

PECAN PROMENADE

±2,590 SF

±10,000 SF
(DO NOT
DISTURB)

FORMER
RESTAURANT
±2,200 SF

S 99TH AVE

W LOWER BUCKEYE RD

RETAIL FOR LEASE

*±2,200 - 10,000 SF Spaces Available
in Target Anchored Center*

NEC 99TH AVE & LOWER BUCKEYE RD, TOLLESON AZ

JOIN CURRENT TENANTS



five
BELOW

ROSS
DRESS FOR LESS

Bath
& Body
Works



LA|FITNESS

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PECAN PROMENADE

Join top national retailers like Target, Ross, and Starbucks at this high-traffic shopping center. Prime location, strong visibility, and flexible suite sizes make it ideal for retail, dining, or services.

Just signed Bath & Bodyworks and Verizon

Anchored by well-known national/regional tenants including Target, Ross, LA Fitness, Five Below

Close proximity to large distribution centers with heavy employment

Perfect for a restaurant, real estate or financial services



±2,200

SF 2ND GENERATION RESTAURANT AVAILABLE
(EQUIPMENT HAS BEEN REMOVED)

±2,590

SF BUILT-OUT OFFICE
AVAILABLE

±10,000

SF FORMER BIG 5
AVAILABLE (DO NOT DISTURB)



PECAN PROMENADE



LA Fitness	27,564 SF
Manhattan Pizza	2,000 SF
Vacant	2,590 SF
Verizon	1,187 SF
FastMed	2,811 SF
Dog Groomer	1,400 SF
Finish Touch Dry Cleaner	1,200 SF
Staffing Agency	1,080 SF
Hahn Tran Nails	1,600 SF
Sally Beauty Supply	1,400 SF
Vacant (DO NOT DISTURB)	10,000 SF
Bath & Bodyworks	4,151 SF
Five Below	10,000 SF
Dollar Tree	10,000 SF
Ross Dress for Less	30,187 SF
Nail Salon	2,000 SF
Sunrise Donuts	1,370 SF
Red Star	1,365 SF
Barber Shop	1,365 SF
Cali Tacos	2,730 SF
National Vision	3,369 SF
Wingstop	2,400 SF
La Michoacana Plus	1,800 SF
Vacant (2nd Gen Restaurant)	2,200 SF
Pacific Dental Services	4,474 SF
Philips Law Group	1,274 SF
Tasty Asian Kitchen	1,500 SF
Pizza Hut	1,500 SF
Subway	1,400 SF
AT&T	1,600 SF
McDaniel Vet Services	1,233 SF
T-Mobile	1,200 SF
Starbucks	1,776 SF

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 POPULATION	±15,080	±79,517	±211,900
2029 PROJECTED POPULATION	±16,253	±86,320	±228,968
ANNUAL GROWTH 2024-2029	1.6%	1.7%	1.6%

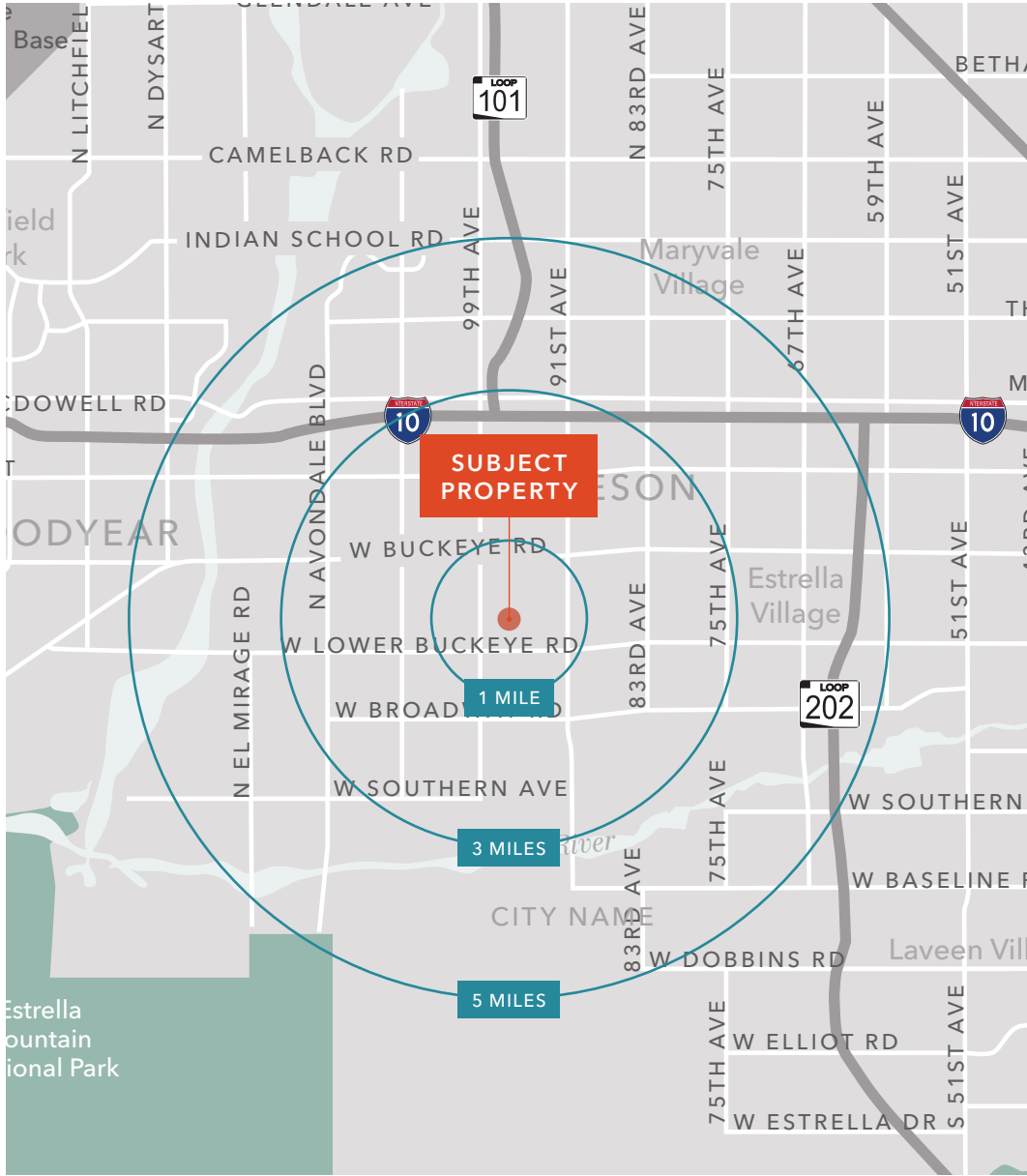
EMPLOYMENT & SPENDING

	1 Mile	3 Miles	5 Miles
DAYTIME EMPLOYMENT	±1,358	±21,086	±51,440
TOTAL CONSUMER SPENDING	\$153.3M	\$784.4M	\$2.0B

HOUSEHOLD & INCOME

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	±3,808	±21,081	±59,492
2029 PROJECTED HOUSEHOLDS	±4,109	±22,920	±64,335
ANNUAL GROWTH 2024-2029	1.6%	1.7%	1.6%
AVERAGE HOUSEHOLD INCOME	\$103,036	\$93,932	\$84,423

Data Source: ©2025, Costar



SOUTHWEST PHOENIX HOUSING DEVELOPMENTS



Data Source: ©2025, Costar, Vizzda



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*For more information on
this property, please contact*

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