

NWC 83rd Ave & Van Buren St • Tolleson, Arizona 85353



DEMOGRAPHICS

(Source: Sites USA)

|  | 1 Mile   | 2 Mile   | 5 Mile    |
|--|----------|----------|-----------|
| Estimated Population (2024)            | 6,052    | 47,250   | 336,311   |
| Projected Population (2029)            | 6,958    | 52,145   | 351,236   |
| Estimated Avg. Household Income (2024) | \$88,011 | \$92,571 | \$98,350  |
| Projected Avg. Household Income (2029) | \$89,942 | \$95,882 | \$102,615 |
| Average Household Size                 | 3.2      | 3.9      | 4.3       |
| Total Daytime Employees                | 4,397    | 16,724   | 71,160    |
| Median Age                             | 28.9     | 28.8     | 29.3      |

TRAFFIC COUNTS

(Source: MAG 2024)

|                    |             |
|--------------------|-------------|
| 83rd Ave (N/S)     | 41,630 vpd  |
| Van Buren St (E/W) | 29,103 vpd  |
| I-10 Fwy (E/W)     | 243,378 vpd |

Approximately



2015 Top Firm Award

DE RITO PARTNERS, INC

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SIX (6) ACRES OF PADS AVAILABLE

Northwest Corner of 83rd Avenue & Van Buren Street | Tolleson, Arizona 85353

PADS AVAILABLE FOR GROUND LEASE / SALE -OR- BUILD TO SUIT



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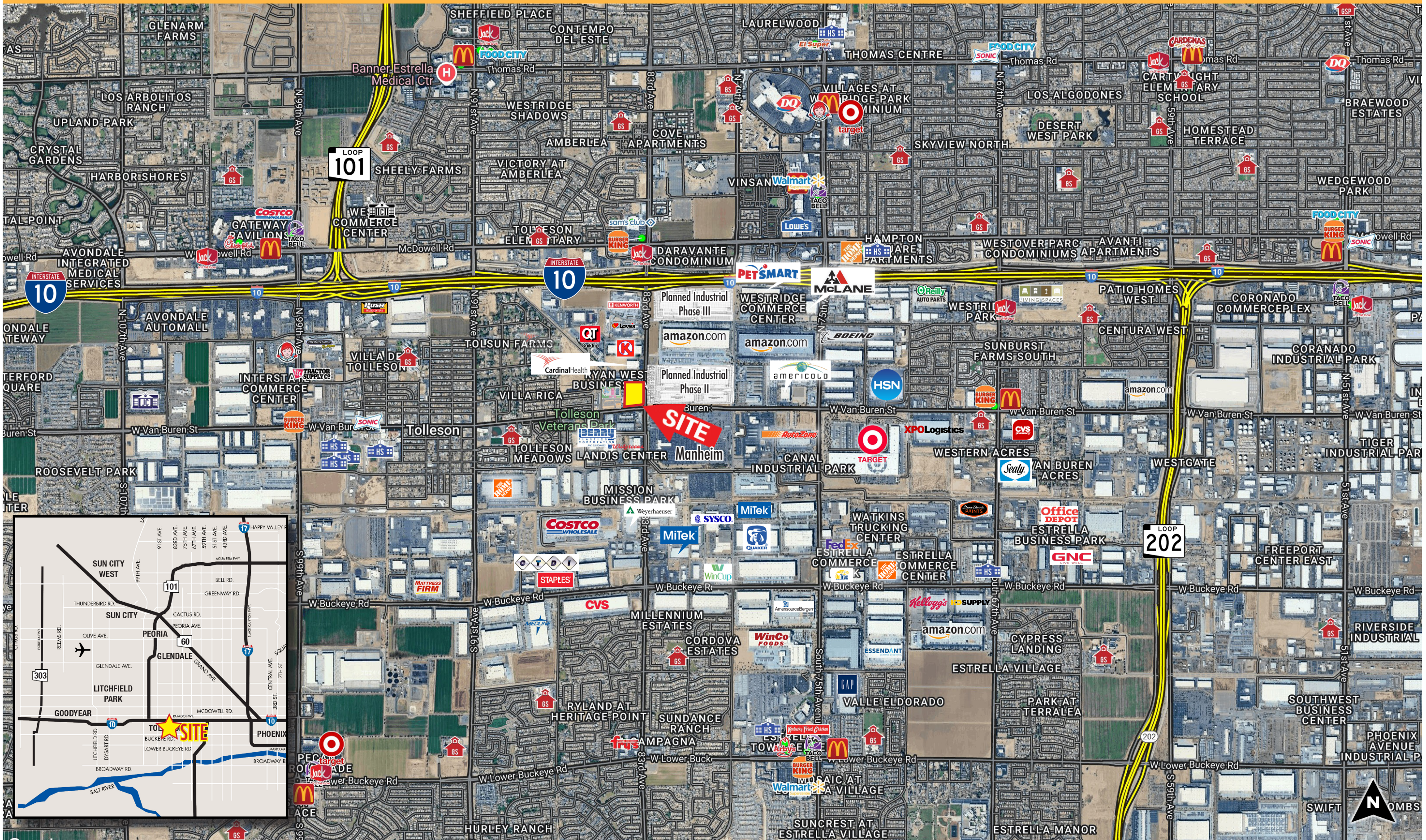
PROJECT HIGHLIGHTS

