

2 SPACES REMAINING!

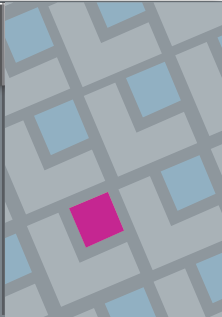


PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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# CROSSROADS AT TOLLESON

McDowell Road & 99th Avenue - Southeast Corner  
Tolleson, Arizona



◆ 2 SPACES REMAINING!

## Property Highlights

- Located at the SEC of 99th & McDowell, at the connection of two major highways, th 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 stat of Arizona with over 387,000 cars per day

## Traffic Counts

McDowell Rd	32,368 CPD
99th Ave	38,692 CPD

**Total 71,060 CPD**

## Demographics

	1 mi	3 mi	5 mi
Estimated Population	8,267	105,780	309,102
Estimated Households	2,851	32,047	89,781
Med. Household Income	\$58,858	\$81,854	\$80,019
Daytime Population	5,653	30,107	68,647

Source: SitesUSA

## Nearby Tenants



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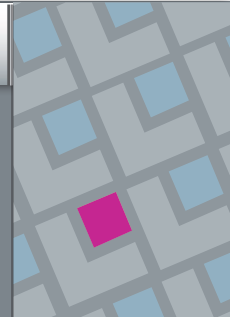
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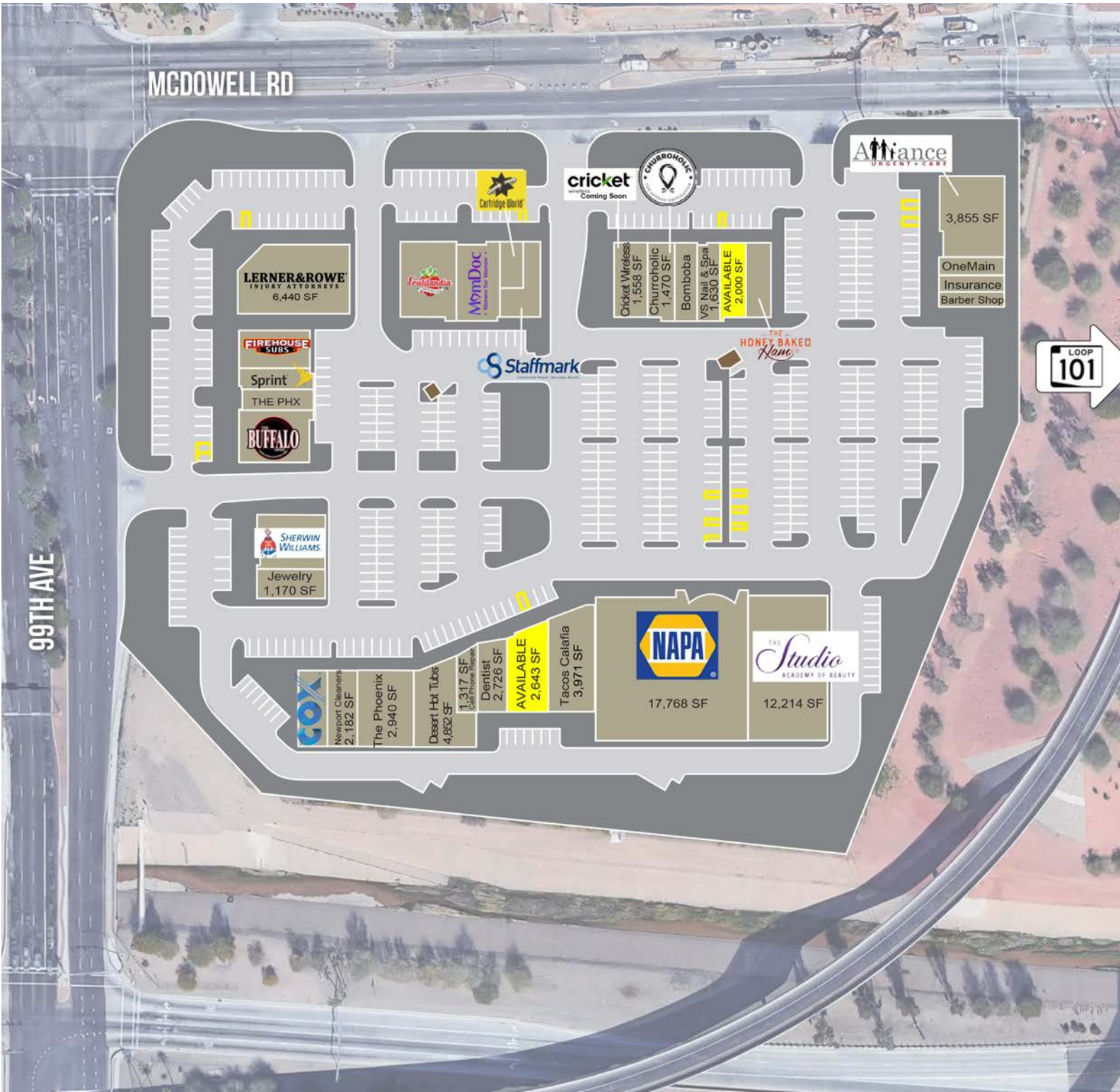
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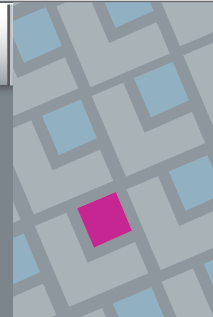
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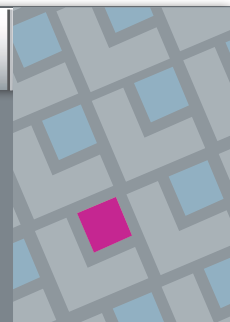
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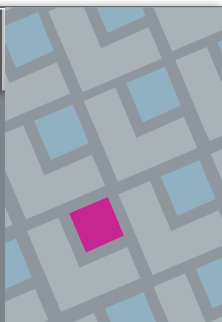
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## Expanded Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
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Lat/Lon: 33.4647/-112.2727

