

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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Brian Gast

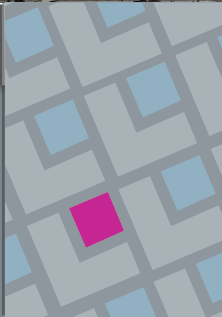
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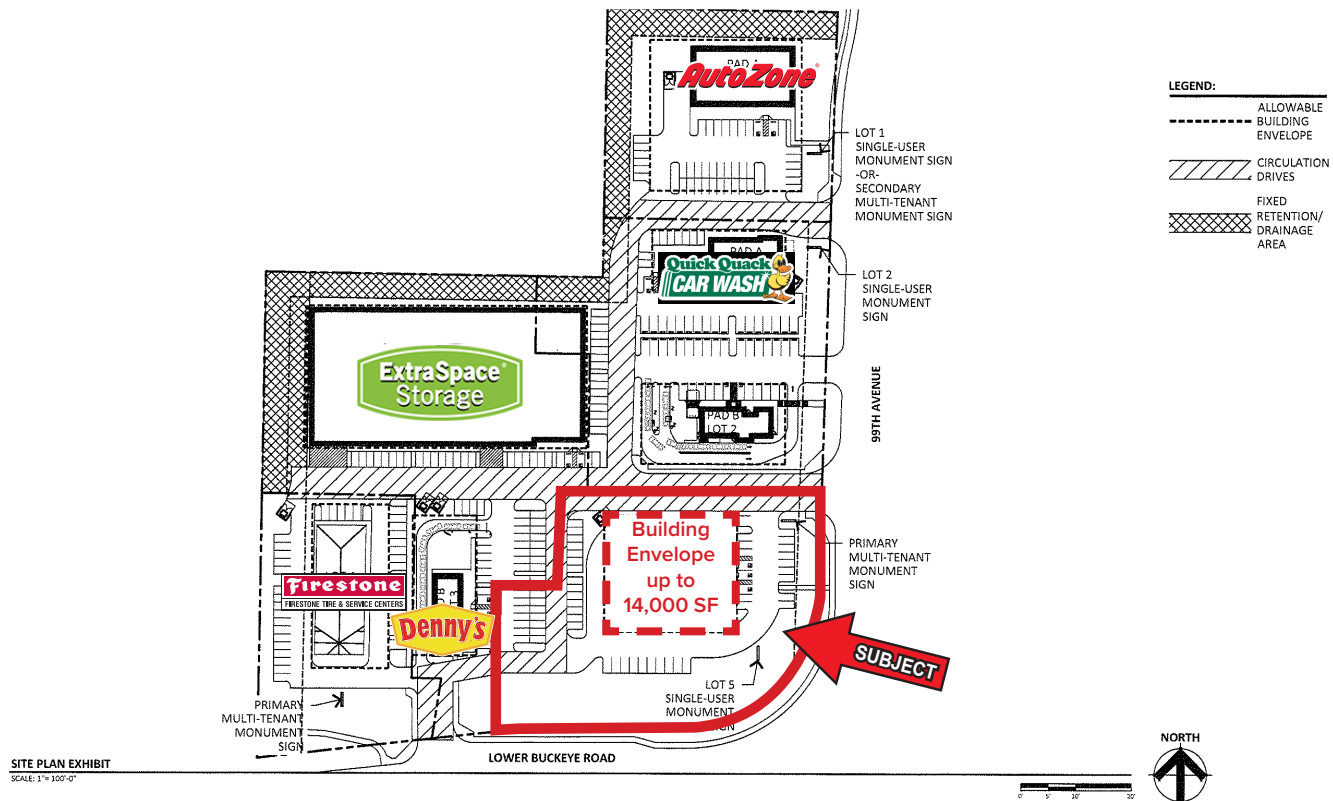
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PRIME CORNER PARCEL: ±1.95 AC

Lower Buckeye Rd & 99th Ave - Northwest Corner

Tolleson, Arizona



◆ CORE RETAIL INTERSECTION!

