

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)

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



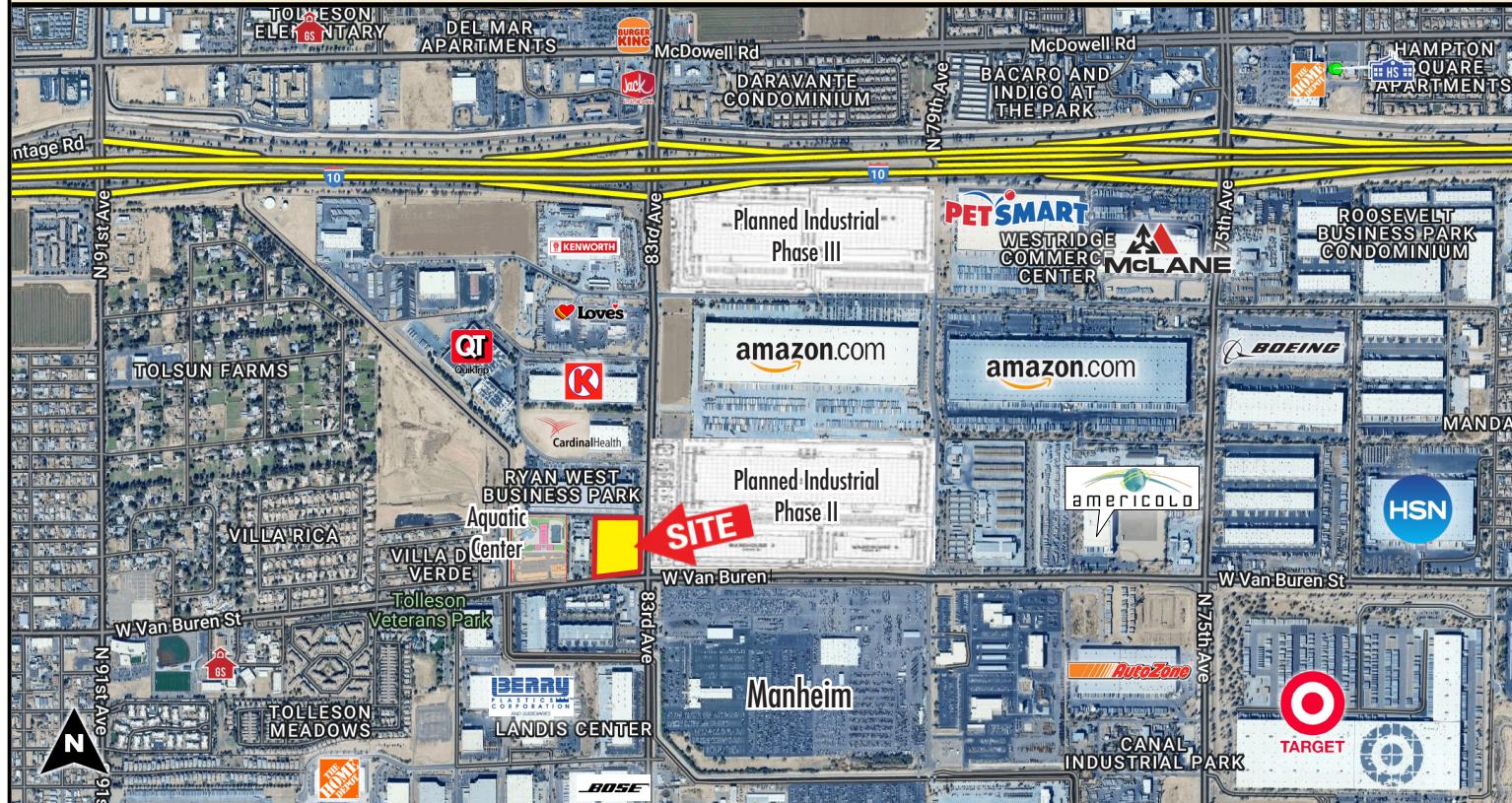
DE RITO PARTNERS, INC

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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



For further information, contact:

