

SURPRISE

PEORIA

SUN CITY

GLENDALE

PHOENIX

ST. JOSEPH'S WESTGATE MEDICAL CENTER

TANGIER OUTLETS

UNIVERSITY OF PHOENIX STADIUM

BANNER ESTRELLA MEDICAL CENTER

AVONDALE BLVD

83RD AVENUE

95TH AVENUE

MCDOWELL RD

185,186 VPD

12,133 VPD

206,052 VPD

26,200 VPD

9,373 VPD

9,273 VPD

27,021 VPD

VAN BUREN ST

TOLLESON

10TH AVENUE

MEKESON

SOUTHWEST REGIONAL COURT CENTER

amazon

SITE

Serta

Albertsons

Kroger

pepsi

QUAKER

Starbucks

GRANHAM PACKAGING COMPANY

LEGENDS

SumoLife

LEGENDS

**RETAIL PAD AVAILABLE**  
 SWC 99TH AVENUE & VAN BUREN STREET | TOLLESON, AZ

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WEST POINT HIGH SCHOOL  
CRYSTAL RIDGE ±129 LOTS  
SAN VILLAGIO ±34 LOTS  
PALM GARDENS ±142 LOTS  
DONATELA ±147 LOTS  
CRYSTAL POINT ±281 LOTS  
CRYSTAL GARDENS ±905 LOTS  
UPLAND PARK ±331 LOTS  
PECAN GROVES ±62 LOTS

**COSTCO WHOLESALE** **BED BATH & BEYOND** **ROSS DRESS FOR LESS**  
**ULTA** **PETCO** **DSW** **Marlines Theatres**  
**McDonald's** **Yogurtland** **YOGI'S GRILL** **GameStop** **Bank of America**  
**Great Clips** **Verizon** **Mobile** **Jamba** **DISCOUNT TIRE**

SHEELY FARMS ELEMENTARY  
TERRALANE AT PARK MCDOWELL ±163 UNITS PROPOSED  
SHEELY FARMS ±1,041 LOTS  
WESTRIDGE SHADOWS ±642 LOTS  
AMBERLEA ±328 LOTS  
BAILEY COMMONS ±170 LOTS  
ZORA ENCANTO ±109 UNITS PROPOSED  
THE COVE ±652 UNITS  
AMBERLEA COTTAGES ±48 LOTS  
VINSANTO ±602 LOTS  
WESTFIELD ±136 LOTS  
AMBROSIA AT AMBERLEA ±101 LOTS  
Palm Ridge ±200 LOTS  
PORTOLA WEST VALLEY ±224 UNITS  
VICTORY AT AMBERLEA ±149 LOTS  
AMBERLEA ±126 LOTS  
AMBERLEA COTTAGES ±104 LOTS  
RED HAWK AT SHEELY FARMS ±408 UNITS  
DEL MAR ±144 UNITS  
BROADSTONE DESERT SKY ±288 UNITS  
WESTPOINT ±107 LOTS  
PARC TOLLESON ±258 UNITS U/C  
DARAVANTE ±277 LOTS  
RESIDENCES AT MCDOWELL ±260 UNITS

AVARI APARTMENTS ±354 UNITS U/C  
VILLAGE THE BLVD ±187 UNITS PROPOSED  
WATERFORD SQUARE ±217 LOTS  
VERSANTE ±336 UNITS  
ROOSEVELT PARK  
VAN BUREN STREET  
ROOSEVELT PARK ±967 LOTS  
VISTA DEL VERDE ±110 LOTS  
VISTA DEL VERDE ±266 LOTS U/C

