

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

TOLLESON AQUATIC CENTER

TOLLESON CITY COURT & POLICE DEPT

SITE

7-ELEVEN PENDING

PAD A 2,800 SF

PAD B 2,400 SF

PAD C 4,000 SF

PAD D 2,000 SF

83rd Ave

W Van Buren St

Planned Industrial

W Van Buren St

Tolleson High

Street Plaza

CIRCLE K

Manheim

N

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

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



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

[illegible]

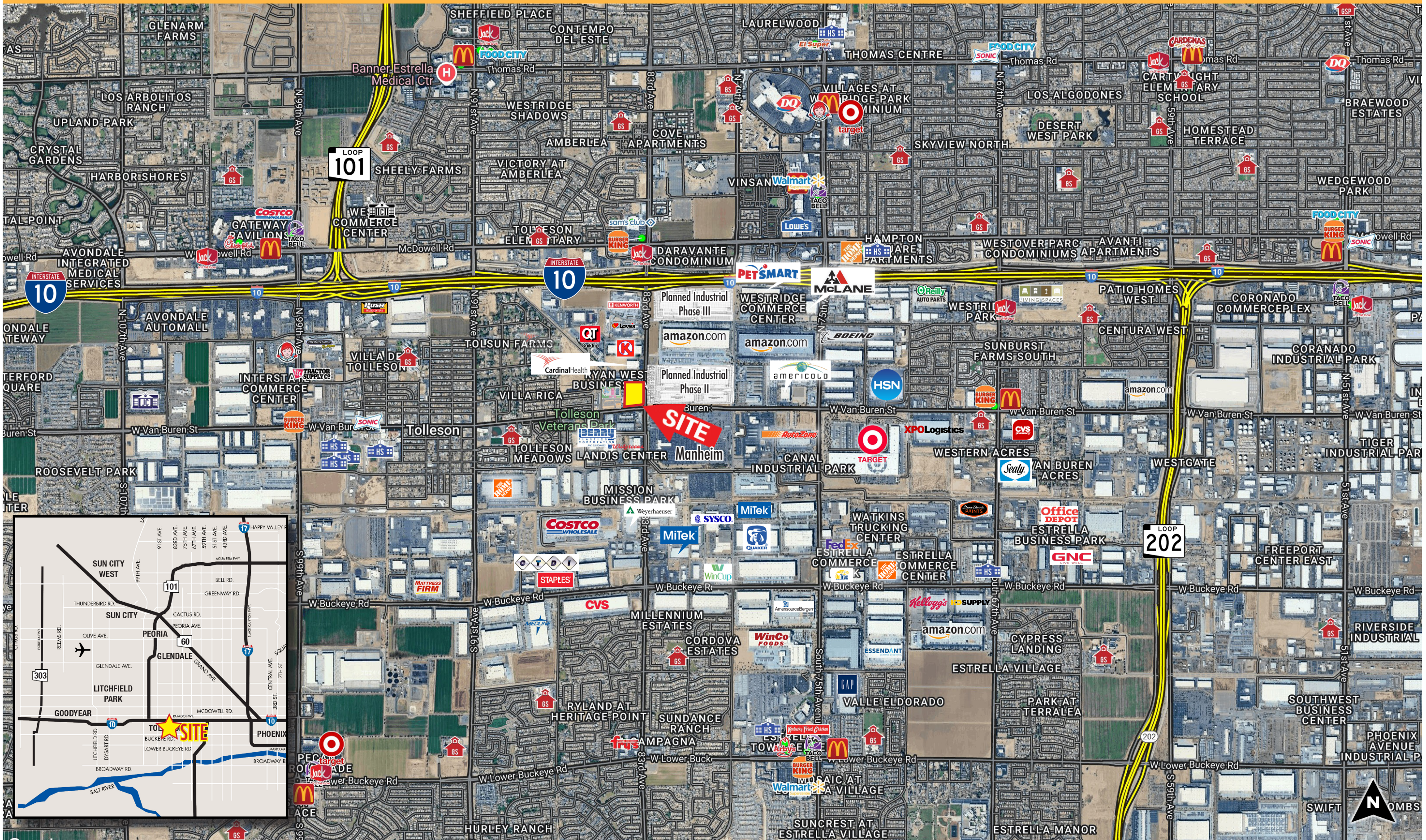
MOREY FISCHEL
(602) 553-2925
morey.fischel@derito.com

RANDY SCHOCH
(602) 456-2209
randy.schoch@derito.com

- 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 Fast Food/Fast Casual Restaurant (drive-thrus are possible), Service, Automotive, and Financial Users

DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.