- Major West Phoenix Industrial Trade Area
- Just South of I-10 Freeway (243,378 cars per day)
- Definitive “going home” side of the street
- Over 1,320,000 SF of constructed industrial space in a one (1) mile radius [Source: City of Tolleson]
- Directly across from huge Amazon Fulfillment Center
- Excellent for Hotel, Fast Food/Fast Casual Restaurant (drive thrus are possible), Service, Automotive and Financial Users

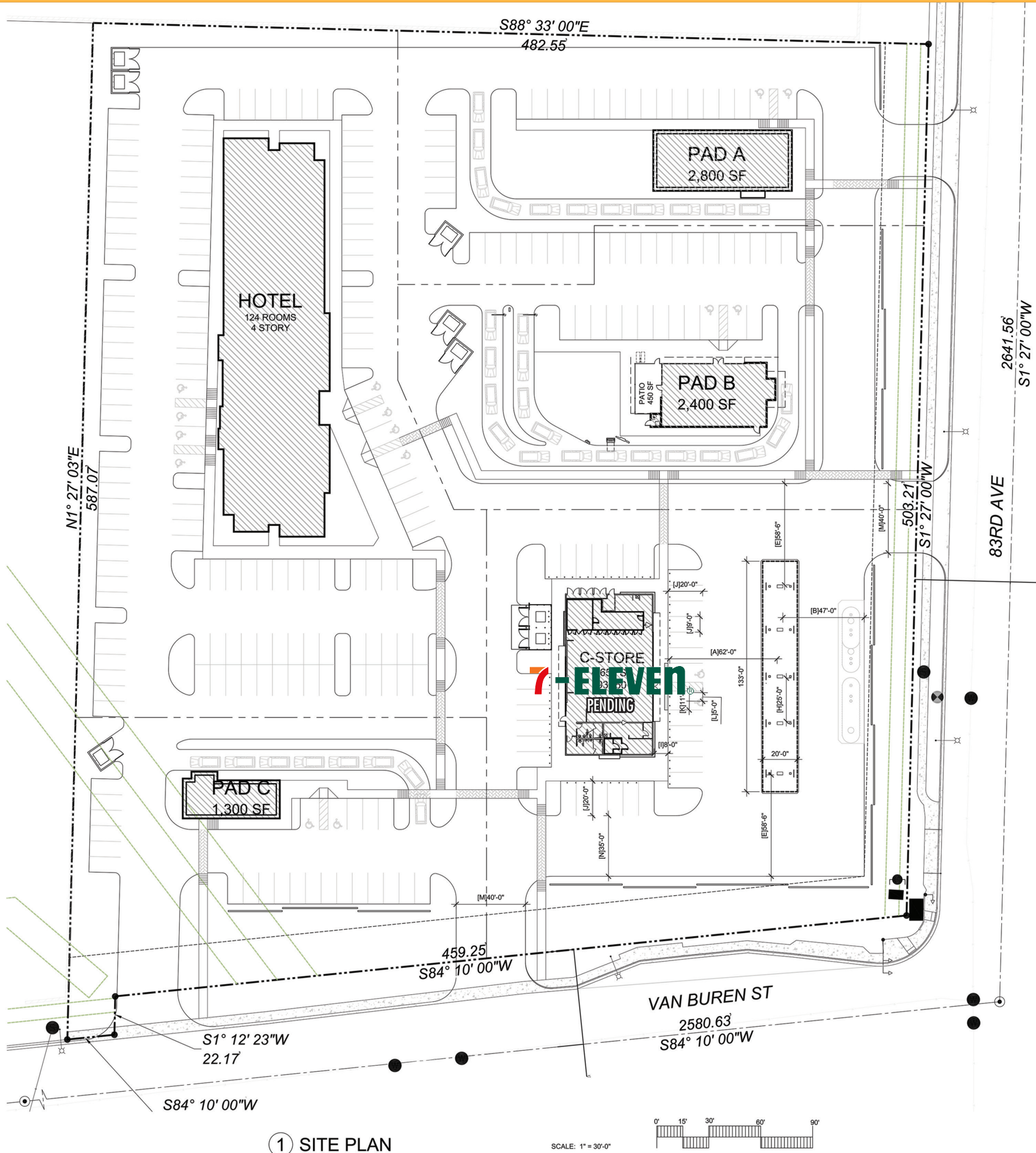
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| PROJECT DATA           |            |      |                |
|------------------------|------------|------|----------------|
| APPROX. SITE AREA:     | 258,306.92 | S.F. | NET ACRES 5.93 |
| TOTAL BUILDING AREA:   | 24,517     | S.F. |                |
| APPROX. % OF COVERAGE: | 9.49       | %    |                |

