

NWC 99th Ave & Van Buren St | Avondale, AZ

Signalized High Profile Intersection with 6 traffic lanes on 99th

Available— One or Two Retail Pads

(1.9 acres total)

Sale priced from \$500,000 to \$1.1 million

Ground leases from \$40,000 annually.

Strong **commercial zoning** in one of the fastest growth areas of Metropolitan Phoenix since last millennial. A minute south of I-10/101 Interchange. Easy cross easement access to 99th ave & Van Buren St.

Average daily traffic (est. 2017) of 40,000 vpd.
26,000 on N/S 99th Ave.
14,000 on E/W Van Buren





For further information:

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- **CONTIGUOUS TO NEWLY COMPLETED BURGER KING!**
- Population within 3 miles of 100,000 (2016 est.)
- Strong daytime population of 80,000
- Average Household income within 3 miles is \$60,799
- **Loop 101 Freeway, Interstate 10 Freeway, and Avondale Auto Mall all within one mile of site.**
- Terrific site for gas station, fast food, convenience centers.
- 2 legal parcels of approx. 40,122sf and 44,743sf.
- **Utilities to Site.**
- VanBuren Street is 4 lane major East/West local truck and public corridor.
- 99th Avenue is 6 lane major North/South access, including access up to Glendale and University of Phoenix NFL Stadium

Interstate Commerce Center

Northwest Corner of Van Buren and 99th Avenue
Avondale, Arizona



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