Property Highlights

- Outstanding core intersection with strong users such as Target, Kohl's, Ross, Dollar Tree, LA Fitness, Autozone, McDonalds, and more
- Excellent hard corner site with outstanding access, exposure, and visibility
- Surrounded by rapidly growing residential and large distribution centers with excellent employment

Property Information:

Parcel Number:	101-15-909		
Land Size:	±1.95 AC (±85,000 SF)		
Zoning:	S-1 (Phoenix)		
Demographics	1 mi	3 mi	5 mi
Estimated Population	13,865	67,799	192,994
Estimated Households	3,745	19,010	56,397
Med Household Income	\$75,858	\$68,084	\$62,576
Daytime Population	1,193	20,645	48,224
Source: SitesUSA			

Nearby Tenants



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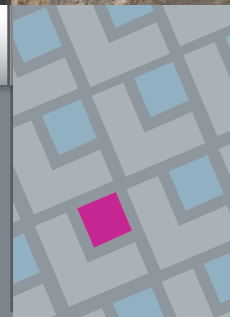


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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4226/-112.2719

RF5

Lower Buckeye Rd & 99th Ave

Tolleson, AZ 85353

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2019)	13,865	67,799	192,994
Projected Population (2024)	15,390	75,069	213,491
Census Population (2010)	10,693	55,993	163,983
Census Population (2000)	202	10,511	71,990
Projected Annual Growth (2019 to 2024)	1,525 2.2%	7,270 2.1%	20,497 2.1%
Historical Annual Growth (2010 to 2019)	3,172 2.5%	11,806 1.9%	29,011 1.7%
Historical Annual Growth (2000 to 2010)	10,491 519.7%	45,482 43.3%	91,993 12.8%
Estimated Population Density (2019)	4,416 psm	2,399 psm	2,458 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2019)	3,745	19,010	56,397
Projected Households (2024)	4,005	20,271	60,018
Census Households (2010)	2,823	15,531	47,210
Census Households (2000)	59	2,892	20,935
Estimated Households with Children (2019)	2,084 55.6%	10,325 54.3%	28,934 51.3%
Estimated Average Household Size (2019)	3.70	3.57	3.42
Average Household Income			
Estimated Average Household Income (2019)	\$82,599	\$79,462	\$72,925
Projected Average Household Income (2024)	\$89,880	\$86,543	\$79,268
Estimated Average Family Income (2019)	\$86,967	\$84,963	\$78,539
Median Household Income			
Estimated Median Household Income (2019)	\$75,858	\$68,084	\$62,576
Projected Median Household Income (2024)	\$87,527	\$79,015	\$72,444
Estimated Median Family Income (2019)	\$78,788	\$72,257	\$67,629
Per Capita Income			
Estimated Per Capita Income (2019)	\$22,314	\$22,281	\$21,324
Projected Per Capita Income (2024)	\$23,392	\$23,371	\$22,296
Estimated Per Capita Income 5 Year Growth	\$1,078 4.8%	\$1,090 4.9%	\$973 4.6%
Estimated Average Household Net Worth (2019)	\$535,108	\$582,037	\$524,860
Daytime Demos (2019)			
Total Businesses	95	1,001	3,298
Total Employees	1,193	20,646	48,224
Company Headquarter Businesses	-	7 0.7%	17 0.5%
Company Headquarter Employees	10 0.8%	1,827 8.8%	4,314 8.9%
Employee Population per Business	12.5	20.6	14.6
Residential Population per Business	145.5	67.8	58.5