| PARKING               |             |         |      |
|-----------------------|-------------|---------|------|
| TOTAL REQUIRED SPACES | 210         | SPACES  |      |
| TOTAL PROVIDED SPACES | 244         | SPACES  |      |
| PARKING RATIO         | 1 SPACE PER | 100.5   | S.F. |
| PARKING RATIO         | 9.95        | / 1,000 | S.F. |

| HANDICAPPED |    |        |       |
|-------------|----|--------|-------|
| REQUIRE     | 12 | SPACES | 5.71% |
| PROVIDED    | 16 | SPACES | 7.62% |

| PARCEL DATA                        |                               |         |          |
|------------------------------------|-------------------------------|---------|----------|
| PAD A (RESTAURANT WITH DRIVE-THRU) |                               |         |          |
| PARCEL AREA (APPROX.)              | 37,011.30                     | S.F.    | 0.85 AC. |
| BUILDING AREA                      | 2,800                         | S.F.    |          |
| USABLE AREA                        | 1,500                         | S.F.    |          |
| COVERAGE                           | 7.57                          | %       |          |
| TOTAL PARKING REQUIRED:            | 1 SPACE PER 50 SF USABLE AREA |         |          |
| TOTAL PARKING REQUIRED             | 30                            | SPACES  |          |
| TOTAL PARKING PROVIDED             | 31                            | SPACES  |          |
| HANDICAP SPACES REQUIRED           | 2                             | SPACES  |          |
| HANDICAP SPACES PROVIDED           | 2                             | SPACES  | 6.45%    |
| PARKING RATIO                      | 1 SPACE PER                   | 90.3    | S.F.     |
| PARKING RATIO                      | 11.07                         | / 1,000 | S.F.     |

| PAD B (RESTAURANT WITH DRIVE-THRU) |                               |         |          |
|------------------------------------|-------------------------------|---------|----------|
| PARCEL AREA (APPROX.)              | 44,406.00                     | S.F.    | 1.02 AC. |
| BUILDING AREA                      | 2,400                         | S.F.    |          |
| USABLE AREA                        | 1,250                         | S.F.    |          |
| COVERAGE                           | 5.40                          | %       |          |
| TOTAL PARKING REQUIRED:            | 1 SPACE PER 50 SF USABLE AREA |         |          |
| TOTAL PARKING REQUIRED             | 25                            | SPACES  |          |
| TOTAL PARKING PROVIDED             | 25                            | SPACES  |          |
| HANDICAP SPACES REQUIRED           | 1                             | SPACES  |          |
| HANDICAP SPACES PROVIDED           | 2                             | SPACES  | 8.00%    |
| PARKING RATIO                      | 1 SPACE PER                   | 96.0    | S.F.     |
| PARKING RATIO                      | 10.42                         | / 1,000 | S.F.     |

| C-STORE AND FUELING CANOPY |                                |         |          |
|----------------------------|--------------------------------|---------|----------|
| PARCEL AREA (APPROX.)      | 60,533.62                      | S.F.    | 1.39 AC. |
| BUILDING AREA              | 4,650                          | S.F.    |          |
| USABLE AREA                | 2,721                          | S.F.    |          |
| COVERAGE                   | 7.68                           | %       |          |
| TOTAL PARKING REQUIRED:    | 1 SPACE PER 300 SF USABLE AREA |         |          |
| TOTAL PARKING REQUIRED     | 9                              | SPACES  |          |
| TOTAL PARKING PROVIDED     | 32                             | SPACES  |          |
| HANDICAP SPACES REQUIRED   | 2                              | SPACES  |          |
| HANDICAP SPACES PROVIDED   | 2                              | SPACES  | 6.25%    |
| PARKING RATIO              | 1 SPACE PER                    | 145.3   | S.F.     |
| PARKING RATIO              | 6.88                           | / 1,000 | S.F.     |

