

**DARRELL DESHAW** 

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### **WESTERN RETAIL ADVISORS**

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Tolleson, AZ 85353

### **LOCATION DESCRIPTION**

Tolleson is 10 miles west of Downtown Phoenix. Tolleson's strategic location near major transportation routes makes it convenient for both residents and businesses. Interstate 10 runs through the city, providing easy access to downtown Phoenix and other parts of the state.

Tolleson has attracted industrial and commercial development due to its location and transportation infrastructure. The city has become a hub for distribution and logistics centers, contributing to its economic growth.

#### **PROPERTY HIGHLIGHTS**

- Downtown Tolleson
- Van Buren Frontage
- Strong Growth in Area
- 3,000 sf Open Floor
- Newer HVAC and Bathrooms



#### **AREA CO-TENANTS**





## **BANK EWEST**





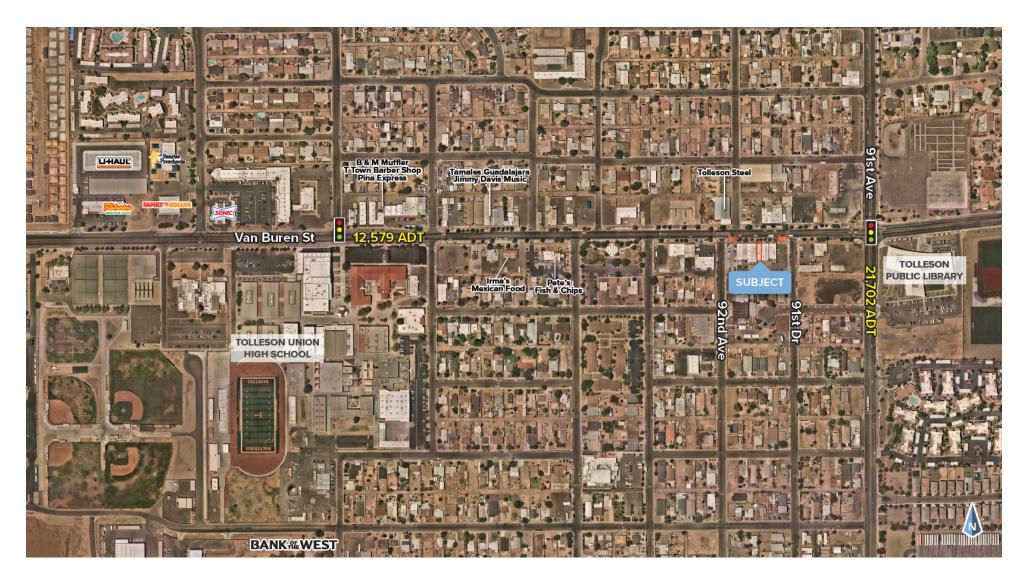


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Canopy 10 Canopy 500.0 sf 180.0 sf 18' Leslie's Thread Fashion 68.5' **Boutique** 5270 Storage 12.5' 20' 18′

(Not to Scale)



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POPULATION				HOUSEHOLD INCOME				DAYTIME WORKFORCE			
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
Area Total	7,782	113,594	321,335	Median	\$57,197	\$73,241	\$68,020	Total Businesses	227	1,745	3,795
Median Age	29.3	29.2	29.2	Average	\$69,569	\$93,304	\$88,028	Employees	7,429	40,862	70,795
								Daytime Population	11,932	101,045	243,228
	EDUCAT	ION		EMPLOYMENT				HOUSEHOLD STATISTICS			
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
Percentage with Degrees	22.57%	27.13%	25.35%	White Collar Occupation	47.7%	50.2%	48.8%	Households	2,371	32,035	91,733
				Services	18.7%	17.0%	18.2%	Median Home Value	\$289,000	\$288,382	\$282,515
				Blue Collar	33.6%	32.9%	33.1%				

<sup>\* 2023</sup> Demographic data derived from ESRI

