



CROSSROADS AT TOLLESON

SEC of McDowell Road & 99th Avenue
Tolleson, Arizona

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CROSSROADS AT TOLLESON



◆ LAST 2 RETAIL SUITES & ±6,000 SF DEMISABLE SHOPS

Property Highlights

- New Sprouts open across the street
- Located at the SEC of 99th & McDowell, at the connection of two major highways, the I-10 & Loop 101
- This regional shopping center serves the residents of Avondale, Phoenix, Glendale & Litchfield
- New ±959 SF and ±1,170 SF suite coming available
- 90 foot high pylon sign facing the I-10 and Loop 101
- 2nd highest traffic count in the state of Arizona with over 387,000 cars per day passing site

Traffic Counts

McDowell Rd 27,354 CPD
99th Ave 27,798 CPD

Total 55,152 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	11,495	121,838	344,318
Estimated Households	3,873	37,724	103,459
Med Household Income	\$102,975	\$107,536	\$104,625
Daytime Population	4,362	26,155	65,479

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN

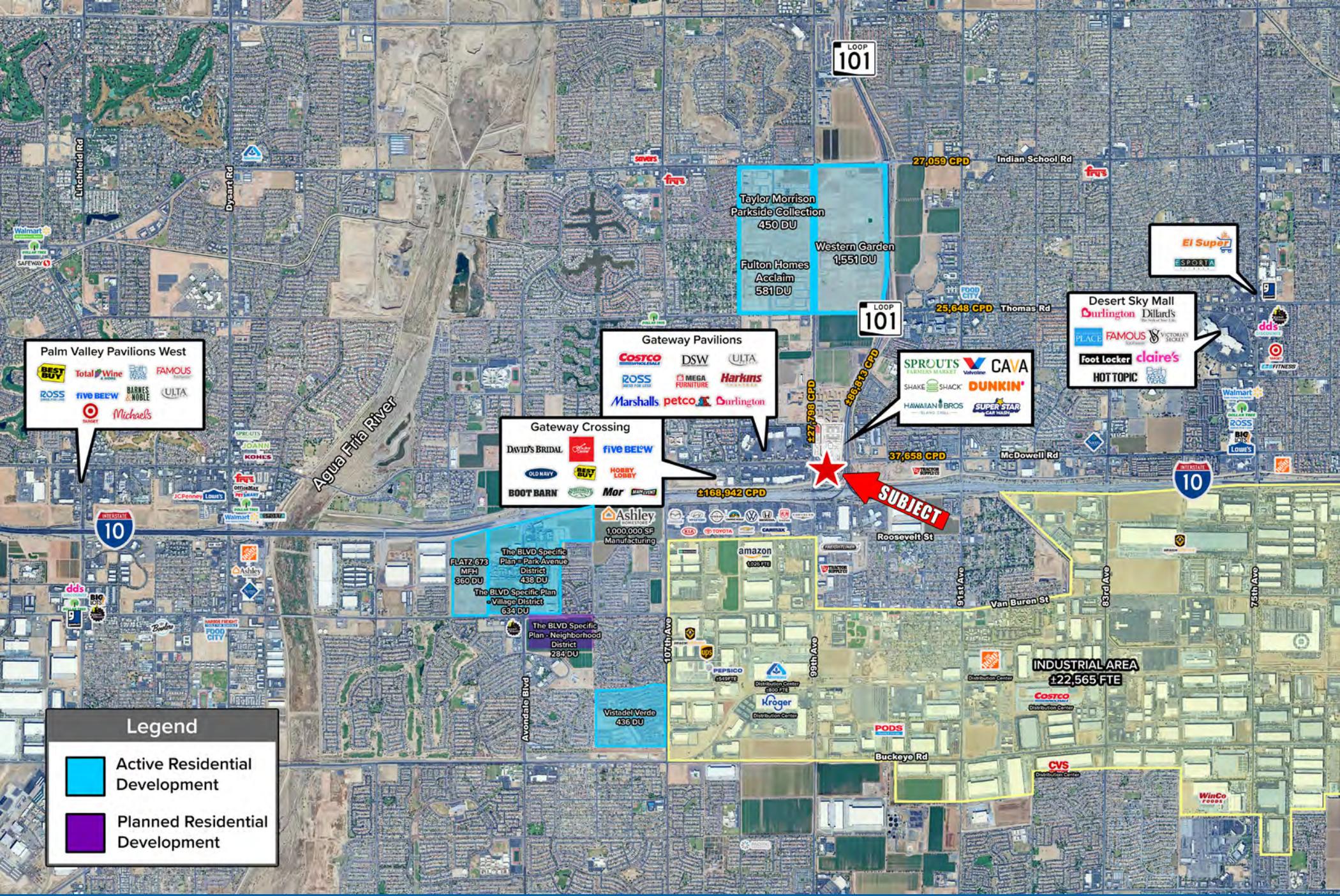


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Palm Valley Pavilions West

