



PHOENIX WEST
COMMERCIAL

CONTACT

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VICE PRESIDENT, PRINCIPAL

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SENIOR ASSOCIATE, PRINCIPAL

TOLLESON PLAZA SHOPPING CENTER

FOR LEASE

9550 WEST VAN BUREN STREET, TOLLESON, AZ 85353

PROPERTY OVERVIEW

Tolleson Plaza Shopping Center offers multiple second-generation spaces for lease in a high-traffic corridor near major roadways and schools. Suite 1 features 3,252 SF of fully built-out clinical space at \$22.50/SF + NNN and remains available with 30-day notice (Do Not Disturb Tenants).

New availabilities include Suite 19 (1,232 SF nail salon), Suite 15 (800 SF hair salon), and Suite 10 (1,359 SF office with 4 private offices, lobby, and break area). All new suites are offered at \$19.00/SF + NNN and are available with 30-day notice as tenants are currently in place.

Strong visibility and accessibility in a growing market.



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700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

PROPERTY SUMMARY



Available SF **800 - 3,252 RSF**

APN **102-53-062C**

Lease Rate **\$19.00 - \$22.50/RSF**
+ NNNs

Type **Clinical Space;
Restaurant; Beauty
Salon; Office**

Availability **30-Day Notice
to Tenant**

Lease
Structure **NNN**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

HIGHLIGHTS

- **Suite 1:** Fully built-out clinical space with exam rooms and support areas
- **Suite 15 & 19:** Salon spaces available
- **Suite 10:** Office space with 4 private offices, lobby, and break area
- Strong Van Buren St. frontage with retail co-tenancy
- High-traffic location near schools, I-10, and Loop 101



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AVAILABLE SPACES

SUITE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
19	1,232 SF	Negotiable	\$19.00/SF + NNN	Nail Salon	2nd gen.	Available with 30-day Notice **DND TENANT**
15	800 SF	Negotiable	\$19.00/SF + NNN	Hair Salon	2nd gen.	Available with 30-day Notice **DND TENANT**
10	1,359 SF	Negotiable	\$19.00/SF + NNN	Office	2nd gen.	Available with 30-day Notice **DND TENANT**
1	3,252 SF	Negotiable	\$22.50/SF + NNN	Clinical Space	2nd gen.	Available with 30-day Notice **DND TENANT**