, AZ 85392	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2021)	8,267		105,780		309,102	
Projected Population (2026)	9,519		114,599		334,334	
Census Population (2020)	7,997		103,934		304,909	
Census Population (2010)	6,689		93,536		272,993	
Projected Annual Growth (2021 to 2026)	1,252	3.0%	8,819	1.7%	25,232	1.6%
Historical Annual Growth (2020 to 2021)	270	3.4%	1,846	1.8%	4,193	1.4%
Historical Annual Growth (2010 to 2020)	1,308	19.6%	10,398	11.1%	31,916	11.7%
Estimated Population Density (2021)	2,633 psm		3,743 psm		3,938 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2021)	2,851		32,047		89,781	
Projected Households (2026)	3,134		33,410		93,457	
Census Households (2020)	2,752		31,494		88,621	
Census Households (2010)	2,266		28,011		78,381	
Estimated Households with Children (2021)	1,261	44.2%	15,511	48.4%	45,752	51.0%
Estimated Average Household Size (2021)	2.90		3.29		3.43	
<b>Average Household Income</b>						
Estimated Average Household Income (2021)	\$58,858		\$81,854		\$80,019	
Projected Average Household Income (2026)	\$61,609		\$97,646		\$92,705	
Estimated Average Family Income (2021)	\$62,963		\$89,330		\$85,942	
<b>Median Household Income</b>						
Estimated Median Household Income (2021)	\$60,429		\$66,863		\$66,024	
Projected Median Household Income (2026)	\$70,823		\$77,605		\$76,490	
Estimated Median Family Income (2021)	\$69,512		\$72,865		\$71,393	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2021)	\$20,314		\$24,824		\$23,270	
Projected Per Capita Income (2026)	\$20,294		\$28,492		\$25,940	
Estimated Per Capita Income 5 Year Growth	-\$20	-0.1%	\$3,667	14.8%	\$2,670	11.5%
Estimated Average Household Net Worth (2021)	\$423,355		\$479,603		\$502,473	
<b>Daytime Demos (2021)</b>						
Total Businesses	366		2,240		6,144	
Total Employees	4,430		33,436		72,822	
Company Headquarter Businesses	12	3.4%	74	3.3%	167	2.7%
Company Headquarter Employees	220	5.0%	2,343	7.0%	6,644	9.1%
Employee Population per Business	12.1		14.9		11.9	
Residential Population per Business	22.6		47.2		50.3	

