CUSHMAN & WAKEFIELD

TOLLESON, ARIZONA

For Lease / NEC 99th Avenue & Lower Buckeye Road

WE ARE THE CENTER OF RETAIL





TOLLESON, ARIZONA

#### RETAIL SPACE

1,274 SF - 10,000 SF

#### RENT

Call for Rates



#### **NEIGHBORING TENANTS**

Target, Ross, LA Fitness, Chase Bank

#### **COMMENTS**

- High profile Target Anchored Center
- Good Daytime Traffic with LA Fitness, Target and National Soft Goods Retailers
- Close Proximity to Large Distribution Centers with Heavy Employment
- Perfect for Vitamin Shop, Pool Suppy, Accountant, Home Improvements, Restaurant or Apparel



#### NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	S AVERAGE HOUSEHOLD INCOME	NUMBER OF HOUSEHOLDS
1 Mile	13,736	\$70,740	3,608
3 Miles	67,437	\$72,579	18,515
5 Miles	190,918	\$67,874	54,464

#### TRAFFIC COUNTS

- North on 99th Ave from Lower Buckeye Rd 17.000 VPD
- South on 99th Ave from Lower Buckeye Rd 10.802 VPD
- East on Lower Buckeye Rd from 99th Ave 13,887 VPD
- West on Lower Buckeye Rd from 99th Ave 9,127 VPD