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TOLLESON PLAZA



AERIAL MAP



= SITE



= SCHOOL



= DINING



= RETAIL



=AUTOMOTIVE



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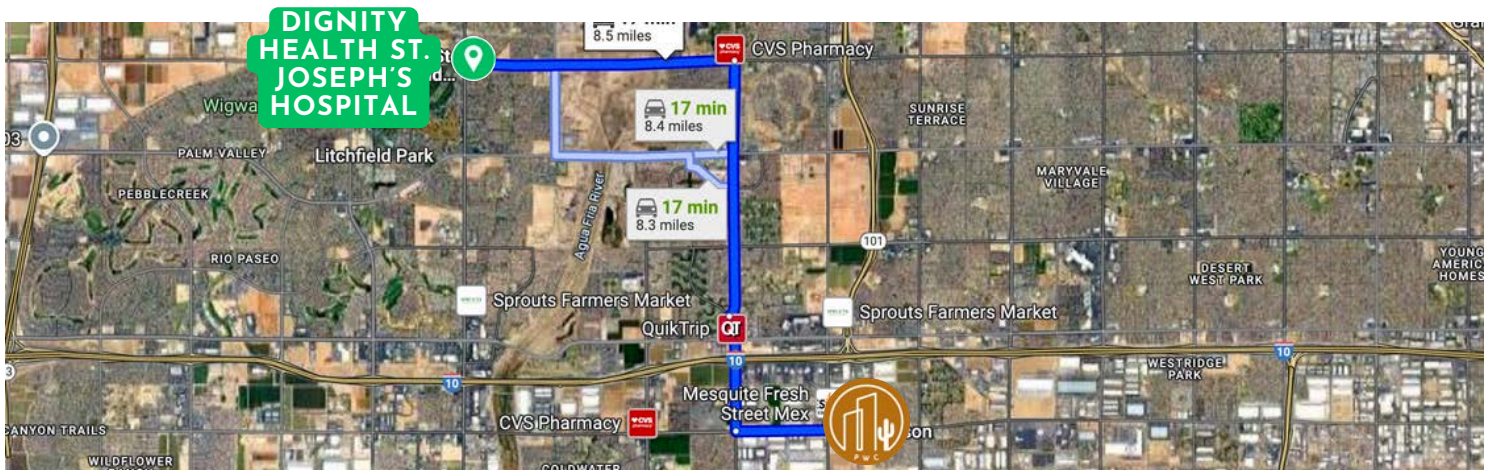
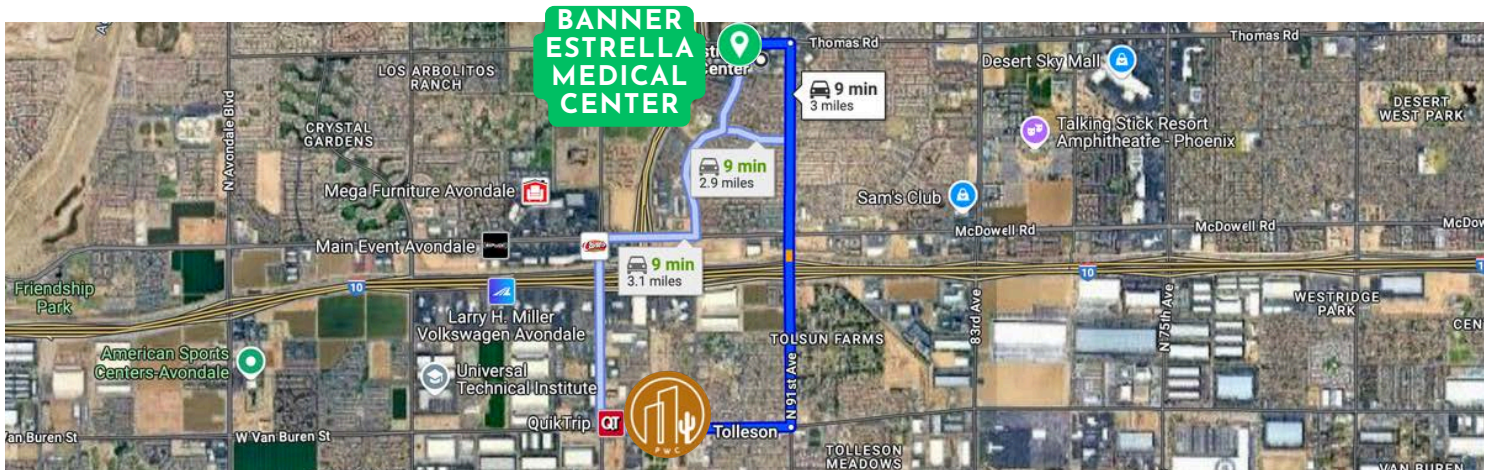
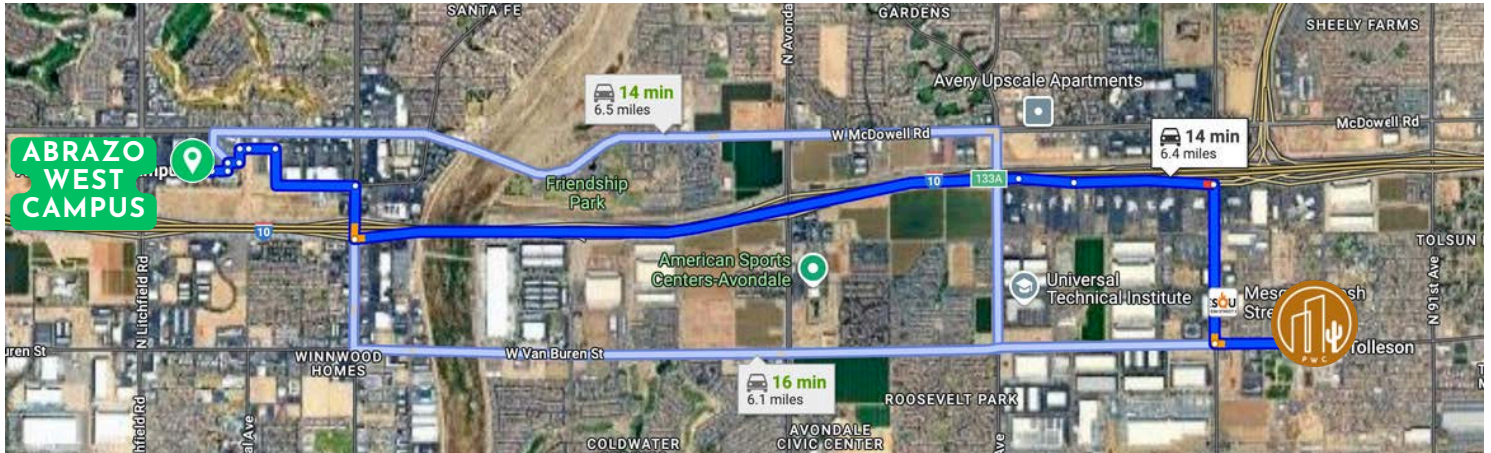