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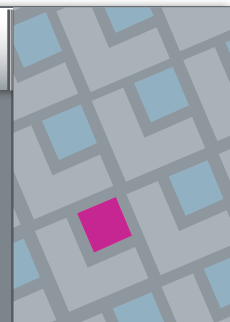
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<b>Race &amp; Ethnicity</b>						
White (2021)	3,412	41.3%	46,617	44.1%	135,513	43.8%
Black or African American (2021)	838	10.1%	8,979	8.5%	24,885	8.1%
American Indian or Alaska Native (2021)	168	2.0%	1,867	1.8%	5,691	1.8%
Asian (2021)	334	4.0%	4,362	4.1%	11,415	3.7%
Hawaiian or Pacific Islander (2021)	20	0.2%	259	0.2%	768	0.2%
Other Race (2021)	1,928	23.3%	25,278	23.9%	79,190	25.6%
Two or More Races (2021)	1,566	18.9%	18,417	17.4%	51,641	16.7%
Not Hispanic or Latino Population (2021)	4,185	50.6%	53,509	50.6%	151,316	49.0%
Hispanic or Latino Population (2021)	4,082	49.4%	52,271	49.4%	157,786	51.0%
Not Hispanic or Latino Population (2026)	4,789	50.3%	57,668	50.3%	163,207	48.8%
Hispanic or Latino Population (2026)	4,730	49.7%	56,931	49.7%	171,127	51.2%
Not Hispanic or Latino Population (2020)	3,397	42.5%	37,409	36.0%	103,413	33.9%
Hispanic or Latino Population (2020)	4,600	57.5%	66,525	64.0%	201,495	66.1%
Not Hispanic or Latino Population (2010)	2,875	43.0%	37,828	40.4%	102,885	37.7%
Hispanic or Latino Population (2010)	3,814	57.0%	55,707	59.6%	170,108	62.3%
Projected Hispanic Annual Growth (2021 to 2026)	648	3.2%	4,661	1.8%	13,341	1.7%
Historic Hispanic Annual Growth (2010 to 2021)	268	0.6%	-3,437	-0.6%	-12,322	-0.7%
<b>Age Distribution (2021)</b>						
Age Under 5	632	7.6%	7,753	7.3%	23,509	7.6%
Age 5 to 9 Years	659	8.0%	8,114	7.7%	24,284	7.9%
Age 10 to 14 Years	673	8.1%	8,518	8.1%	25,388	8.2%
Age 15 to 19 Years	658	8.0%	8,089	7.6%	24,097	7.8%
Age 20 to 24 Years	761	9.2%	8,391	7.9%	23,912	7.7%
Age 25 to 29 Years	816	9.9%	9,162	8.7%	26,046	8.4%
Age 30 to 34 Years	720	8.7%	8,506	8.0%	24,706	8.0%
Age 35 to 39 Years	613	7.4%	7,510	7.1%	22,057	7.1%
Age 40 to 44 Years	531	6.4%	6,858	6.5%	20,084	6.5%
Age 45 to 49 Years	459	5.6%	6,337	6.0%	18,531	6.0%
Age 50 to 54 Years	431	5.2%	6,137	5.8%	17,610	5.7%
Age 55 to 59 Years	368	4.5%	5,546	5.2%	16,110	5.2%
Age 60 to 64 Years	311	3.8%	4,767	4.5%	13,622	4.4%
Age 65 to 74 Years	390	4.7%	6,313	6.0%	18,393	6.0%
Age 75 to 84 Years	176	2.1%	2,836	2.7%	8,117	2.6%
Age 85 Years or Over	70	0.8%	945	0.9%	2,634	0.9%
Median Age	29.0		31.1		30.9	
<b>Gender Age Distribution (2021)</b>						
Female Population	4,234	51.2%	53,807	50.9%	156,580	50.7%
Age 0 to 19 Years	1,313	31.0%	16,016	29.8%	47,897	30.6%
Age 20 to 64 Years	2,543	60.1%	32,252	59.9%	92,872	59.3%
Age 65 Years or Over	379	8.9%	5,538	10.3%	15,811	10.1%
Female Median Age	29.5		31.8		31.4	
Male Population	4,033	48.8%	51,973	49.1%	152,521	49.3%
Age 0 to 19 Years	1,308	32.4%	16,457	31.7%	49,382	32.4%
Age 20 to 64 Years	2,468	61.2%	30,961	59.6%	89,806	58.9%
Age 65 Years or Over	257	6.4%	4,555	8.8%	13,334	8.7%
Male Median Age	28.4		30.4		30.3	

