

# KOHL'S PAD SITE - GROUND LEASE ONLY

3000 S 99TH AVE, TOLLESON, AZ 85353 (1240)



AREA ANCHORS:



**KOHL'S**

**ROSS**  
DRESS FOR LESS

**five BELOW**

**LA FITNESS**

**BIG 5**  
SPORTING GOODS

**DICK'S**  
SPORTING GOODS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	18,832	90,229	216,260
AVG. HH INCOME	\$116,181	\$109,668	\$100,615
HOUSEHOLDS	4,819	24,190	61,585
CONSUMER SPENDING	\$326.7M	\$1.55B	\$3.65B

- ±1.0 acre outparcel (approximately 220' x 200')
- Located in Tolleson, AZ with close proximity to the planned SR-30 freeway
- Anchored by Kohl's with co-tenants Popeyes and Tropical Smoothie Café



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

**GREG LAING**  
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(602) 734-7207

**PHIL DAGOSTINI**  
pdagostini@pcaemail.com  
(602) 288-3469

**CHAINLINKS**  
RETAIL ADVISORS

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY, AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS. 06/14/2021



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# KOHL'S ANCHORED PAD SITE

3000 S 99TH AVE, TOLLESON, AZ 85353 & 1240



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