**AVONDALE AUTO MALL**  
**MAIN EVENT** **BEST BUY** **Tuesday Morning HOBBY LOBBY** **OLD NAVY**  
**BOOT BARN** **FedEx** **Walmart** **Mor** **Costco** **Service King**  
**Jack** **Tanner** **POPPOS** **M** **ZUPAS** **Portillos** **Amangola**  
**GNC** **Portillos** **Amangola**  
**VELOCITY** **VELOCITY** ±185 UNIT MULTIFAMILY DEVELOPMENT  
**DESERT VIEW** ±160 UNITS  
**VILLAGE PASEO DE LUCES** ±272 UNITS U/C  
**ISABELL ADDITION** ±119 LOTS  
**12,465 VPD**  
**TRAM** **7-Eleven** **CT** **QUICKTRIP** **DUNKIN'**  
±144 UNITS TOWNHOME DEVELOPMENT  
**COWDEN CITY PARK**  
**TOLLESON UNION HIGH SCHOOL**

175,938 VPD  
197,410 VPD  
RESIDENCES AT TOLLESON ±442 UNITS  
BADEN ±356 LOTS  
TOLSUN FARMS ±160 LOTS  
VILLA RICA ±132 LOTS  
VILLA DEL VERDE ±65 LOTS  
SAN LUCAS ±264 UNITS  
COPPER COVE ±228 UNITS  
TOLLESON MEADOWS ±173 LOTS  
amazon  
BERRY PLASTICS  
XPO Logistics  
BOSE  
COSTCO WHOLESALE  
PAPA JOHN'S  
STAPLES  
MATTRESS FIRM  
BUCKEY RD

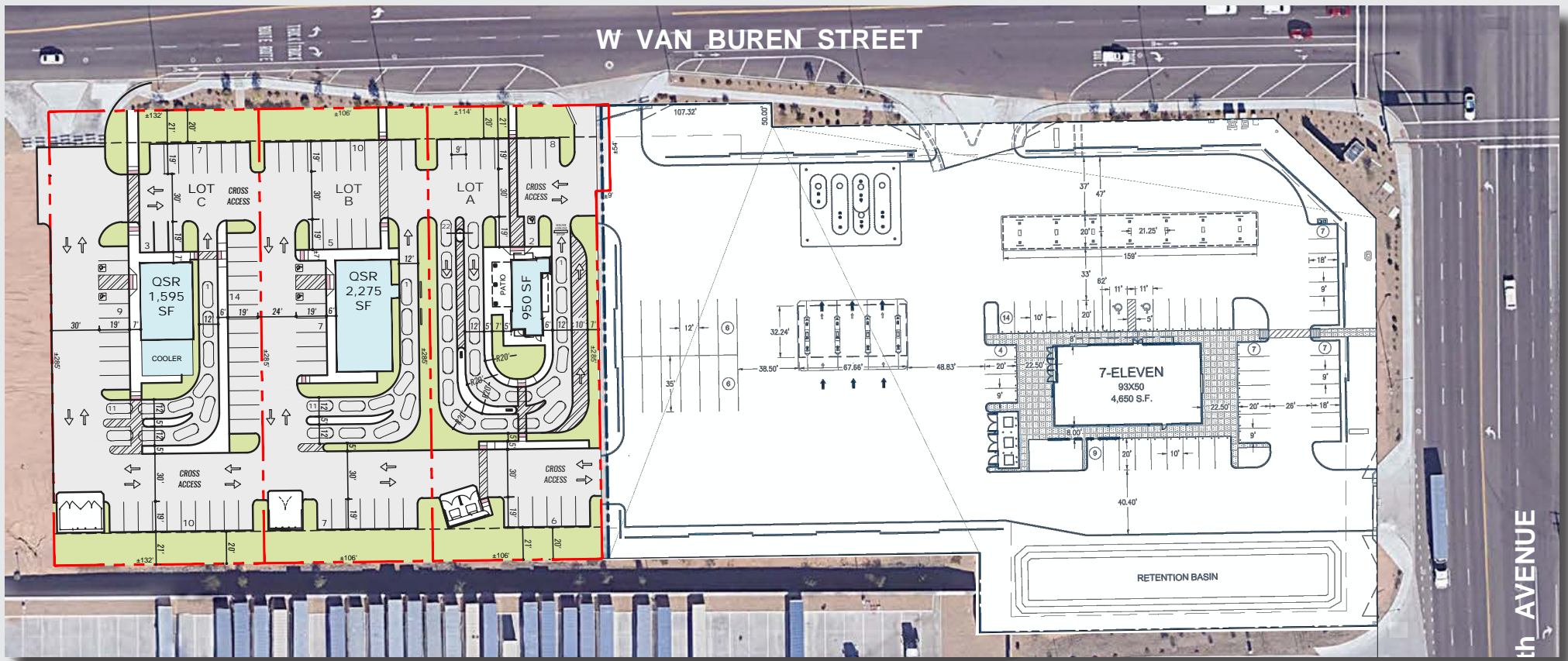
COLDWATER SPRINGS ±1,335 LOTS  
AVONDALE CIVIC CENTER  
STARLIGHT TRAIL ±442 LOTS  
GLENHURST ±469 LOTS  
LITTLETON ELEMENTARY  
LITTLETON MANOR ±118 LOTS  
CASHION ACRES ±830 LOTS  
QUENTIN ELEMENTARY SCHOOL  
SANCTUARY AT AVONDALE ±562 LOTS  
DURANGO PARK ±553 LOTS  
AVONDALE BLVD  
DEL RIO RANCH ±780 LOTS