DE RITO PARTNERS DEVELOPMENT, INC

PROJECT DATA			
APPROX. SITE AREA:	258,305.78 S.F.	NET ACRES	5.93
TOTAL BUILDING AREA:	15,943 S.F.		
APPROX. % OF COVERAGE:	6.17 %		

PARKING			
TOTAL REQUIRED SPACES	117 SPACES		
TOTAL PROVIDED SPACES	149 SPACES		
PARKING RATIO	1 SPACE PER 107.0 S.F.		
PARKING RATIO	9.35 / 1,000 S.F.		

HANDICAPPED			
REQUIRED	9 SPACES	7.69%	
PROVIDED	12 SPACES	10.25%	

PARCEL DATA			
PAD A (RESTAURANT WITH DRIVE-THRU)			
PARCEL AREA (APPROX.)	39,842.59 S.F.	0.91 AC.	
BUILDING AREA	2,800 S.F.		
USABLE AREA	1,250 S.F.		
COVERAGE	7.03 %		
TOTAL PARKING REQUIRED:	1 SPACE PER 50 SF USABLE AREA		
TOTAL PARKING PROVIDED	25 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.)	45,073.41 S.F.	1.06 AC.	
BUILDING AREA	2,400 S.F.		
USABLE AREA	1,200 S.F.		
COVERAGE	5.21 %		
TOTAL PARKING REQUIRED:	1 SPACE PER 50 SF USABLE AREA		
TOTAL PARKING PROVIDED	24 SPACES		
TOTAL PARKING PROVIDED	25 SPACES		
HANDICAP SPACES REQUIRED	1 SPACES		
HANDICAP SPACES PROVIDED	2 SPACES	8.00%	
PARKING RATIO	1 SPACE PER 95.0 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	4,850 S.F.		
USABLE AREA	2,721 S.F.		
COVERAGE	7.68 %		
TOTAL PARKING REQUIRED:	1 SPACE PER 300 SF USABLE AREA		
TOTAL PARKING PROVIDED	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.)	41,778.74 S.F.	0.96 AC.	
BUILDING AREA	4,000 S.F.		
USABLE AREA	2,650 S.F.		
COVERAGE	9.57 %		
TOTAL PARKING REQUIRED:	1 SPACE PER 50 SF USABLE AREA		
TOTAL PARKING PROVIDED	53 SPACES		
TOTAL PARKING PROVIDED	53 SPACES		
HANDICAP SPACES REQUIRED	3 SPACES		
HANDICAP SPACES PROVIDED	4 SPACES	7.55%	
PARKING RATIO	1 SPACE PER 75.5 S.F.		
PARKING RATIO	13.25 / 1,000 S.F.		

PAD D (AUTO SERVICE)			
PARCEL AREA (APPROX.)	31,370.33 S.F.	0.72 AC.	
BUILDING AREA	2,083 S.F.		
USABLE AREA	2,083 S.F.		
COVERAGE	6.67 %		
TOTAL PARKING REQUIRED:	2 SPACES PER SERVICE BAY		
TOTAL PARKING PROVIDED	6 SPACES		
TOTAL PARKING PROVIDED	8 SPACES		
HANDICAP SPACES REQUIRED	1 SPACES		
HANDICAP SPACES PROVIDED	2 SPACES	25.00%	
PARKING RATIO	1 SPACE PER 261.5 S.F.		
PARKING RATIO	3.82 / 1,000 S.F.		

RETENTION LOT			
PARCEL AREA (APPROX.)	38,708.09 S.F.	0.89 AC.	

Key	Dimension Element	7-Eleven Standard	Store
A	Center of bollard to center of dispenser	52'	52'
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'	46'
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.	6
Parking with restaurant		40	NA
Parking without restaurant		25	32
Building Prototype		select option	93x50 GE32N2 (CPS/LG/MF)



ARCHICON
Architecture & Interiors, L.C.
5065 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 279-4305
WWW.ARCHICON.COM

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

SHEET NO.
DP-04
ISSUE DATE: 2 OCT 2024

1 SITE PLAN

SCALE: 1" = 30'-0"