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DRIVE TIME



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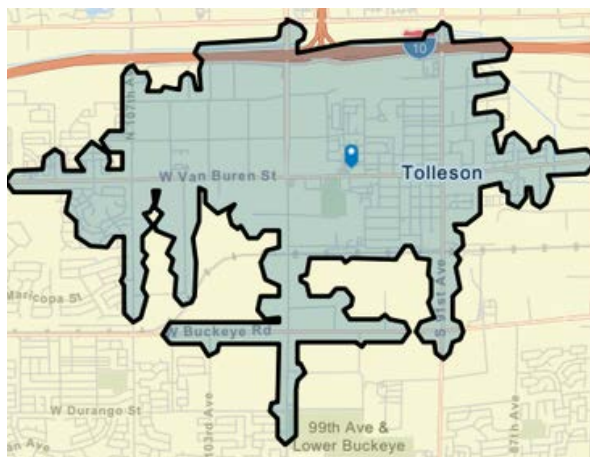


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MEDICAL EXPENDITURE COMMUNITY PROFILE



DRIVE TIME: 10 MINUTE RADIUS



POPULATION TOTAL	POPULATION GROWTH	DIVERSITY INDEX
8,252	2.71%	82.5
MEDIAN HH INCOME	MEDIAN NET WORTH	MEDIAN HOME VALUE
\$56,860	\$57,561	\$364,792