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1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2019)	8,052	58.1%	37,320	55.0%	103,879	53.8%
Black or African American (2019)	1,582	11.4%	7,609	11.2%	19,975	10.3%
American Indian or Alaska Native (2019)	154	1.1%	940	1.4%	3,259	1.7%
Asian (2019)	541	3.9%	2,587	3.8%	7,473	3.9%
Hawaiian or Pacific Islander (2019)	22	0.2%	177	0.3%	475	0.2%
Other Race (2019)	2,985	21.5%	16,506	24.3%	50,058	25.9%
Two or More Races (2019)	528	3.8%	2,660	3.9%	7,876	4.1%
Not Hispanic or Latino Population (2019)	6,752	48.7%	30,089	44.4%	86,033	44.6%
Hispanic or Latino Population (2019)	7,113	51.3%	37,710	55.6%	106,961	55.4%
Not Hispanic or Latino Population (2024)	7,453	48.4%	33,227	44.3%	94,879	44.4%
Hispanic or Latino Population (2024)	7,936	51.6%	41,842	55.7%	118,612	55.6%
Not Hispanic or Latino Population (2010)	3,759	35.2%	20,572	36.7%	62,735	38.3%
Hispanic or Latino Population (2010)	6,934	64.8%	35,421	63.3%	101,248	61.7%
Not Hispanic or Latino Population (2000)	129	63.7%	2,907	27.7%	34,522	48.0%
Hispanic or Latino Population (2000)	73	36.3%	7,604	72.3%	37,468	52.0%
Projected Hispanic Annual Growth (2019 to 2024)	823	2.3%	4,132	2.2%	11,650	2.2%
Historic Hispanic Annual Growth (2000 to 2019)	7,040	505.4%	30,107	20.8%	69,493	9.8%

Age Distribution (2019)

Age Under 5	1,124	8.1%	5,640	8.3%	15,550	8.1%
Age 5 to 9 Years	1,101	7.9%	5,639	8.3%	15,704	8.1%
Age 10 to 14 Years	1,128	8.1%	5,770	8.5%	16,186	8.4%
Age 15 to 19 Years	1,013	7.3%	5,179	7.6%	15,096	7.8%
Age 20 to 24 Years	941	6.8%	5,132	7.6%	14,971	7.8%
Age 25 to 29 Years	1,205	8.7%	6,148	9.1%	16,901	8.8%
Age 30 to 34 Years	1,121	8.1%	5,638	8.3%	15,661	8.1%
Age 35 to 39 Years	984	7.1%	5,100	7.5%	14,218	7.4%
Age 40 to 44 Years	859	6.2%	4,308	6.4%	12,442	6.4%
Age 45 to 49 Years	734	5.3%	3,800	5.6%	11,510	6.0%
Age 50 to 54 Years	645	4.7%	3,305	4.9%	10,346	5.4%
Age 55 to 59 Years	613	4.4%	3,102	4.6%	9,440	4.9%
Age 60 to 64 Years	534	3.9%	2,539	3.7%	7,703	4.0%
Age 65 to 74 Years	907	6.5%	3,680	5.4%	10,472	5.4%
Age 75 to 84 Years	625	4.5%	1,944	2.9%	4,932	2.6%
Age 85 Years or Over	329	2.4%	874	1.3%	1,863	1.0%
Median Age	32.3		30.0		30.2	

Gender Age Distribution (2019)

Female Population	7,251	52.3%	34,736	51.2%	98,254	50.9%
Age 0 to 19 Years	2,172	30.0%	10,964	31.6%	30,620	31.2%
Age 20 to 64 Years	3,999	55.1%	20,108	57.9%	58,019	59.0%
Age 65 Years or Over	1,081	14.9%	3,664	10.5%	9,615	9.8%
Female Median Age	33.6		30.9		31.0	
Male Population	6,613	47.7%	33,063	48.8%	94,741	49.1%
Age 0 to 19 Years	2,195	33.2%	11,264	34.1%	31,917	33.7%
Age 20 to 64 Years	3,638	55.0%	18,964	57.4%	55,172	58.2%
Age 65 Years or Over	781	11.8%	2,835	8.6%	7,652	8.1%
Male Median Age	30.7		29.1		29.3	

