

PAD AVAILABLE FOR SALE OR GROUND LEASE

9985 W. VAN BUREN STREET
SWC OF 99TH AVE & VAN BUREN ST
TOLLESON, AZ

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



**JOIN DUTCH BROS,
7ELEVEN & KFC!**

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PROPERTY SUMMARY

- 32,545 SF Available
- Zoning: PUC
- APN: 101-04-981D
- Sale Price: \$1,100,000 (\$33.80/SF)

PROPERTY HIGHLIGHTS

- Located at a highly visible and signalized intersection with full access along Van Buren
- Ideal for auto, drive-thru/QSR, or service uses with frontage exposure to both major arterials
- Dense daytime population driven by major employers such as PepsiCo, Kroger, Sysco, and Nestlé
- Positioned immediately adjacent to a ±720,000 SF Amazon distribution center
- Located within the Tolleson industrial corridor, surrounded by ±10 million SF of logistics, manufacturing, and distribution space
- Excellent regional access via I-10 and Loop 101, each within 2 miles

TRAFFIC COUNTS

W Van Buren Street	±12,407 VPD
N 99th Avenue	±32,121 VPD

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POPULATION		1 MILE	3 MILE	5 MILE
	2025 Population	3,268	124,784	328,646
HOUSEHOLDS		1 MILE	3 MILE	5 MILE
	2025 Households	1,064	35,969	96,882
INCOME		1 MILE	3 MILE	5 MILE
	2025 Median Household Income	\$51,219	\$91,688	\$82,287
	2025 Average Household Income	\$64,724	\$109,726	\$102,393
HOUSING UNITS		1 MILE	3 MILE	5 MILE
	2025 Total Housing Units	1,353	38,540	103,183
	2025 Owner Occupied Housing Units	456	22,555	59,838
	2025 Renter Occupied Housing Units	606	13,414	37,044
DAYTIME POPULATION		1 MILE	3 MILE	5 MILE
	2025 Total Daytime Population	10,947	106,476	263,070
	2025 Total Daytime Population - Workers	8,977	44,685	94,622
	2025 Total Daytime Population - Residents	1,970	61,791	168,448