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<b>Household Income Distribution (2021)</b>						
HH Income \$200,000 or More	78	2.7%	925	2.9%	3,054	3.4%
HH Income \$150,000 to \$199,999	67	2.3%	1,488	4.6%	4,331	4.8%
HH Income \$100,000 to \$149,999	351	12.3%	5,201	16.2%	13,439	15.0%
HH Income \$75,000 to \$99,999	517	18.1%	5,657	17.7%	15,293	17.0%
HH Income \$50,000 to \$74,999	754	26.4%	7,754	24.2%	21,722	24.2%
HH Income \$35,000 to \$49,999	361	12.7%	4,577	14.3%	12,846	14.3%
HH Income \$25,000 to \$34,999	338	11.9%	2,568	8.0%	7,220	8.0%
HH Income \$15,000 to \$24,999	133	4.7%	1,543	4.8%	5,331	5.9%
HH Income Under \$15,000	253	8.9%	2,334	7.3%	6,545	7.3%
HH Income \$35,000 or More	2,128	74.6%	25,603	79.9%	70,685	78.7%
HH Income \$75,000 or More	1,012	35.5%	13,271	41.4%	36,117	40.2%
<b>Housing (2021)</b>						
Total Housing Units	3,062		35,077		98,138	
Housing Units Occupied	2,851	93.1%	32,047	91.4%	89,781	91.5%
Housing Units Owner-Occupied	870	30.5%	18,809	58.7%	53,752	59.9%
Housing Units, Renter-Occupied	1,981	69.5%	13,238	41.3%	36,028	40.1%
Housing Units, Vacant	211	7.4%	3,030	9.5%	8,357	9.3%
<b>Marital Status (2021)</b>						
Never Married	3,064	48.6%	32,654	40.1%	96,074	40.7%
Currently Married	2,204	35.0%	32,307	39.7%	93,238	39.5%
Separated	218	3.5%	4,900	6.0%	14,140	6.0%
Widowed	165	2.6%	2,318	2.8%	7,604	3.2%
Divorced	653	10.4%	9,216	11.3%	24,864	10.5%
<b>Household Type (2021)</b>						
Population Family	6,960	84.2%	95,114	89.9%	281,866	91.2%
Population Non-Family	1,299	15.7%	10,417	9.8%	26,499	8.6%
Population Group Quarters	9	0.1%	249	0.2%	737	0.2%
Family Households	1,878	65.9%	24,592	76.7%	70,993	79.1%
Non-Family Households	973	34.1%	7,455	23.3%	18,787	20.9%
Married Couple with Children	620	28.1%	8,947	27.7%	27,003	29.0%
Average Family Household Size	3.7		3.9		4.0	
<b>Household Size (2021)</b>						
1 Person Households	705	24.7%	5,273	16.5%	13,246	14.8%
2 Person Households	750	26.3%	7,902	24.7%	20,839	23.2%
3 Person Households	487	17.1%	5,576	17.4%	15,397	17.1%
4 Person Households	393	13.8%	5,490	17.1%	16,091	17.9%
5 Person Households	257	9.0%	3,798	11.9%	11,473	12.8%
6 or More Person Households	259	9.1%	4,009	12.5%	12,736	14.2%
<b>Household Vehicles (2021)</b>						
Households with 0 Vehicles Available	198	6.9%	1,288	4.0%	3,766	4.2%
Households with 1 Vehicles Available	1,141	40.0%	8,978	28.0%	24,056	26.8%
Households with 2 or More Vehicles Available	1,512	53.0%	21,781	68.0%	61,959	69.0%
Total Vehicles Available	4,875		66,191		186,876	
Average Vehicles Per Household	1.7		2.1		2.1	

