

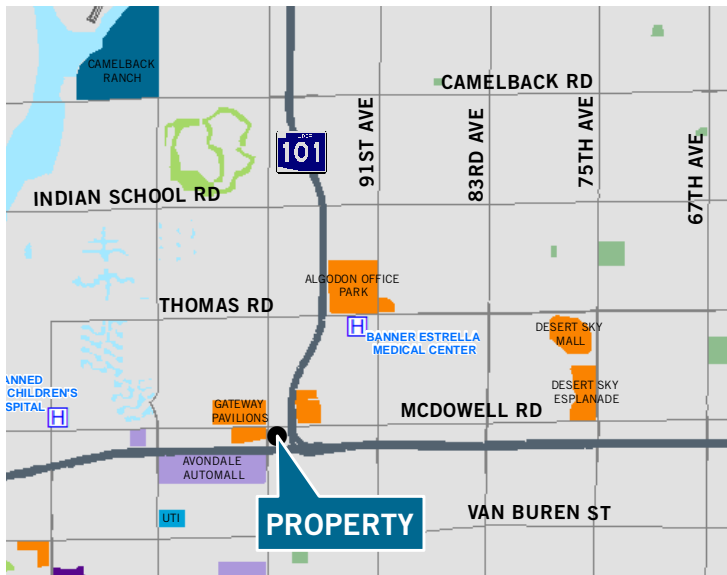
NEW OWNERSHIP



# Crossroads at Tolleson

Southeast corner of 99th Avenue & McDowell Road | Tolleson, AZ

**Cassidy  
Turley** / BRE  
Commercial



## Building Features

- Visibility from both I-10 & Loop 101
- 1,400 to 4,852 SF available / +30,000 SF Anchor Available
- Built-out gym with swimming pool available
- Built-out restaurant space available
- New aggressive rates
- Two 90' high freeway pylon signs available (tallest in Arizona)
- Over 36,000 cars per day +140,000 on I-10
- Above average household incomes
- 2011 Population\*
 

1 Mile	3 Miles	5 Miles
7,068	95,389	277,898
- 2011 Average Household Income\*
 

1 Mile	3 Miles	5 Miles
\$56,446	\$64,968	\$61,106
- Traffic Counts\*\*
 

North: 10,560	South of I-10: 22,059
East of 101: 11,600	West: 23,209

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\* Source: ESRI    \*\* Source: City of Tolleson, 2011



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