

**±1,800 SF DRIVE THRU AVAILABLE FOR GROUND LEASE**

S/SWC 83RD AVE & VAN BUREN ST

220 N 83rd Ave Tolleson, Arizona 85353



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**JAKE ERTLE**

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**NIC CHAVIRA**

480.214.9409  
Nic@RGcre.com



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## Site Information

220 N 83rd Ave  
Tolleson, AZ 85353

- ±1,800 SF drive thru available for ground lease.
- 0.7 mile from I-10.
- More than 315,000 residents within a 5-mile radius.
- Over 43,000 VPD at intersection.
- Zoned C-2, City of Tolleson.
- Join:



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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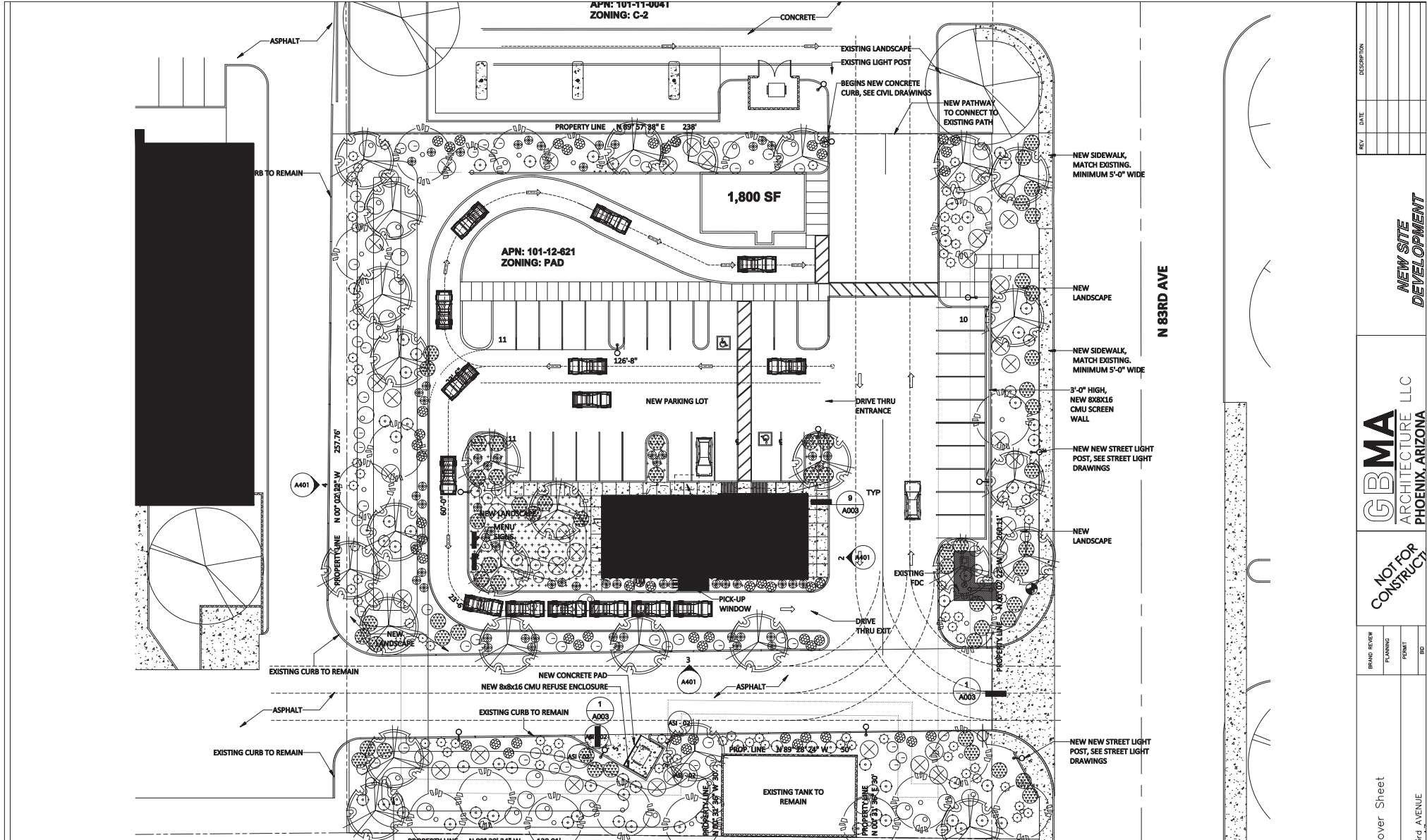
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## Proposed Site Plan



REV	DATE	DESCRIPTION

**NEW SITE DEVELOPMENT**

**GBMA**  
ARCHITECTURE, LLC  
PHOENIX, ARIZONA

**NOT FOR CONSTRUCTION**

BRAND REVIEW	PLANNING	POINT	RD

over Sheet

Pg. AVENUE



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Site Images

**R&G**  
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE



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## Location Maps



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POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	3,286	99,886	279,249
2023 POPULATION	3,499	114,362	315,471
2028 POPULATION PROJECTION	3,513	116,056	319,533
ANNUAL GROWTH 2010-2023	0.5%	1.1%	1.0%
ANNUAL GROWTH 2023-2028	0.1%	0.3%	0.3%
MEDIAN AGE	30.6	30.6	31.3
BACHELOR'S DEGREE OR HIGHER	11%	10%	11%
U.S.. ARMED FORCES	6	173	512

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE	2,901	92,629	254,459
BLACK	329	11,317	30,591
AMERICAN INDIAN/ ALASKAN NATIVE	115	3,741	10,088
ASIAN	48	3,041	9,487
HAWAIIAN & PACIFIC ISLANDER	12	358	1,120
TWO OR MORE RACES	93	3,275	9,726
HISPANIC ORIGIN	2,754	85,974	223,797

INCOME	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	
AVERAGE HOUSEHOLD INCOME	\$66,736	\$70,276	\$72,301	< \$75,000 - 100,000	154	5,034	13,786
MEDIAN HOUSEHOLD INCOME	\$58,286	\$57,438	\$59,564	< \$100,000 - 125,000	82	2,724	8,646
< \$25,000	203	4,424	12,459	< \$125,000 - 150,000	154	1,663	4,495
< \$25,000 - 50,000	222	8,508	22,941	< \$150,000 - 200,000	1	776	3,873
< \$50,000 - 75,000	270	7,600	19,833	< \$200,000+	1	821	2,002

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HOUSING	1 MILE	3 MILES	5 MILES
MEDIAN HOME VALUE	\$227,174	\$227,174	\$215,564
MEDIAN YEAR BUILT	1996	2000	1994

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	991	27,312	76,930
2023 HOUSEHOLDS	1,088	31,549	88,036
2028 HOUSEHOLD PROJECTION	1,098	32,059	89,338
ANNUAL GROWTH 2010-2023	0.5%	0.8%	0.7%
ANNUAL GROWTH 2023-2028	0.2%	0.3%	0.3%
OWNER OCCUPIED HOUSEHOLDS	546	18,236	53,211
RENTER OCCUPIED HOUSEHOLDS	552	13,824	36,127
AVERAGE HOUSEHOLD SIZE	3.2	3.6	3.6
AVERAGE HOUSEHOLD VEHICLES	2	2	2
TOTAL SPECIFIED CONSUMER SPENDING	\$31.5M	\$989.2M	\$2.8B

DATA COLLECTED 2/27/24

88,036 HOUSEHOLDS, PROJECTED TO GROW TO 89,338 BY 2028

31,549 HOUSEHOLDS

1,088 HOUSEHOLDS

SUBJECT

5 MILES

3 MILES

1 MILE



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