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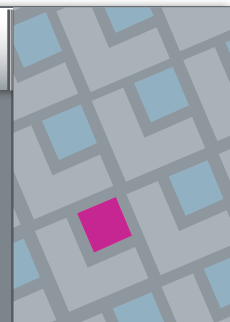
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<b>Labor Force (2021)</b>						
Estimated Labor Population Age 16 Years or Over	6,187		79,788		231,193	
Estimated Civilian Employed	4,238	68.5%	51,816	64.9%	146,955	63.6%
Estimated Civilian Unemployed	272	4.4%	3,598	4.5%	10,621	4.6%
Estimated in Armed Forces	64	1.0%	302	0.4%	798	0.3%
Estimated Not in Labor Force	1,612	26.1%	24,072	30.2%	72,819	31.5%
Unemployment Rate	4.4%		4.5%		4.6%	
<b>Occupation (2021)</b>						
Occupation: Population Age 16 Years or Over	4,238		51,816		146,955	
Management, Business, Financial Operations	509	12.0%	6,111	11.8%	16,990	11.6%
Professional, Related	694	16.4%	7,195	13.9%	19,999	13.6%
Service	653	15.4%	10,074	19.4%	28,531	19.4%
Sales, Office	1,202	28.4%	13,170	25.4%	35,440	24.1%
Farming, Fishing, Forestry	20	0.5%	187	0.4%	708	0.5%
Construct, Extraction, Maintenance	422	10.0%	6,369	12.3%	19,534	13.3%
Production, Transport Material Moving	739	17.4%	8,711	16.8%	25,754	17.5%
White Collar Workers	2,405	56.7%	26,475	51.1%	72,429	49.3%
Blue Collar Workers	1,833	43.3%	25,341	48.9%	74,526	50.7%
<b>Consumer Expenditure (2021)</b>						
Total Household Expenditure	\$138.69 M		\$1.96 B		\$5.41 B	
Total Non-Retail Expenditure	\$72.93 M	52.6%	\$1.03 B	52.4%	\$2.83 B	52.4%
Total Retail Expenditure	\$65.77 M	47.4%	\$935.65 M	47.6%	\$2.57 B	47.6%
Apparel	\$4.91 M	3.5%	\$69.58 M	3.5%	\$191.9 M	3.5%
Contributions	\$4.17 M	3.0%	\$60.15 M	3.1%	\$166.09 M	3.1%
Education	\$3.8 M	2.7%	\$54.49 M	2.8%	\$151.4 M	2.8%
Entertainment	\$7.64 M	5.5%	\$109.8 M	5.6%	\$302.43 M	5.6%
Food and Beverages	\$20.84 M	15.0%	\$294.21 M	15.0%	\$809.2 M	15.0%
Furnishings and Equipment	\$4.75 M	3.4%	\$68.26 M	3.5%	\$187.82 M	3.5%
Gifts	\$3.21 M	2.3%	\$45.09 M	2.3%	\$124.36 M	2.3%
Health Care	\$11.69 M	8.4%	\$166.43 M	8.5%	\$456.82 M	8.4%
Household Operations	\$5.28 M	3.8%	\$75.46 M	3.8%	\$208 M	3.8%
Miscellaneous Expenses	\$2.57 M	1.9%	\$36.58 M	1.9%	\$100.57 M	1.9%
Personal Care	\$1.86 M	1.3%	\$26.29 M	1.3%	\$72.27 M	1.3%
Personal Insurance	\$895.15 K	0.6%	\$13.22 M	0.7%	\$36.5 M	0.7%
Reading	\$292.13 K	0.2%	\$4.16 M	0.2%	\$11.44 M	0.2%
Shelter	\$29.67 M	21.4%	\$414.48 M	21.1%	\$1.14 B	21.1%
Tobacco	\$938.44 K	0.7%	\$12.68 M	0.6%	\$34.71 M	0.6%
Transportation	\$25.58 M	18.4%	\$364.93 M	18.6%	\$1 B	18.5%
Utilities	\$10.61 M	7.6%	\$149.13 M	7.6%	\$409.83 M	7.6%
<b>Educational Attainment (2021)</b>						
Adult Population Age 25 Years or Over	4,884		64,915		187,911	
Elementary (Grade Level 0 to 8)	266	5.4%	6,315	9.7%	21,600	11.5%
Some High School (Grade Level 9 to 11)	458	9.4%	7,855	12.1%	25,414	13.5%
High School Graduate	1,331	27.3%	19,028	29.3%	54,943	29.2%
Some College	1,292	26.5%	15,513	23.9%	42,424	22.6%
Associate Degree Only	539	11.0%	6,209	9.6%	16,049	8.5%
Bachelor Degree Only	698	14.3%	6,636	10.2%	18,366	9.8%
Graduate Degree	300	6.1%	3,358	5.2%	9,116	4.9%

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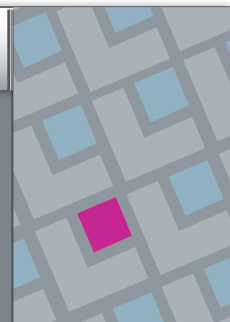
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## Expanded Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.4647/-112.2727