29.5%

Age <18

59.5%

Age 18-64

11.0%

Age 65+

HOUSEHOLD MEDICAL SPENDING

\$12,319,420

2024 Health Care

\$8,108,833

2024 Health Insurance

\$1,768,118

2024 Medicare Payments

\$15,182

2024 Medicaid
Premiums

\$28,900

2024 Tricare/Military
Premiums

\$381,749

2024 Medical Supplies



\$12,319,420

2024 Health Care

MEDICAL EXPENDITURE



\$2,435,216

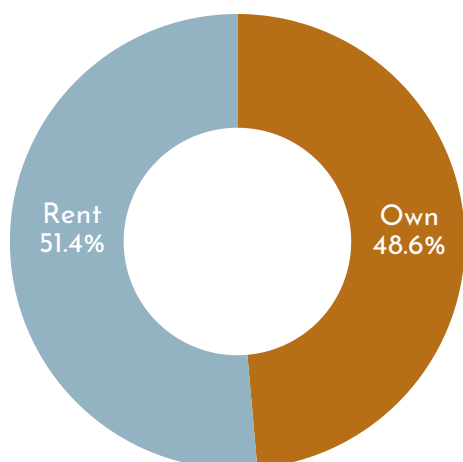
2024 Medical Services



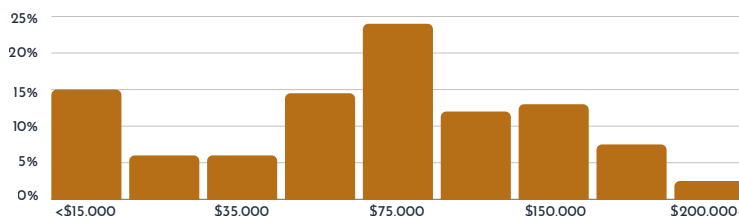
\$381,749

2024 Medical Supplies

HOME OWNERSHIP



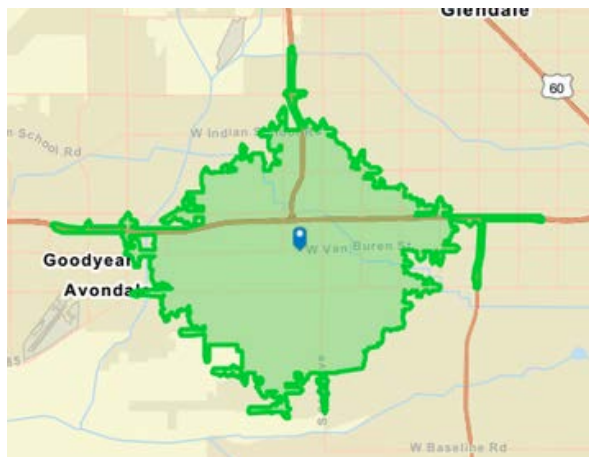
Household Income



MEDICAL EXPENDITURE COMMUNITY PROFILE



DRIVE TIME: 20 MINUTE RADIUS



POPULATION TOTAL	POPULATION GROWTH	DIVERSITY INDEX
134,991	1.77%	86.2
MEDIAN HH INCOME	MEDIAN NET WORTH	MEDIAN HOME VALUE
\$82,262	\$178,248	\$367,935