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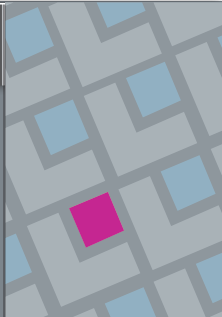
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Household Income Distribution (2019)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	44	1.2%	542	2.9%	1,206	2.1%
HH Income \$150,000 to \$199,999	227	6.1%	1,001	5.3%	2,828	5.0%
HH Income \$100,000 to \$149,999	576	15.4%	2,684	14.1%	8,054	14.3%
HH Income \$75,000 to \$99,999	1,060	28.3%	3,978	20.9%	9,627	17.1%
HH Income \$50,000 to \$74,999	911	24.3%	4,865	25.6%	13,257	23.5%
HH Income \$35,000 to \$49,999	410	11.0%	2,517	13.2%	8,103	14.4%
HH Income \$25,000 to \$34,999	230	6.1%	1,375	7.2%	4,896	8.7%
HH Income \$15,000 to \$24,999	144	3.8%	1,057	5.6%	3,951	7.0%
HH Income Under \$15,000	145	3.9%	990	5.2%	4,476	7.9%
HH Income \$35,000 or More	3,227	86.2%	15,588	82.0%	43,075	76.4%
HH Income \$75,000 or More	1,907	50.9%	8,205	43.2%	21,715	38.5%

Housing (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	3,918		19,859		58,830	
Housing Units Occupied	3,745	95.6%	19,010	95.7%	56,397	95.9%
Housing Units Owner-Occupied	2,986	79.7%	13,412	70.6%	35,330	62.6%
Housing Units, Renter-Occupied	760	20.3%	5,598	29.4%	21,067	37.4%
Housing Units, Vacant	172	4.6%	849	4.5%	2,433	4.3%

Marital Status (2019)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	4,145	39.4%	18,894	37.2%	57,235	39.3%
Currently Married	4,578	43.6%	21,945	43.2%	58,481	40.2%
Separated	618	5.9%	3,399	6.7%	9,450	6.5%
Widowed	298	2.8%	1,590	3.1%	4,752	3.3%
Divorced	873	8.3%	4,922	9.7%	15,636	10.7%

Household Type (2019)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	12,950	93.4%	62,631	92.4%	175,526	90.9%
Population Non-Family	915	6.6%	5,163	7.6%	17,172	8.9%
Population Group Quarters	-	-	5	-	297	0.2%
Family Households	3,173	84.7%	15,575	81.9%	44,416	78.8%
Non-Family Households	573	15.3%	3,435	18.1%	11,981	21.2%
Married Couple with Children	1,425	31.1%	6,515	29.7%	17,501	29.9%
Average Family Household Size	4.1		4.0		4.0	

Household Size (2019)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	371	9.9%	2,312	12.2%	8,290	14.7%
2 Person Households	708	18.9%	4,091	21.5%	13,189	23.4%
3 Person Households	783	20.9%	3,526	18.5%	9,851	17.5%
4 Person Households	817	21.8%	3,759	19.8%	10,255	18.2%
5 Person Households	537	14.3%	2,639	13.9%	7,183	12.7%
6 or More Person Households	529	14.1%	2,683	14.1%	7,629	13.5%

Household Vehicles (2019)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	85	2.3%	501	2.6%	2,454	4.4%
Households with 1 Vehicles Available	639	17.1%	4,682	24.6%	15,819	28.0%
Households with 2 or More Vehicles Available	3,022	80.7%	13,827	72.7%	38,124	67.6%
Total Vehicles Available	8,510		40,515		113,729	
Average Vehicles Per Household	2.3		2.1		2.0	

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Labor Force (2019)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	10,305		49,719		142,543	
Estimated Civilian Employed	7,097	68.9%	33,232	66.8%	93,084	65.3%
Estimated Civilian Unemployed	265	2.6%	1,271	2.6%	4,381	3.1%
Estimated in Armed Forces	28	0.3%	58	0.1%	217	0.2%
Estimated Not in Labor Force	2,914	28.3%	15,158	30.5%	44,862	31.5%
Unemployment Rate	2.6%		2.6%		3.1%	

