

SURPRISE

SUN CITY

PEORIA

GLENDALE

PHOENIX



RETAIL PADS AVAILABLE

SWC 99TH AVENUE & VAN BUREN STREET | TOLLESON, AZ

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MCDOWELL RD

101

SHEELY FARMS ELEMENTARY

AK-CHIN PAVILLION

Sams

206,052 VPD

10

185,186 VPD

AVONDALE AUTO MALL

10

Logos for: ULTRA PIZZA, POI BELLY, PASTA PASTA, Habit BURGER GRILL, JOLLY JOES, ZUPAS, Starbucks, Jack in the box, MAIN EVENT

Logos for: HOBBY LOBBY, Party Center, DAVE'S, PICCOLY, BEST BUY, CarMax, ISLANDS, GREEN BEANS, COSTUME KOPPEL, OLD NAVY, CLOUTIER

26,200 VPD

SITE

27,021 VPD

99TH AVENUE

VAN BUREN STREET

9,373 VPD

9,273 VPD

AVONDALE CIVIC CENTER

Serta

COWDEN CITY PARK

TOLLESON UNION HIGH SCHOOL

TOLLESON COMMERCE PARK

Logos for: FRUITS, BURGER KING, Domino's, O'Reilly AUTO PARTS, Sun Joe

Kroger

MEIA COLD STORAGE

COSTCO WHOLESALE

STAPLES

MEZLINE

LITTLETON ELEMENTARY

107TH AVENUE

Logos for: CHASE, TARGET, Pizza Hut, SUPER CUTS, LAIRFITNESS, ROSS DRESS FOR LESS, Jack in the box, Starbucks

BUCKEYE RD

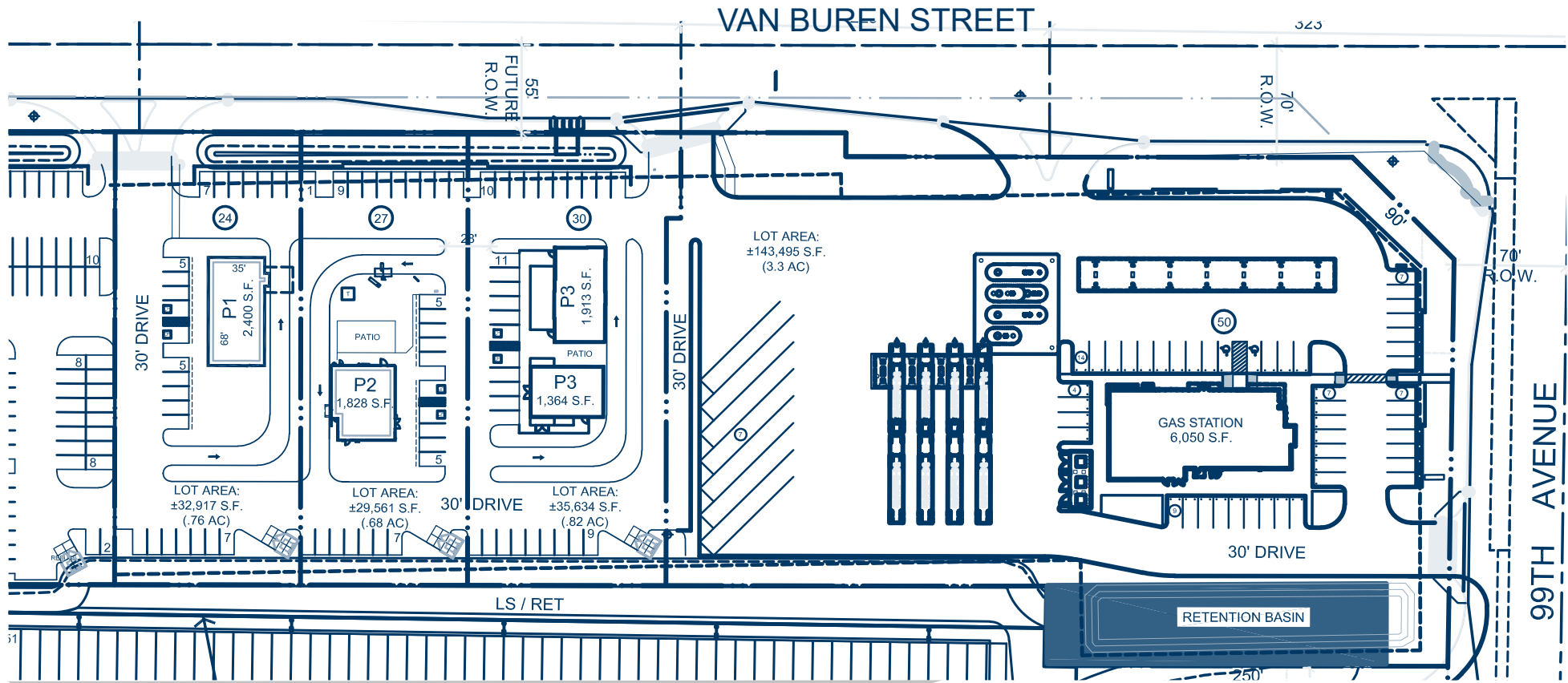
Auto Zone

Firesone

LOWER BUCKEYE RD

KOHL'S

McDonald's



Property Features

- Fully improved PADs 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: *CoStar 2021

	1 Mile	3 Mile	5 mile
Population	3,880	107,903	287,672
Average HH Income	\$55,623	\$76,695	\$71,837
Households	1,169	31,694	81,160



SITE

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