**10,888 VPD**  
**26,718 VPD**  
**99TH AVENUE**  
**Santa** **7-Eleven** **CT** **QUICKTRIP** **DUNKIN'**  
**QUAKER** **pepsi** **Albertsons** **Kroger** **WALMART**  
**Sam Lee** **LEGENDS** **Sigler Wholesale Distributors** **PODS** **MATTRESS FIRM**  
**WCC**

107TH AVENUE  
CABALLO CROSSING ±207 LOTS  
ESTRELLA PARK ±500 LOTS  
COUNTRY PLACE ±2,858 LOTS  
CHRISTOPHER TODD COMMUNITIES AT COUNTRY PLACE ±154 UNITS  
ARTS ACADEMY AT ESTRELLA MOUNTAIN  
FARMINGTON PARK ±417 LOTS  
DOS RIOS ELEMENTARY  
FARMINGTON PARK ±417 LOTS  
RYLAND AT HERITAGE POINT ±575 LOTS  
SUNDANCE RANCH ±656 LOTS  
MILLENNIUM ESTATES ±171 LOTS  
CORDOVA ESTATES ±213 LOTS  
VINEYARDS AT FARMINGTON FIELDS ±432 LOTS  
CVS  
MEDLINE  
CVS  
CVS

**TARGET** **ESPORTA** **KOHL'S**  
**Jack** **Chevron** **SAVY** **McDonald's** **Starbucks** **Goodwill** **DOLLAR TREE**  
**ROSS DRESS FOR LESS** **ExtraSpace Storage** **DISCOUNT TIRE** **FAST MED** **DIKETS**  
**Mobile** **CHASE** **SUPER CUTS** **Firestone**  
**Pizza Hut** **SAJAD** **American Express** **State Farm** **at&t** **UPS**

**fruy's** **ups** **StorageWest**  
**Walgreens** **Bank of America**  
**O'Reilly AUTO PARTS** **Firestone**  
**Great Clips** **cricket**