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TOLLESON, ARIZONA



LA Fitness       27,564         Manhattan Pizza       2,000         Advantage Realty       4,006         FastMed       2,811         Vacant       1,400         Finish Touch Dry Cleaner       1,200         Supercuts       1,080         Hahn Tran Nails       1,600         Sally Beauty Supply       1,400         Shoe Show [Available Soon]       7,007         Vacant       10,000         Dollar Tree       10,000         Ross Dress for Less       30,187         Nail Salon       2,000         Sunrise Donuts       1,370         Vacant       1,365         Barber Shop       1,365         Cali Tacos       2,730         National Vision       3,369         Wingstop       2,400         Vacant       1,800         Dickey's BBQ       2,200         Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile	TENANT	SIZE
Advantage Realty       4,006         FastMed       2,811         Vacant       1,400         Finish Touch Dry Cleaner       1,200         Supercuts       1,080         Hahn Tran Nails       1,600         Sally Beauty Supply       1,400         Shoe Show [Available Soon]       7,007         Vacant       10,000         Dollar Tree       10,000         Ross Dress for Less       30,187         Nail Salon       2,000         Sunrise Donuts       1,370         Vacant       1,365         Barber Shop       1,365         Cali Tacos       2,730         National Vision       3,369         Wingstop       2,400         Vacant       1,800         Dickey's BBQ       2,200         Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	LA Fitness	27,564
FastMed         2,811           Vacant         1,400           Finish Touch Dry Cleaner         1,200           Supercuts         1,080           Hahn Tran Nails         1,600           Sally Beauty Supply         1,400           Shoe Show [Available Soon]         7,007           Vacant         10,000           Dollar Tree         10,000           Ross Dress for Less         30,187           Nail Salon         2,000           Sunrise Donuts         1,370           Vacant         1,365           Barber Shop         1,365           Cali Tacos         2,730           National Vision         3,369           Wingstop         2,400           Vacant         1,800           Dickey's BBQ         2,200           Pacific Dental Services         4,474           StateFarm         1,274           Tasty Asian Kitchen         1,500           Pizza Hut         1,500           Subway         1,400           Vacant         1,600           McDaniel Vet Services         1,233           T-Mobile         1,200	Manhattan Pizza	2,000
Vacant         1,400           Finish Touch Dry Cleaner         1,200           Supercuts         1,080           Hahn Tran Nails         1,600           Sally Beauty Supply         1,400           Shoe Show [Available Soon]         7,007           Vacant         10,000           Dollar Tree         10,000           Ross Dress for Less         30,187           Nail Salon         2,000           Sunrise Donuts         1,370           Vacant         1,365           Barber Shop         1,365           Cali Tacos         2,730           National Vision         3,369           Wingstop         2,400           Vacant         1,800           Dickey's BBQ         2,200           Pacific Dental Services         4,474           StateFarm         1,274           Tasty Asian Kitchen         1,500           Pizza Hut         1,500           Subway         1,400           Vacant         1,600           McDaniel Vet Services         1,233           T-Mobile         1,200	Advantage Realty	4,006
Finish Touch Dry Cleaner         1,200           Supercuts         1,080           Hahn Tran Nails         1,600           Sally Beauty Supply         1,400           Shoe Show [Available Soon]         7,007           Vacant         10,000           Dollar Tree         10,000           Ross Dress for Less         30,187           Nail Salon         2,000           Sunrise Donuts         1,370           Vacant         1,365           Barber Shop         1,365           Cali Tacos         2,730           National Vision         3,369           Wingstop         2,400           Vacant         1,800           Dickey's BBQ         2,200           Pacific Dental Services         4,474           StateFarm         1,274           Tasty Asian Kitchen         1,500           Pizza Hut         1,500           Subway         1,400           Vacant         1,600           McDaniel Vet Services         1,233           T-Mobile         1,200	FastMed	2,811
Supercuts         1,080           Hahn Tran Nails         1,600           Sally Beauty Supply         1,400           Shoe Show [Available Soon]         7,007           Vacant         10,000           Dollar Tree         10,000           Ross Dress for Less         30,187           Nail Salon         2,000           Sunrise Donuts         1,370           Vacant         1,365           Barber Shop         1,365           Cali Tacos         2,730           National Vision         3,369           Wingstop         2,400           Vacant         1,800           Dickey's BBQ         2,200           Pacific Dental Services         4,474           StateFarm         1,274           Tasty Asian Kitchen         1,500           Pizza Hut         1,500           Subway         1,400           Vacant         1,600           McDaniel Vet Services         1,233           T-Mobile         1,200	Vacant	1,400
Hahn Tran Nails       1,600         Sally Beauty Supply       1,400         Shoe Show [Available Soon]       7,007         Vacant       10,000         Dollar Tree       10,000         Ross Dress for Less       30,187         Nail Salon       2,000         Sunrise Donuts       1,370         Vacant       1,365         Barber Shop       1,365         Cali Tacos       2,730         National Vision       3,369         Wingstop       2,400         Vacant       1,800         Dickey's BBQ       2,200         Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Finish Touch Dry Cleaner	1,200
Sally Beauty Supply       1,400         Shoe Show [Available Soon]       7,007         Vacant       10,000         Dollar Tree       10,000         Ross Dress for Less       30,187         Nail Salon       2,000         Sunrise Donuts       1,370         Vacant       1,365         Barber Shop       1,365         Cali Tacos       2,730         National Vision       3,369         Wingstop       2,400         Vacant       1,800         Dickey's BBQ       2,200         Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Supercuts	1,080