Occupation (2019)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	7,097		33,232		93,084	
Management, Business, Financial Operations	1,004	14.1%	4,196	12.6%	11,009	11.8%
Professional, Related	917	12.9%	4,764	14.3%	12,956	13.9%
Service	1,180	16.6%	6,100	18.4%	17,003	18.3%
Sales, Office	1,960	27.6%	9,082	27.3%	25,485	27.4%
Farming, Fishing, Forestry	10	0.1%	93	0.3%	333	0.4%
Construct, Extraction, Maintenance	749	10.6%	3,427	10.3%	10,382	11.2%
Production, Transport Material Moving	1,277	18.0%	5,569	16.8%	15,916	17.1%
White Collar Workers	3,882	54.7%	18,042	54.3%	49,450	53.1%
Blue Collar Workers	3,216	45.3%	15,190	45.7%	43,634	46.9%

Consumer Expenditure (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$232.57 M		\$1.15 B		\$3.18 B	
Total Non-Retail Expenditure	\$121.24 M	52.1%	\$599.17 M	52.3%	\$1.67 B	52.4%
Total Retail Expenditure	\$111.34 M	47.9%	\$546.93 M	47.7%	\$1.52 B	47.6%
Apparel	\$8.23 M	3.5%	\$40.66 M	3.5%	\$112.8 M	3.5%
Contributions	\$7.09 M	3.0%	\$35.08 M	3.1%	\$96.95 M	3.0%
Education	\$6.24 M	2.7%	\$31.56 M	2.8%	\$87.9 M	2.8%
Entertainment	\$13.1 M	5.6%	\$64.27 M	5.6%	\$177.73 M	5.6%
Food and Beverages	\$34.88 M	15.0%	\$171.67 M	15.0%	\$477.42 M	15.0%
Furnishings and Equipment	\$8.13 M	3.5%	\$39.93 M	3.5%	\$110.47 M	3.5%
Gifts	\$5.18 M	2.2%	\$26.09 M	2.3%	\$72.21 M	2.3%
Health Care	\$19.93 M	8.6%	\$97.31 M	8.5%	\$270.23 M	8.5%
Household Operations	\$8.94 M	3.8%	\$44.1 M	3.8%	\$122.32 M	3.8%
Miscellaneous Expenses	\$4.32 M	1.9%	\$21.3 M	1.9%	\$59.21 M	1.9%
Personal Care	\$3.11 M	1.3%	\$15.32 M	1.3%	\$42.59 M	1.3%
Personal Insurance	\$1.59 M	0.7%	\$7.77 M	0.7%	\$21.38 M	0.7%
Reading	\$492.67 K	0.2%	\$2.42 M	0.2%	\$6.73 M	0.2%
Shelter	\$48.56 M	20.9%	\$240.52 M	21.0%	\$671.16 M	21.1%
Tobacco	\$1.48 M	0.6%	\$7.32 M	0.6%	\$20.69 M	0.6%
Transportation	\$43.61 M	18.8%	\$213.66 M	18.6%	\$591.29 M	18.6%
Utilities	\$17.71 M	7.6%	\$87.12 M	7.6%	\$242.94 M	7.6%

Educational Attainment (2019)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	8,557		40,439		115,487	
Elementary (Grade Level 0 to 8)	688	8.0%	3,714	9.2%	11,203	9.7%
Some High School (Grade Level 9 to 11)	881	10.3%	4,213	10.4%	13,895	12.0%
High School Graduate	2,698	31.5%	12,347	30.5%	34,059	29.5%
Some College	2,097	24.5%	9,718	24.0%	26,939	23.3%
Associate Degree Only	601	7.0%	3,119	7.7%	9,360	8.1%
Bachelor Degree Only	1,116	13.0%	5,027	12.4%	13,904	12.0%
Graduate Degree	477	5.6%	2,300	5.7%	6,127	5.3%