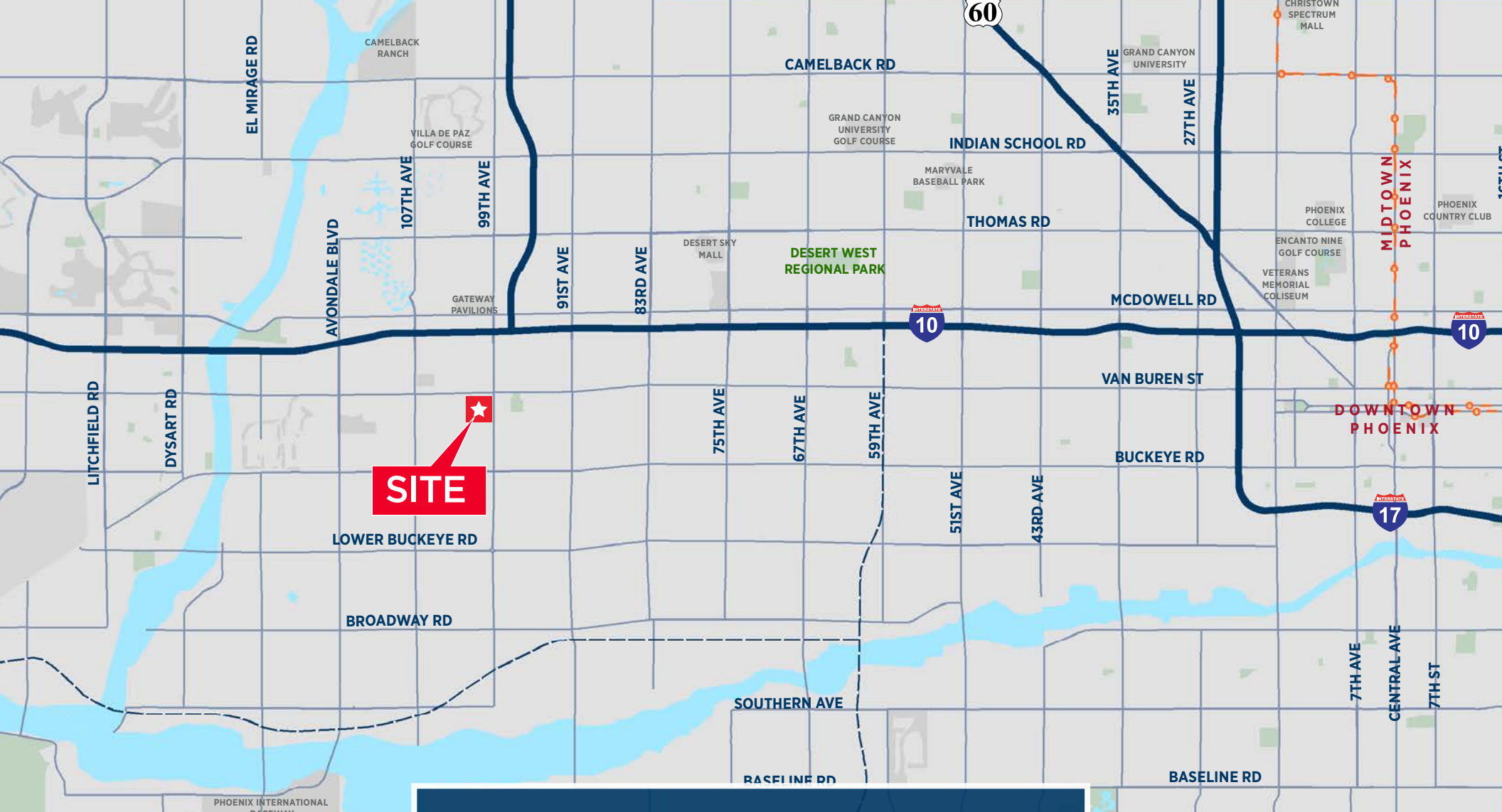


## Property Features

- Lot B Available: ±1 acre (divisible)
- Fully improved PAD available for sale, lease, or B.T.S
- Hard corner section line
- Signalized with outstanding access
- “Going Home” side of the road
- Perfect for fast food drive thrus, retail sales/service, automotive, etc.
- Adjacent to brand new 329,400 SF distribution facility (planned)

## Demographics: \*ESRI 2022

	1 Mile	3 Mile	5 mile
Population	3,341	115,293	303,514
Average HH Income	\$64,711	\$87,004	\$82,223
Households	1,046	32,882	87,990



# RETAIL PAD AVAILABLE

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