Shoe Show [Available Soon]       7,007         Vacant       10,000         Dollar Tree       10,000         Ross Dress for Less       30,187         Nail Salon       2,000         Sunrise Donuts       1,370         Vacant       1,365         Barber Shop       1,365         Cali Tacos       2,730         National Vision       3,369         Wingstop       2,400         Vacant       1,800         Dickey's BBQ       2,200         Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Hahn Tran Nails	1,600
Vacant         7,007           Vacant         10,000           Dollar Tree         10,000           Ross Dress for Less         30,187           Nail Salon         2,000           Sunrise Donuts         1,370           Vacant         1,365           Barber Shop         1,365           Cali Tacos         2,730           National Vision         3,369           Wingstop         2,400           Vacant         1,800           Dickey's BBQ         2,200           Pacific Dental Services         4,474           StateFarm         1,274           Tasty Asian Kitchen         1,500           Pizza Hut         1,500           Subway         1,400           Vacant         1,600           McDaniel Vet Services         1,233           T-Mobile         1,200	Sally Beauty Supply	1,400
Vacant         10,000           Dollar Tree         10,000           Ross Dress for Less         30,187           Nail Salon         2,000           Sunrise Donuts         1,370           Vacant         1,365           Barber Shop         1,365           Cali Tacos         2,730           National Vision         3,369           Wingstop         2,400           Vacant         1,800           Dickey's BBQ         2,200           Pacific Dental Services         4,474           StateFarm         1,274           Tasty Asian Kitchen         1,500           Pizza Hut         1,500           Subway         1,400           Vacant         1,600           McDaniel Vet Services         1,233           T-Mobile         1,200	Shoe Show [Available Soon]	7,007
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Ross Dress for Less         30,187           Nail Salon         2,000           Sunrise Donuts         1,370           Vacant         1,365           Barber Shop         1,365           Cali Tacos         2,730           National Vision         3,369           Wingstop         2,400           Vacant         1,800           Dickey's BBQ         2,200           Pacific Dental Services         4,474           StateFarm         1,274           Tasty Asian Kitchen         1,500           Pizza Hut         1,500           Subway         1,400           Vacant         1,600           McDaniel Vet Services         1,233           T-Mobile         1,200	Vacant	10,000
Nail Salon       2,000         Sunrise Donuts       1,370         Vacant       1,365         Barber Shop       1,365         Cali Tacos       2,730         National Vision       3,369         Wingstop       2,400         Vacant       1,800         Dickey's BBQ       2,200         Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Dollar Tree	10,000
Sunrise Donuts       1,370         Vacant       1,365         Barber Shop       1,365         Cali Tacos       2,730         National Vision       3,369         Wingstop       2,400         Vacant       1,800         Dickey's BBQ       2,200         Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Ross Dress for Less	30,187
Vacant         1,365           Barber Shop         1,365           Cali Tacos         2,730           National Vision         3,369           Wingstop         2,400           Vacant         1,800           Dickey's BBQ         2,200           Pacific Dental Services         4,474           StateFarm         1,274           Tasty Asian Kitchen         1,500           Pizza Hut         1,500           Subway         1,400           Vacant         1,600           McDaniel Vet Services         1,233           T-Mobile         1,200	Nail Salon	2,000
Barber Shop       1,365         Cali Tacos       2,730         National Vision       3,369         Wingstop       2,400         Vacant       1,800         Dickey's BBQ       2,200         Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Sunrise Donuts	1,370
Cali Tacos       2,730         National Vision       3,369         Wingstop       2,400         Vacant       1,800         Dickey's BBQ       2,200         Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Vacant	1,365
National Vision       3,369         Wingstop       2,400         Vacant       1,800         Dickey's BBQ       2,200         Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Barber Shop	1,365
Wingstop       2,400         Vacant       1,800         Dickey's BBQ       2,200         Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Cali Tacos	2,730
Vacant         1,800           Dickey's BBQ         2,200           Pacific Dental Services         4,474           StateFarm         1,274           Tasty Asian Kitchen         1,500           Pizza Hut         1,500           Subway         1,400           Vacant         1,600           McDaniel Vet Services         1,233           T-Mobile         1,200	National Vision	3,369
Dickey's BBQ       2,200         Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Wingstop	2,400
Pacific Dental Services       4,474         StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Vacant	1,800
StateFarm       1,274         Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Dickey's BBQ	2,200
Tasty Asian Kitchen       1,500         Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	Pacific Dental Services	4,474
Pizza Hut       1,500         Subway       1,400         Vacant       1,600         McDaniel Vet Services       1,233         T-Mobile       1,200	StateFarm	1,274
Subway         1,400           Vacant         1,600           McDaniel Vet Services         1,233           T-Mobile         1,200	Tasty Asian Kitchen	1,500
Vacant1,600McDaniel Vet Services1,233T-Mobile1,200	Pizza Hut	1,500
McDaniel Vet Services 1,233 T-Mobile 1,200	Subway	1,400
T-Mobile 1,200	Vacant	1,600
	McDaniel Vet Services	1,233
Starbucks 1,776	T-Mobile	1,200
	Starbucks	1,776

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TOLLESON, ARIZONA



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