



185 Units

160 Units

76 Units

Village at Tolleson
272 Single Family
Homes

99th Avenue

±32,516 ADT

SUBJECT

Hard Corner
Available
±1.25 Acres

Van Buren St ±14,132 ADT

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THE SHOPS & PADS AT 99TH

NEC 99th Ave & Van Buren St | Tolleson, AZ



LOCATION DESCRIPTION

NEC 99th Ave & Van Buren St - Tolleson

PROPERTY HIGHLIGHTS

- Hard Corner Drive-Thru Pad Available for Sale or Ground Lease - ±1.25 Acres
- Located 1/2 mile south of the I-10.
- +/- 35 acre mixed use development including 272 detached single level homes and commercial/retail with drive thru pads.
- Major employers in the trade area include: Amazon, Trane, Quaker, PepsiCo, Kroger, Serta Mattress, Albertson's/Safeway, Kroger and more.
- Less than a half-mile from Tolleson Union High School - over 2,500 students & staff
- Join Starbucks, Freddy's, BOSa, Little Caesar's, Mr. Mesquite, TruGrocer Credit Union & Woodspring Suites Hotel

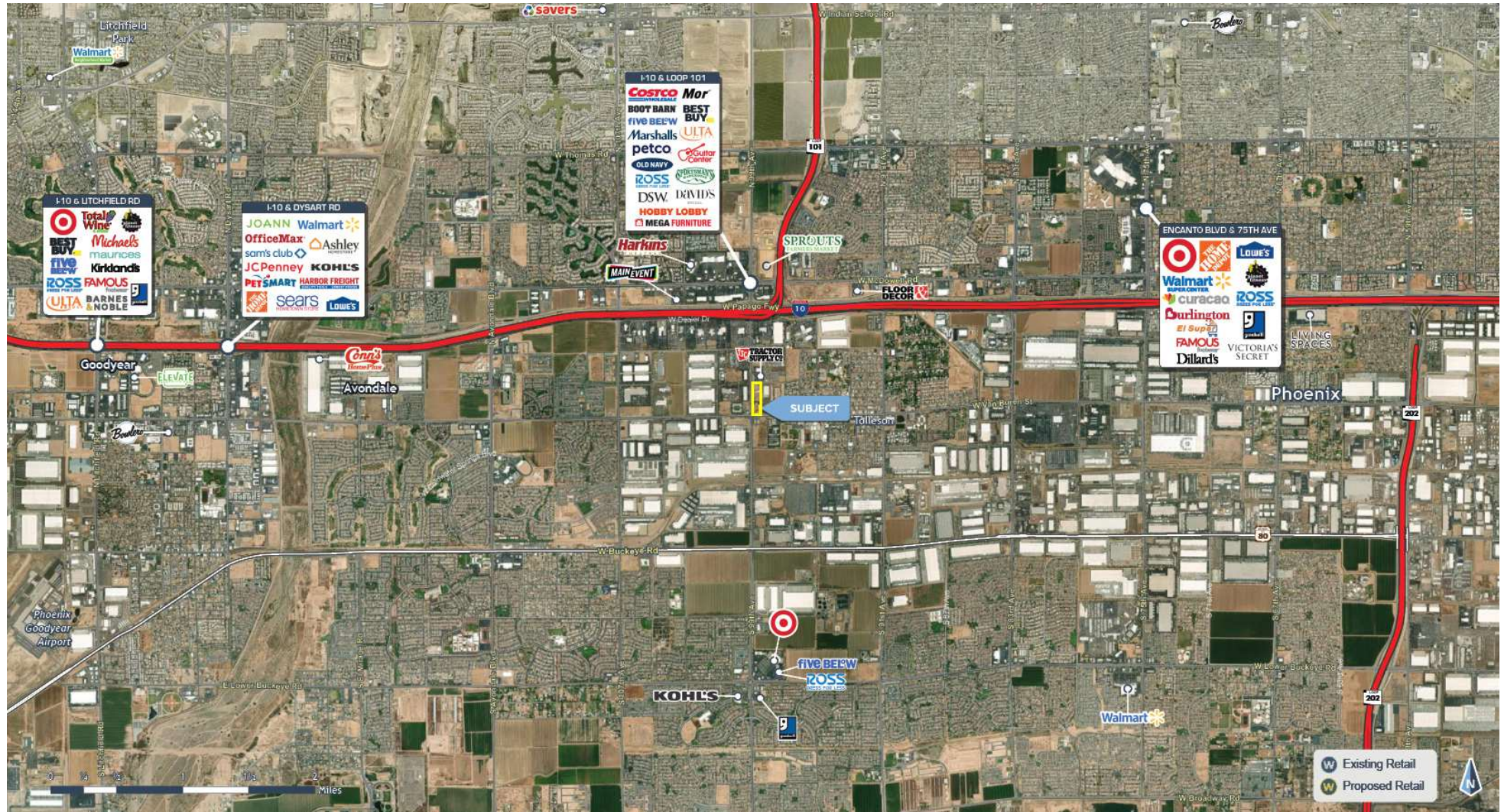
AREA COTENANTS



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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	4,252	118,184	313,951
Median Age	30.4	29.8	29.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$51,294	\$76,708	\$68,638
Average	\$59,086	\$96,162	\$89,133



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	323	1,399	4,068
Employees	7,779	30,383	70,215
Daytime Population	253,191	11,180	99,020



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	5.4%	12.3%	11.1%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	32.6%	52.6%	49.9%
Services	18.1%	16.3%	18.0%
Blue Collar	49.2%	31.1%	31.1%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,306	34,071	91,501
Median Home Value	\$274,000	\$298,247	\$291,730

*2023 Demographic data derived from ESRI

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