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Units In Structure (2019)						
1 Detached Unit	3,554	125.9%	16,835	108.4%	44,501	94.3%
1 Attached Unit	69	2.4%	238	1.5%	1,091	2.3%
2 to 4 Units	18	0.6%	368	2.4%	1,790	3.8%
5 to 9 Units	13	0.5%	405	2.6%	2,191	4.6%
10 to 19 Units	5	0.2%	316	2.0%	1,994	4.2%
20 to 49 Units	38	1.3%	97	0.6%	766	1.6%
50 or More Units	27	1.0%	520	3.3%	2,491	5.3%
Mobile Home or Trailer	21	0.7%	210	1.4%	1,436	3.0%
Other Structure	-	-	22	0.1%	137	0.3%
Homes Built By Year (2019)						
Homes Built 2010 or later	534	18.9%	1,501	9.7%	3,665	7.8%
Homes Built 2000 to 2009	2,476	87.7%	11,897	76.6%	26,535	56.2%
Homes Built 1990 to 1999	272	9.6%	1,581	10.2%	9,935	21.0%
Homes Built 1980 to 1989	161	5.7%	1,226	7.9%	5,220	11.1%
Homes Built 1970 to 1979	166	5.9%	1,186	7.6%	5,756	12.2%
Homes Built 1960 to 1969	55	2.0%	597	3.8%	2,515	5.3%
Homes Built 1950 to 1959	64	2.3%	634	4.1%	1,624	3.4%
Homes Built Before 1949	18	0.6%	389	2.5%	1,146	2.4%
Home Values (2019)						
Home Values \$1,000,000 or More	30	1.4%	71	0.7%	183	0.6%
Home Values \$500,000 to \$999,999	95	4.5%	489	4.6%	1,347	4.6%
Home Values \$400,000 to \$499,999	88	4.1%	495	4.7%	1,278	4.4%
Home Values \$300,000 to \$399,999	185	8.7%	991	9.4%	3,097	10.6%
Home Values \$200,000 to \$299,999	884	41.7%	3,983	37.8%	10,479	35.8%
Home Values \$150,000 to \$199,999	1,151	54.2%	4,589	43.5%	9,856	33.7%
Home Values \$100,000 to \$149,999	398	18.8%	1,684	16.0%	5,109	17.5%
Home Values \$70,000 to \$99,999	44	2.1%	403	3.8%	1,382	4.7%
Home Values \$50,000 to \$69,999	12	0.5%	156	1.5%	649	2.2%
Home Values \$25,000 to \$49,999	15	0.7%	164	1.6%	548	1.9%
Home Values Under \$25,000	76	3.6%	336	3.2%	1,268	4.3%
Owner-Occupied Median Home Value	\$186,988		\$190,386		\$191,516	
Renter-Occupied Median Rent	\$1,016		\$945		\$912	
Transportation To Work (2019)						
Drive to Work Alone	5,109	77.2%	25,669	78.9%	72,387	78.1%
Drive to Work in Carpool	1,166	17.6%	4,599	14.1%	13,257	14.3%
Travel to Work by Public Transportation	83	1.3%	512	1.6%	1,595	1.7%
Drive to Work on Motorcycle	16	0.2%	75	0.2%	258	0.3%
Walk or Bicycle to Work	118	1.8%	538	1.7%	1,805	1.9%
Other Means	45	0.7%	221	0.7%	692	0.7%
Work at Home	80	1.2%	912	2.8%	2,736	3.0%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	1,027	15.5%	5,934	18.2%	16,760	18.1%
Travel to Work in 15 to 29 Minutes	2,170	32.8%	10,472	32.2%	30,730	33.1%
Travel to Work in 30 to 59 Minutes	2,951	44.6%	12,668	38.9%	33,383	36.0%
Travel to Work in 60 Minutes or More	857	12.9%	3,204	9.9%	9,375	10.1%
Average Minutes Travel to Work	29.5		27.2		26.6	

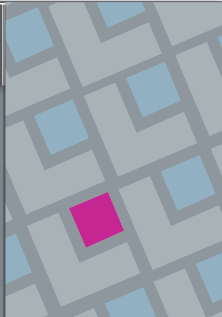
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- CONTACT
- DEMOGRAPHICS

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