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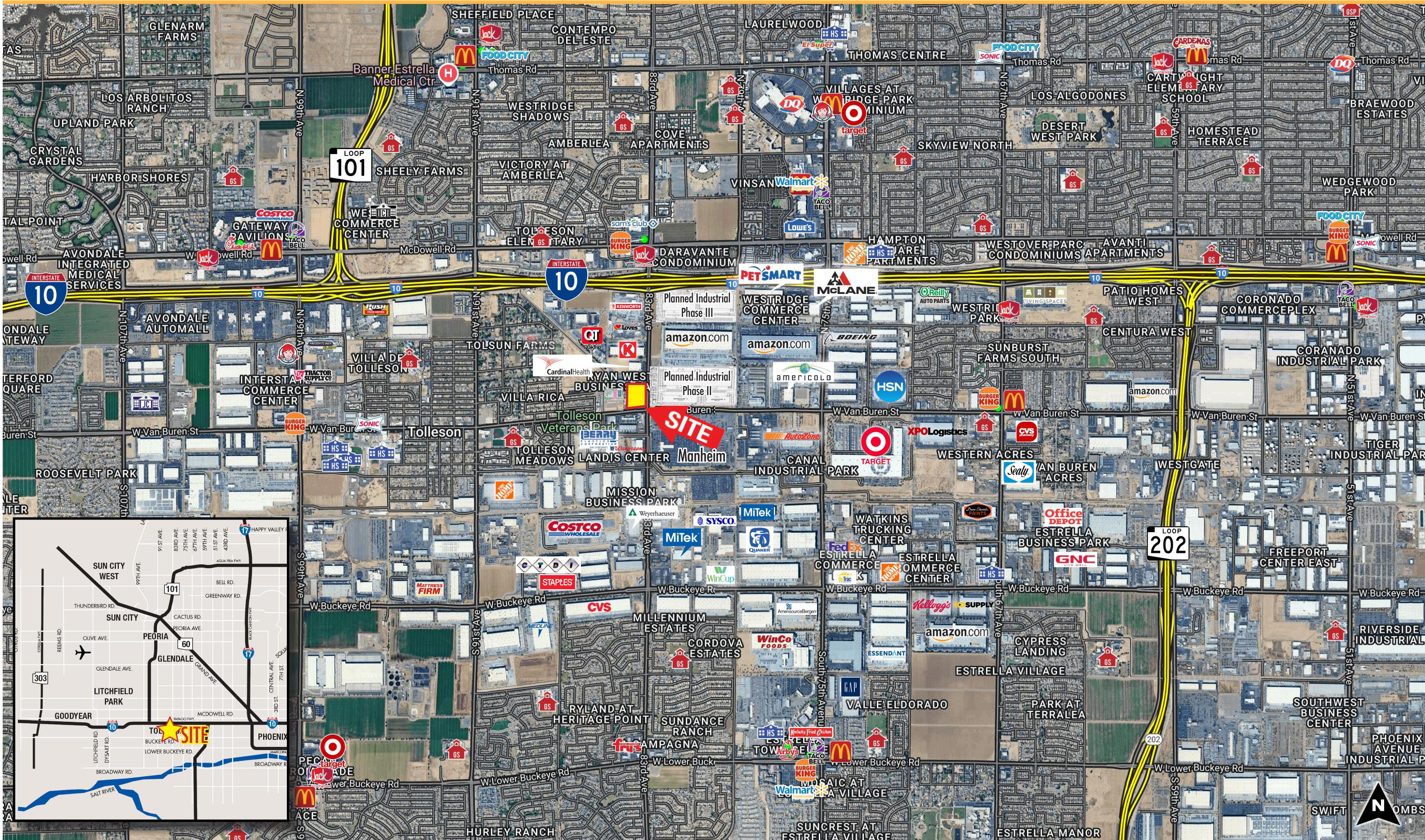
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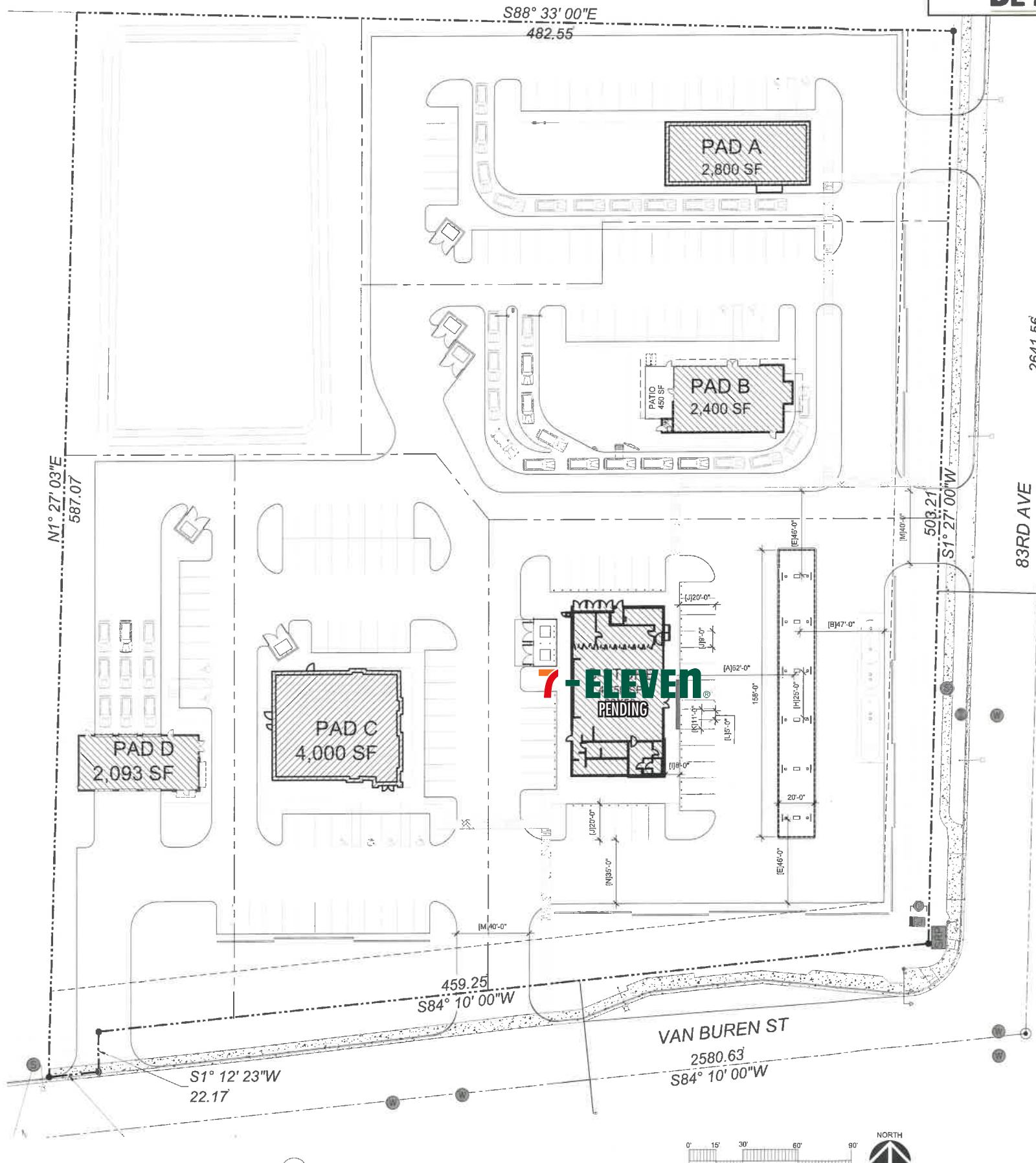
PROJECT HIGHLIGHTS

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

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DE RITO PARTNERS DEVELOPMENT, INC

PROJECT DATA

APPROX. SITE AREA: 258,306.78 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 10.28%

PARCEL DATA

PAD A (RESTAURANT WITH DRIVE-THRU)

PARCEL AREA (APPROX.) 38,842.59 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 REQUIRED 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 REQUIRED 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 4,650 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.) 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 REQUIRED 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 2,093 S.F.
COVERAGE 6.67 %
TOTAL PARKING REQUIRED: 2 SPACES PER SERVICE BAY
TOTAL PARKING REQUIRED 6 SPACES
TOTAL PARKING PROVIDED 8 SPACES
HANDICAP SPACES REQUIRED 1 SPACES
HANDICAP SPACES PROVIDED 2 SPACES 25.00%
PARKING RATIO 1 SPACE PER 261.6 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 | 62' | 62' |
| B | Center of dispenser to edge of front curb with tanks | 47' | 47' |
| C | Center of dispenser 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 | Parking with restaurant | 6 MIN. | 6 |
| | Parking without restaurant | 40 | NA |
| | Building Prototype | 25 | 32 |
| | | select option | 93x50 GE32/N2 (CFS/LGMF) |

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



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