

HIGH PROFILE SPACE AVAILABLE

SEC 99th Ave & McDowell Rd
Tolleson, AZ

COMING SOON



TACOS CALAFIA
TAVAJA
BY GLE

SHERWIN WILLIAMS

THE BUFFALO
SPOT
RESTAURANT & BREWERY

NOW OPEN



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PHOENIX COMMERCIAL ADVISORS



CROSSROADS
@
TOLLESON

PROPERTY Overview

PROPERTY SIZE

±11.877 acres

AVAILABLE SPACES

±1,975 SF
±1,850 SF
±1,470 SF

ZONING

C-2, general commercial district

TRAFFIC COUNTS

99th Ave & McDowell Rd

N: ±12,366 VPD (NB & SB)

S: ±32,853 VPD (NB & SB)

E: ±25,140 VPD (EB & WB)

W: ±23,398 VPD (EB & WB)

**Avondale 2014 / ADOT 2014 & 2016*

I-10 Freeway

E of Loop 101: ±218,741 VPD (EB & WB)

W of 99th Ave: ±193,102 VPD (EB & WB)

**ADOT 2016*

PROPERTY HIGHLIGHTS

- Located at the SEC of 99th & McDowell, at the connection of two major highways, the I-10 & Loop 101
- This regional shopping center serves the residents of Avondale, Phoenix, Glendale & Litchfield
- Regional shopping destination with powerful co-tenancy at the intersection
- Two (2) 90 foot high pylon signs facing the I-10 and Loop 101
- 2nd highest traffic count in the state of Arizona with over 387,000 cars per day



MCDOWELL RD

99TH AVE





SEC 99th Ave & McDowell Rd
Tolleson, AZ



MAIN EVENT
ENTERTAINMENT

HOME 2 GUTTER BY DESIGN	Mor CLASSICALLY INSPIRED
SPORTSMAN'S FARMBOYS	OLD NAVY
HOBBY LOBBY	BEST BUY

DSW DESIGNER SHOE WAREHOUSE	Marshalls
BED BATH & BEYOND	petco ROSS DRESS FOR LESS

COSTCO
WHOLESALE

MCDOWELL RD

99TH AVE

INTERSTATE
10

LOOP
101

±136,458 VPD

CROSSROADS
@
TOLLESON



±218,741 VPD



±136,458 VPD



±193,102 VPD

CARMAX

MCDOWELL RD

±25,1

99TH AVE

±32,853 VPD



This map was produced using data from private and governmental sources deemed to be reliable. The information is provided without representation or warranty.

SEC 99th Ave & McDowell Rd
Tolleson, AZ







One Page Summary

99th Ave & McDowell Rd, Avondale
 -112.272541197 33.4647675800001
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 33.464768
 Longitude: -112.272541

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,088	55,447	169,157
2010 Total Population	6,659	93,207	273,842
2018 Total Population	7,171	104,795	307,105
2018 Group Quarters	3	42	508
2023 Total Population	7,553	112,027	327,992
2018-2023 Annual Rate	1.04%	1.34%	1.32%
2018 Total Daytime Population	10,357	91,398	252,458
Workers	6,665	35,202	79,847
Residents	3,692	56,196	172,611
Household Summary			
2000 Households	302	16,353	49,093
2000 Average Household Size	3.60	3.39	3.44
2010 Households	2,285	27,921	78,537
2010 Average Household Size	2.91	3.34	3.48
2018 Households	2,461	31,182	87,082
2018 Average Household Size	2.91	3.36	3.52
2023 Households	2,586	33,273	92,696
2023 Average Household Size	2.92	3.37	3.53
2018-2023 Annual Rate	1.00%	1.31%	1.26%
2010 Families	1,506	21,507	62,206
2010 Average Family Size	3.55	3.74	3.84
2018 Families	1,600	23,749	68,399
2018 Average Family Size	3.60	3.81	3.92
2023 Families	1,674	25,244	72,635
2023 Average Family Size	3.63	3.83	3.94
2018-2023 Annual Rate	0.91%	1.23%	1.21%
Housing Unit Summary			
2018 Housing Units	2,638	34,777	97,531
Owner Occupied Housing Units	27.5%	51.2%	51.6%
Renter Occupied Housing Units	65.8%	38.4%	37.7%
Vacant Housing Units	6.7%	10.3%	10.7%
Median Household Income			
2018	\$49,713	\$52,395	\$52,640
2023	\$53,640	\$57,373	\$58,114
Median Home Value			
2018	\$186,650	\$165,402	\$165,476
2023	\$261,596	\$197,901	\$204,158
Average Income Value			
Average Household Income	\$61,436	\$63,317	\$64,552
Per Capita Income			
2018	\$20,834	\$18,850	\$18,368
2023	\$23,688	\$21,636	\$21,343
Median Age			
2018	27.6	29.2	28.6
2018 Population 25+ by Educational Attainment			
Total	4,013	61,139	174,325
Less than 9th Grade	4.6%	10.5%	11.8%
9th - 12th Grade, No Diploma	14.3%	14.1%	13.9%
High School Graduate	20.4%	23.8%	24.2%
GED/Alternative Credential	9.3%	4.2%	4.4%
Some College, No Degree	24.1%	23.7%	23.5%
Associate Degree	8.4%	8.3%	7.4%
Bachelor's Degree	14.4%	10.8%	10.2%
Graduate/Professional Degree	4.5%	4.6%	4.7%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023



LISTED BY

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