29.6%

Age <18

63.0%

Age 18-64

7.4%

Age 65+

HOUSEHOLD MEDICAL SPENDING

\$259,732,201

2024 Health Care

\$170,017,719

2024 Health Insurance

\$34,240,718

2024 Medicare Payments

\$352,233

2024 Medicaid
Premiums

\$631,894

2024 Tricare/Military
Premiums

\$8,187,113

2024 Medical Supplies



MEDICAL EXPENDITURE



\$259,732,201

2024 Health Care



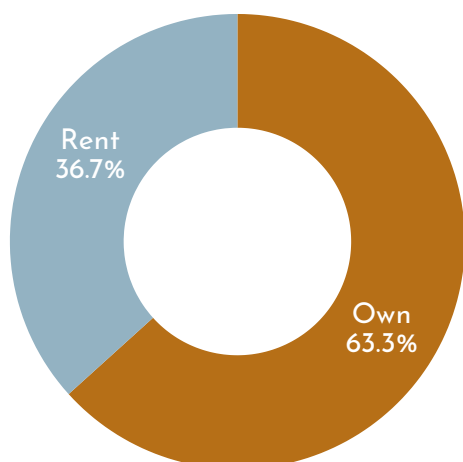
\$8,187,113

2024 Medical Supplies

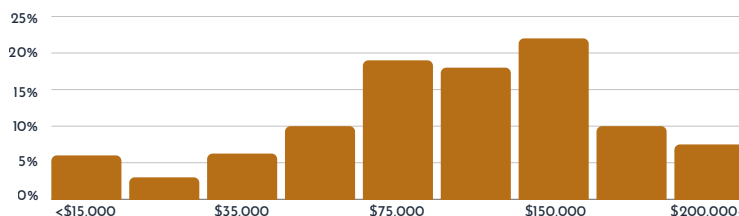
\$52,677,606

2024 Medical Services

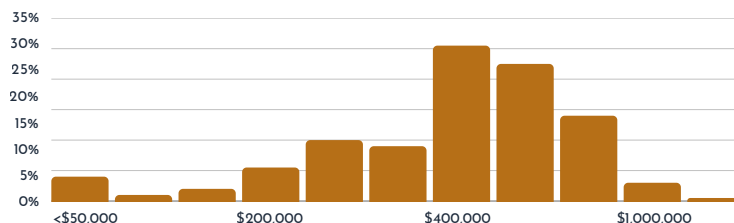
HOME OWNERSHIP



Household Income



Home Value



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MEDICAL EXPENDITURE COMMUNITY PROFILE

DRIVE TIME: 30 MINUTE RADIUS



POPULATION TOTAL	POPULATION GROWTH	DIVERSITY INDEX
932,031	1.80%	86.5
MEDIAN HH INCOME	MEDIAN NET WORTH	MEDIAN HOME VALUE
\$74,372	\$155,731	\$389,968

26.1%
Age <18

62.2%
Age 18-64

11.7%
Age 65+

HOUSEHOLD MEDICAL SPENDING

\$1,876,677,158
2024 Health Care

\$1,225,221,739
2024 Health Insurance

\$264,885,245
2024 Medicare Payments

\$2,905,823
2024 Medicaid
Premiums

\$3,925,904
2024 Tricare/Military
Premiums

\$61,366,230
2024 Medical Supplies



MEDICAL EXPENDITURE



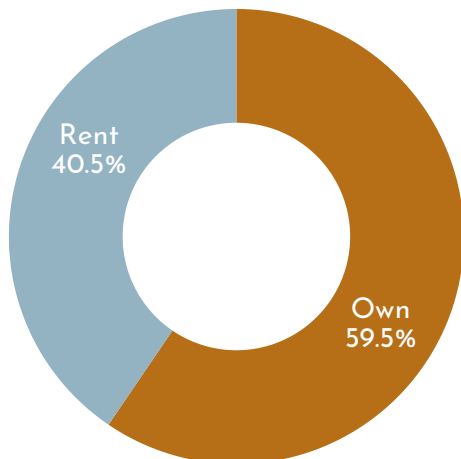
\$1,876,677,158
2024 Health Care



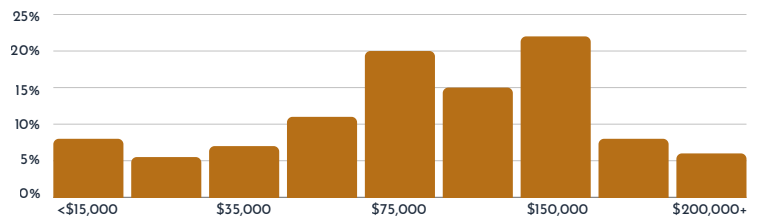
\$61,366,230
2024 Medical Supplies

\$378,864,181
2024 Medical Services

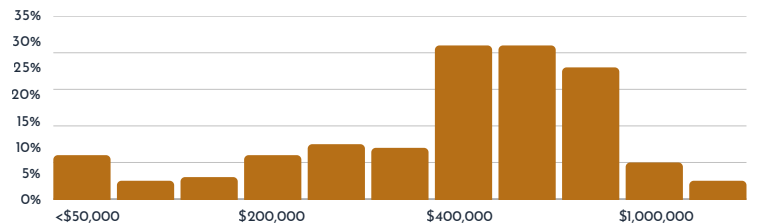
HOME OWNERSHIP



Household Income



Home Value



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