

NWC

99TH AVE & VAN BUREN ST

AVONDALE, AZ

JOIN
COBBLESTONE AUTO SPA
NOW OPEN
BURGER KING



VAN BUREN ST ±12,407 VPD

±10,337 VPD



±26,951 VPD

±23,556 SF PAD AVAILABLE

PCA
PHOENIX COMMERCIAL ADVISORS

PROPERTY SUMMARY

AVAILABLE

±23,556 SF (±0.54 AC)

PROPERTY HIGHLIGHTS

- ✓ Site is located less than one mile from interstate 10 which possess a full-diamond interchange.
- ✓ Daytime population exceeds 95,500 within a 3 mile radius. Some key employers in the trade area include Banner Estrella Medical Center (1,140 employees), Avondale Auto Mall (1,010 employees) Atlas Retail Services (650 employees), Pepsico (440 employees) and Carvana (400 employees).
- ✓ Site is located in a flourishing industrial area of Avondale. An approximate 27.8M total existing SF with another approximate 9.47M in-construction or proposed.
- ✓ Other notable projects in-construction or planned for the area include \$36.5M Performing Arts and Media Center at Tolleson High School, Empire Village a 269 Unit Multi-Family development, and a new 45k Sf City Hall Complex.

JOIN



TRAFFIC COUNTS

N ±26,951 VPD (NB & SB)
S ±32,121 VPD (NB & SB)

E ±10,337 VPD (EB & WB)
W ±12,407 VPD (EB & WB)

ADOT 2023





amazon
1,026 EMP

amazon.com

ProLogistix
An EmployBridge Company

ServiceKing
COLLISION REPAIR CENTERS

TRACTOR
SUPPLY CO

COSIC

Cummins

azpro

JOHNSTONE
SUPPLY

FleetPride
TRUCK & TRAILER PARTS

MESQUITE
FRESH STREET MEX

Freddy's
STEAKBURGERS

COBBLESTONE
AUTO SPA

BURGER
KING

BoSa
DONUTS

Nail Salon

Little Caesars

Credit Union

WOODSPRING
SUITES

SUN STATE
SUITES

Tolleson
Self Storage

Sunrise
PRESCHOOLS

Faliberto's
MEXICAN FOOD

FAMILY
DOLLAR

SONIC

BANK OF
BNP PARIBAS

VAN BUREN ST ±12,407 VPD

±10,337 VPD



TRANE

KFC

Not a Part

Dutch Bros
Coffee

VFW

QT
QuikTrip

Rally's

Salsitas
TACOS AL CAREON

AUTO

Serta
Simmons
Bedding
180 EMP

Independent
Can Company

TOLLESON
UNION
SCHOOL DISTRICT

Tolleson Uni
High School
2255 STU





NWC 99TH AVE & VAN BUREN ST | AVONDALE, AZ

DEMOGRAPHICS



	1-MILE	3-MILES	5-MILES
2023 Total Population	4,190	119,660	320,500
2028 Total Population	5,560	132,751	345,253



	1-MILE	3-MILES	5-MILES
2024 Households	1,298	34,562	93,594
2029 Households	1,757	39,507	103,513



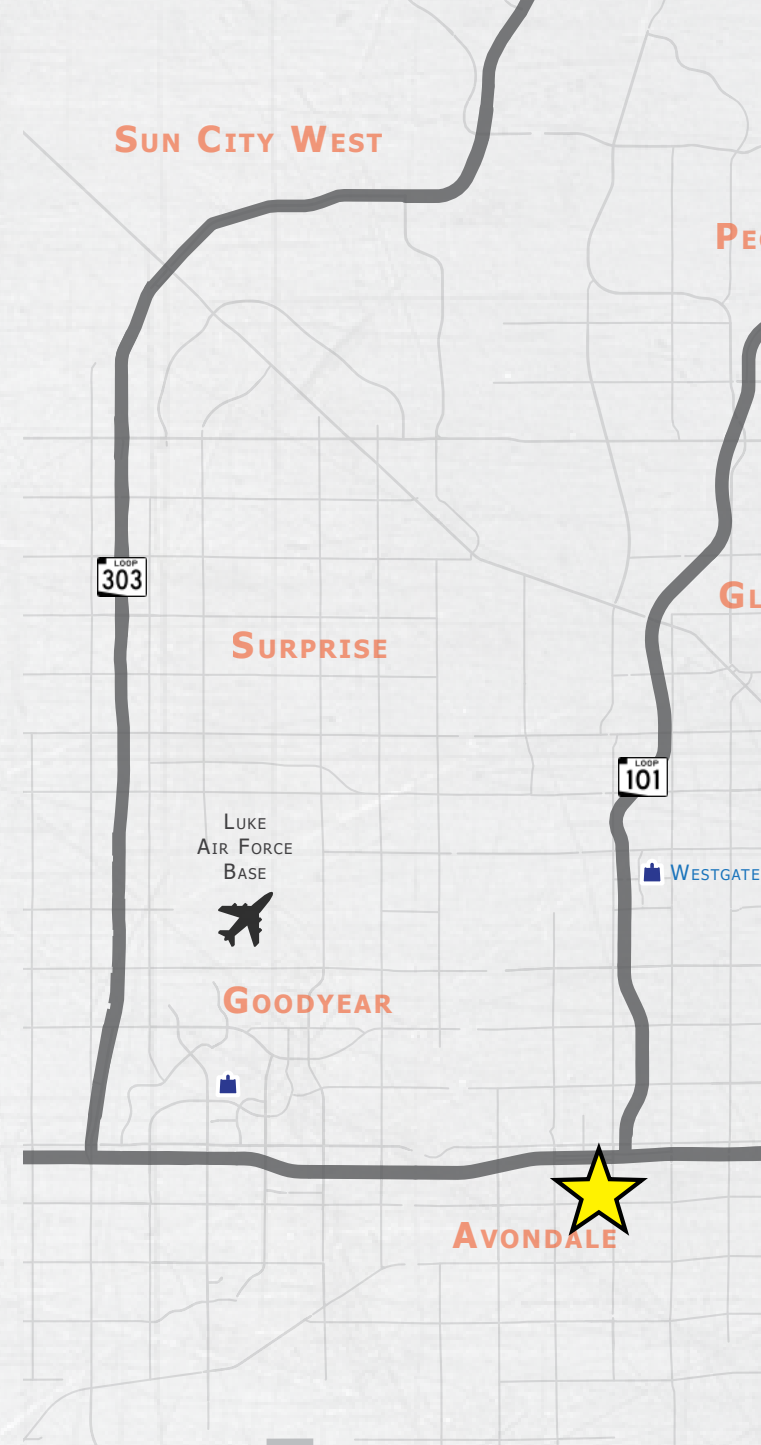
	1-MILE	3-MILES	5-MILES
Average HH Income	\$54,350	\$104,014	\$96,449
Median HH Income	\$50,300	\$84,005	\$77,292



	1-MILE	3-MILES	5-MILES
Housing Units	1,350	36,672	98,724
Owner Occupied	42.9%	60.0%	59.3%
Renter Occupied	53.3%	34.2%	35.5%
Vacant	3.9%	5.8%	5.2%



	1-MILE	3-MILES	5-MILES
Total Daytime Pop	11,291	98,898	251,498
Workers	8,558	38,847	85,972
Residents	2,733	60,051	165,526



2024 ESRI ESTIMATES



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