, AZ 85392		1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2021)</b>							
1 Detached Unit	1,383	61.0%	24,166	86.3%	67,859	86.6%	
1 Attached Unit	29	1.3%	835	3.0%	2,236	2.9%	
2 to 4 Units	182	8.0%	1,252	4.5%	3,437	4.4%	
5 to 9 Units	303	13.4%	1,609	5.7%	4,494	5.7%	
10 to 19 Units	457	20.2%	1,571	5.6%	3,888	5.0%	
20 to 49 Units	140	6.2%	521	1.9%	1,399	1.8%	
50 or More Units	295	13.0%	1,566	5.6%	4,089	5.2%	
Mobile Home or Trailer	60	2.7%	497	1.8%	2,308	2.9%	
Other Structure	2	-	30	0.1%	71	-	
<b>Homes Built By Year (2021)</b>							
Homes Built 2010 or later	207	9.1%	2,506	8.9%	6,196	7.9%	
Homes Built 2000 to 2009	1,388	61.2%	10,783	38.5%	30,643	39.1%	
Homes Built 1990 to 1999	543	24.0%	7,110	25.4%	17,297	22.1%	
Homes Built 1980 to 1989	204	9.0%	4,239	15.1%	11,375	14.5%	
Homes Built 1970 to 1979	225	9.9%	4,417	15.8%	14,698	18.8%	
Homes Built 1960 to 1969	138	6.1%	1,707	6.1%	5,704	7.3%	
Homes Built 1950 to 1959	106	4.7%	860	3.1%	2,731	3.5%	
Homes Built Before 1949	41	1.8%	426	1.5%	1,137	1.5%	
<b>Home Values (2021)</b>							
Home Values \$1,000,000 or More	8	0.9%	198	1.1%	618	1.1%	
Home Values \$500,000 to \$999,999	33	3.8%	997	5.3%	3,260	6.1%	
Home Values \$400,000 to \$499,999	23	2.7%	785	4.2%	2,778	5.2%	
Home Values \$300,000 to \$399,999	147	16.9%	2,492	13.2%	6,921	12.9%	
Home Values \$200,000 to \$299,999	358	41.2%	7,485	39.8%	20,738	38.6%	
Home Values \$150,000 to \$199,999	178	20.5%	3,926	20.9%	10,887	20.3%	
Home Values \$100,000 to \$149,999	66	7.6%	1,545	8.2%	4,276	8.0%	
Home Values \$70,000 to \$99,999	20	2.3%	425	2.3%	1,246	2.3%	
Home Values \$50,000 to \$69,999	4	0.5%	194	1.0%	522	1.0%	
Home Values \$25,000 to \$49,999	4	0.4%	170	0.9%	718	1.3%	
Home Values Under \$25,000	29	3.3%	591	3.1%	1,789	3.3%	
Owner-Occupied Median Home Value			\$220,888		\$225,513		\$227,809
Renter-Occupied Median Rent			\$1,022		\$1,009		\$981
<b>Transportation To Work (2021)</b>							
Drive to Work Alone	3,343	78.9%	40,250	77.7%	113,357	77.1%	
Drive to Work in Carpool	479	11.3%	7,041	13.6%	19,336	13.2%	
Travel to Work by Public Transportation	95	2.2%	1,023	2.0%	2,933	2.0%	
Drive to Work on Motorcycle	8	0.2%	126	0.2%	419	0.3%	
Walk or Bicycle to Work	73	1.7%	937	1.8%	2,825	1.9%	
Other Means	72	1.7%	559	1.1%	1,868	1.3%	
Work at Home	167	3.9%	1,880	3.6%	6,218	4.2%	
<b>Travel Time (2021)</b>							
Travel to Work in 14 Minutes or Less	826	19.5%	8,970	17.3%	23,265	15.8%	
Travel to Work in 15 to 29 Minutes	1,245	29.4%	15,693	30.3%	46,714	31.8%	
Travel to Work in 30 to 59 Minutes	1,504	35.5%	19,381	37.4%	52,654	35.8%	
Travel to Work in 60 Minutes or More	496	11.7%	5,892	11.4%	18,104	12.3%	
Average Minutes Travel to Work	26.1		27.7		28.0		

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page 5 of 5

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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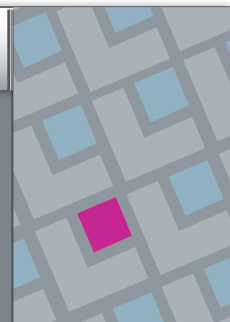
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