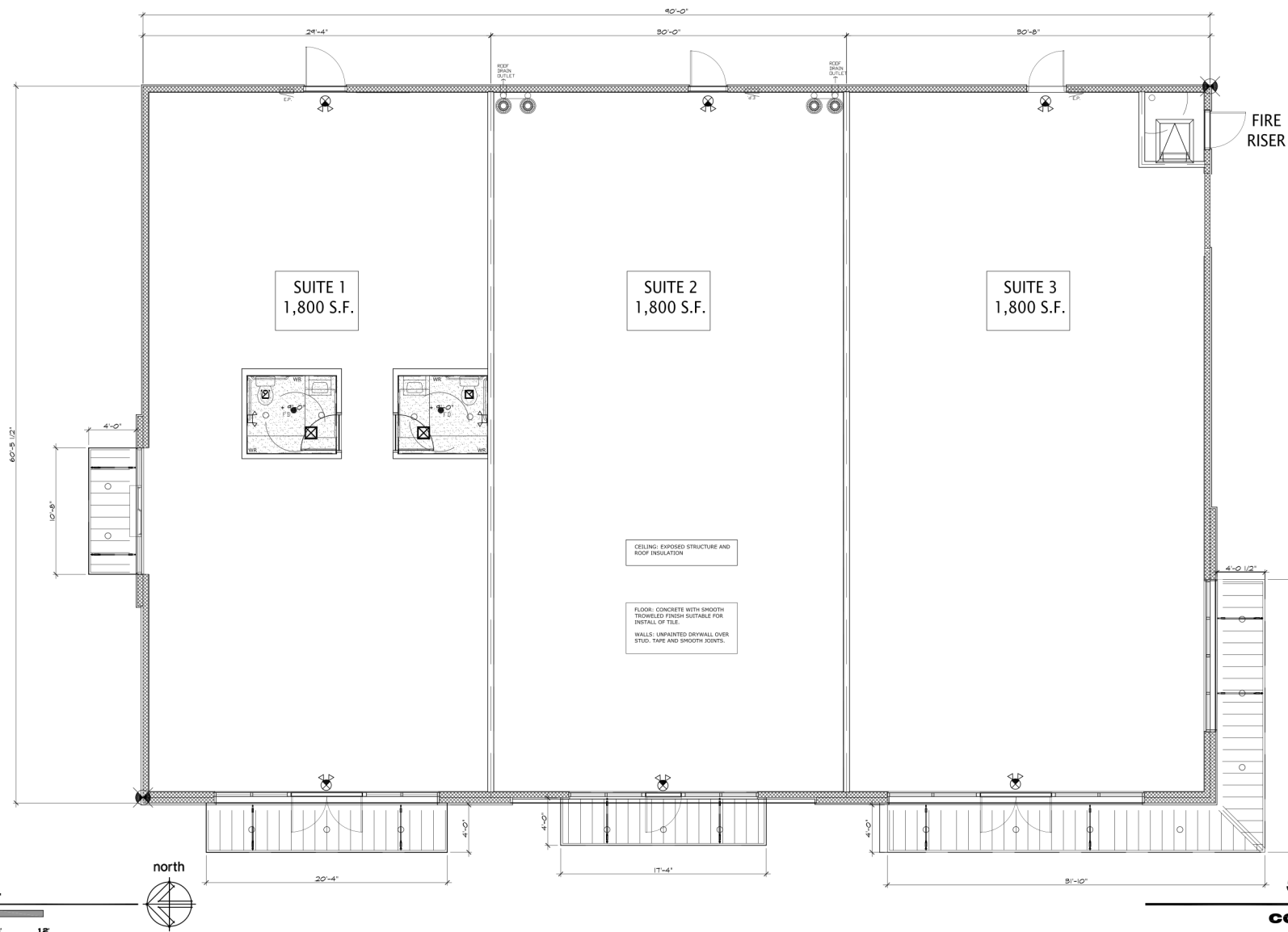
PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Van Buren 99 Partners, LLC

Project number: 21013

Date: April 25, 2023

SP-1



5,400 s.f.
conceptual floor plan



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Architecture • Interiors • Planning
5682 West Gary Drive, Chandler, Arizona 85226 // Phone: 480.289.0243

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Van Buren 99 Partners, LLC

Project number: 21013

Date: April 25, 2023

FP-1

DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,822	30,443	148,845
2010 Total Population	3,258	92,858	249,982
2021 Total Population	3,721	108,896	288,314
2021 Group Quarters	0	47	478
2026 Total Population	4,065	118,859	312,093
2021-2026 Annual Rate	1.78%	1.77%	1.60%
2021 Total Daytime Population	9,160	95,614	242,508
Workers	7,014	40,239	88,834
Residents	2,146	55,375	153,674
Household Summary			
2000 Households	788	8,965	43,238
2000 Average Household Size	3.58	3.39	3.44
2010 Households	971	27,378	71,785
2010 Average Household Size	3.36	3.39	3.48
2021 Households	1,118	31,993	82,397
2021 Average Household Size	3.33	3.40	3.49
2026 Households	1,217	34,848	88,894
2026 Average Household Size	3.34	3.41	3.51
2021-2026 Annual Rate	1.71%	1.72%	1.53%
2010 Families	752	21,357	56,704
2010 Average Family Size	3.79	3.76	3.84
2021 Families	854	24,676	64,257
2021 Average Family Size	3.77	3.79	3.87
2026 Families	929	26,844	69,304
2026 Average Family Size	3.79	3.80	3.88
2021-2026 Annual Rate	1.70%	1.70%	1.52%
2026 Households by Income			
Household Income Base	1,217	34,848	88,891
<\$15,000	8.1%	4.3%	5.8%
\$15,000 - \$24,999	7.9%	4.1%	5.8%
\$25,000 - \$34,999	12.0%	6.4%	7.4%
\$35,000 - \$49,999	23.2%	13.3%	14.7%
\$50,000 - \$74,999	15.3%	23.1%	23.4%
\$75,000 - \$99,999	23.5%	18.8%	16.5%
\$100,000 - \$149,999	9.2%	20.2%	17.2%
\$150,000 - \$199,999	0.0%	6.7%	5.9%
\$200,000+	1.0%	3.0%	3.2%
Average Household Income	\$61,952	\$87,012	\$82,261

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DISCLOSURE

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, TERRAZONA PROPERTY MANAGEMENT, LLC has not verified, and will not verify nor guarantee any of the information contained herein, nor has TERRAZONA PROPERTY MANAGEMENT, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the purchase of the property.