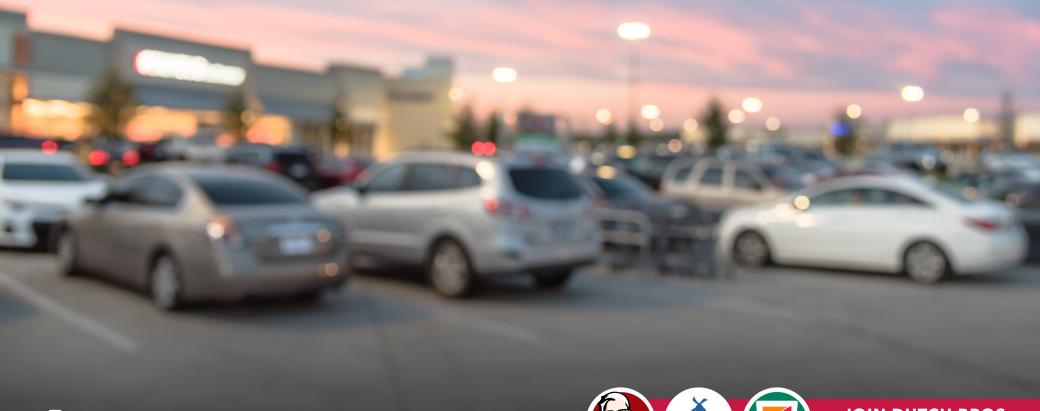
9985 W. VAN BUREN STREET SWC OF 99TH AVE & VAN BUREN ST TOLLESON, AZ











JOIN DUTCH BROS, 7ELEVEN & KFC!

SWC OF 99TH AVENUE & VAN BUREN STREET TOLLESON, AZ





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