Gateway Pavilions

Gateway Crossing

Desert Sky Mall

FLATZ 673 MFH 360 DU

The BLVD Specific Plan - Park Avenue District 438 DU

The BLVD Specific Plan - Village District 634 DU

The BLVD Specific Plan - Neighborhood District 284 DU

Vistadel Verde 436 DU

Ashley 1,000,000 SF Manufacturing

±168,942 CPD

±27,708 CPD

±28,873 CPD

37,658 CPD

27,059 CPD

25,648 CPD

INDUSTRIAL AREA ±22,565 FTE

Legend

- Active Residential Development
- Planned Residential Development

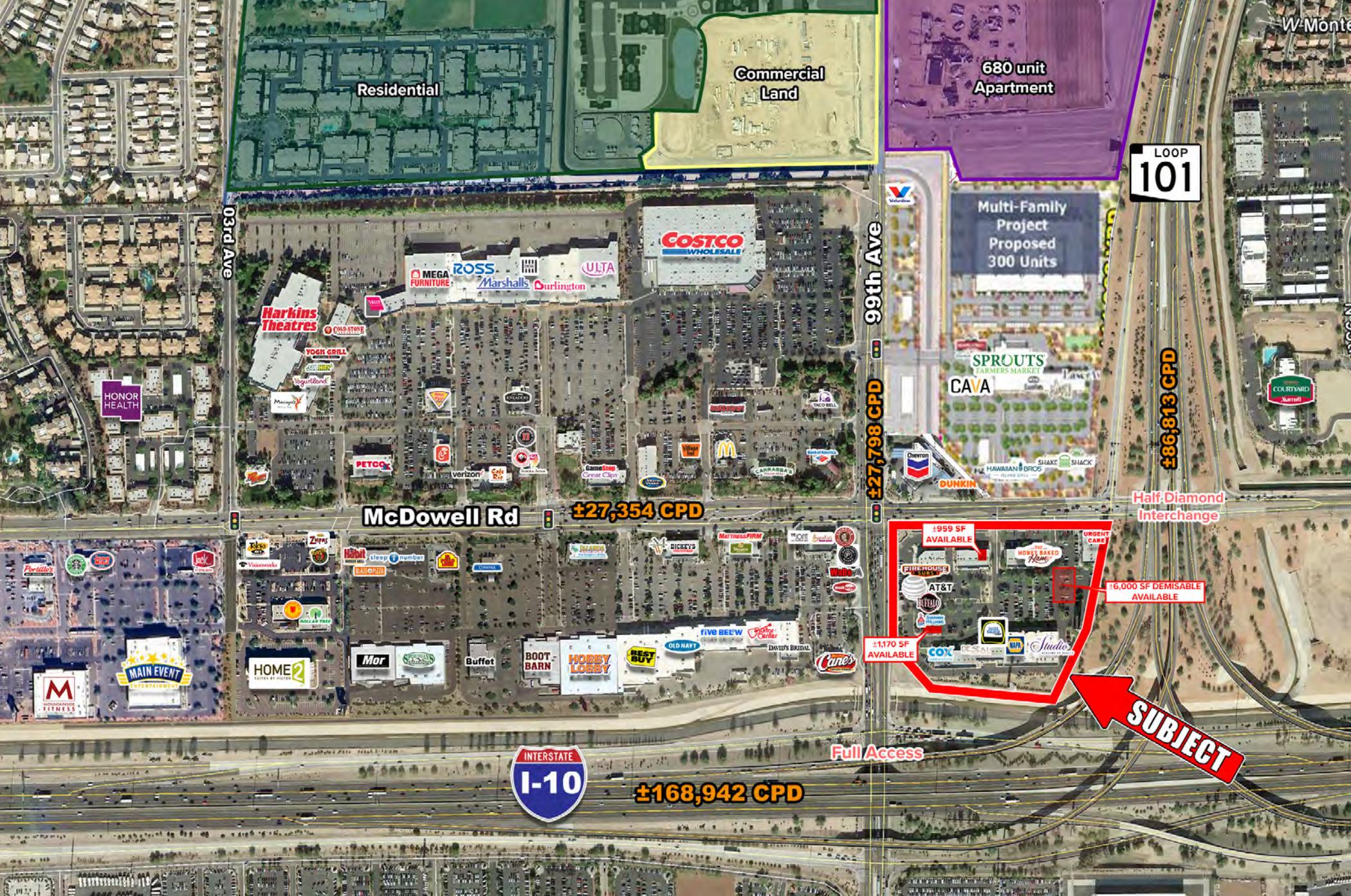
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PHOTOS

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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	11,495	121,838	344,318
	2026 TOTAL HOUSEHOLDS	3,873	37,724	103,459
	MEDIAN HOUSEHOLD INCOME	\$102,975	\$107,536	\$104,625
	2026 MEDIAN HOME VALUE	\$389,188	\$391,706	\$389,491
	2026 TOTAL EMPLOYEES	4,362	26,155	65,479
	2026 TOTAL BUSINESSES	449	2,700	7,247



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FOR LEASING INFORMATION:

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