| PAD C (RESTAURANT)       |                               |         |          |
|--------------------------|-------------------------------|---------|----------|
| PARCEL AREA (APPROX.)    | 36,822.00                     | S.F.    | 0.85 AC. |
| BUILDING AREA            | 1,300                         | S.F.    |          |
| USABLE AREA              | 800                           | S.F.    |          |
| COVERAGE                 | 3.53                          | %       |          |
| TOTAL PARKING REQUIRED:  | 1 SPACE PER 50 SF USABLE AREA |         |          |
| TOTAL PARKING REQUIRED   | 16                            | SPACES  |          |
| TOTAL PARKING PROVIDED   | 24                            | SPACES  |          |
| HANDICAP SPACES REQUIRED | 1                             | SPACES  |          |
| HANDICAP SPACES PROVIDED | 2                             | SPACES  | 8.33%    |
| PARKING RATIO            | 1 SPACE PER                   | 54.2    | S.F.     |
| PARKING RATIO            | 18.46                         | / 1,000 | S.F.     |

| HOTEL                          |  |           |          |
|--------------------------------|--|-----------|----------|
| PARCEL AREA (APPROX.)          | 79,534.00                              | S.F.      | 1.83 AC. |
| BUILDING COVERAGE              | 13,367                                 | S.F.      |          |
| COVERAGE                       | 16.81                                  | %         |          |
| TOTAL PARKING REQUIRED:        | 1 SPACE PER ROOM + 1 SP PER 2 EMPLOYEE |           |          |
| TOTAL ROOMS                    | 124                                    | ROOMS     |          |
| TOTAL EMPLOYEES                | 12                                     | EMPLOYEES |          |
| PARKING REQUIRED FOR ROOMS     | 124                                    | SPACES    |          |
| PARKING REQUIRED FOR EMPLOYEES | 6                                      | SPACES    |          |
| TOTAL PARKING REQUIRED:        | 130                                    | SPACES    |          |
| TOTAL PARKING PROVIDED         | 132                                    | SPACES    |          |
| HANDICAP SPACES REQUIRED       | 6                                      | SPACES    |          |
| HANDICAP SPACES PROVIDED       | 8                                      | SPACES    | 66.67%   |

| Key                        | Dimension Element  | 7-Eleven Standard | Store                 |
|----------------------------|--|-------------------|-----------------------|
| A                          | Center of bollard to center of dispenser                                     | 62'               | 62'                   |
| B                          | Center of dispenser to edge of front curb with tanks                         | 47'               | 47'                   |
| C                          | Center of dispenser to edge of front curb without tanks                      | 39'               | NA                    |
| D                          | Edge of dispenser to side curb with tanks                                    | 54'               | NA                    |
| E                          | Edge of dispenser to side curb without tanks                                 | 46'               | 58'-6"                |
| F                          | Drive aisle width between the face of dispensers (in stacked position)       | 34'               | NA                    |
| G                          | Centerline dispensers spacing (in stacked position)                          | 27'               | NA                    |
| H                          | Drive aisle width between the face of dispensers (in starting gate position) | 25'               | 25'                   |
| I                          | Sidewalk width   | 8'                | 8'                    |
| J                          | Dimensions of typical parking spots  | 9'x20'            | 9'x20'                |
| K                          | Dimension of ADA parking spots   | 11'x20'           | 11'x20'               |
| L                          | Dimension of ADA aisle   | 5'                | 5'                    |
| M                          | Ingress and egress dimension   | 40'               | 40'                   |
| N                          | Drive aisle width  | 35'               | 35'                   |
| MPDs                       |  | 6 MIN.            | 5                     |
| Parking with restaurant    |  | 40                | NA                    |
| Parking without restaurant |  | 25                | 32                    |
| Building Prototype         | select option  |                   | 93x50 GEN2 (CFS/LGMF) |



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DE RITO PARTNERS DEVELOPMENT, INC

RETAIL DEVELOPMENT  
N.W.C. 83RD AVE & VAN BUREN  
TOLLESON, ARIZONA

|                  |            |
|------------------|------------|
| PROJECT NUMBER:  | 2322515-03 |
| PROJECT MANAGER: | JEFF K     |
| DRAWN BY:        | JEFF K     |
| CHECKED BY:      | JEFF K     |

| NO | REVISION | DATE |
|----|----------|------|
|    |          |      |
|    |          |      |
|    |          |      |
|    |          |      |
|    |          |      |

SHEET DESCRIPTION  
DEVELOPMENT PLAN

PRELIMINARY  
DRAWING

SHEET NO.

DP-05

ISSUE DATE: 13 MAR 2025