



**Ironheart Commercial**  
Closing Deals & Protecting Trust

10265 W Camelback Rd., Ste. 104  
Phoenix, AZ 85017

brokered by AIRE

# Restaurant Build Opportunity

**BUY: \$375,000 / LEASE: \$1400 - MO/ACRE**  
**26XX S Wintersburg Road, Tonapah, AZ 85354**

## **Wanted: One Food Operator With the Nerve to Go First.**

Near Palo Verde, the workers are there.

The traffic is there. The hunger is definitely there.

What is missing? Real food.

This 2.33-acre site is positioned to serve one of the most obvious underserved food corridors in the West Valley. The area has a built-in daytime population, limited nearby options, and the kind of practical demand that restaurant operators dream about: people who need coffee, breakfast, lunch, dinner, and something better than another gas station snack.

Think drive-thru tacos. Breakfast burritos. Burgers. Coffee. Sandwiches. A strong regional QSR concept. Something fast, clean, dependable, and easy to love.

The first great operator here does not just open a restaurant. They plant a flag.

Palo Verde has the workforce. This site needs the food.



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## PROPERTY HIGHLIGHTS

|          |              |
|----------|--------------|
| Lot Size | ±103,469 SF  |
| Zoning   | R43          |
| APN      | 506-41-144-C |

### Key Features:

- **2.33 Acres** – Generous lot size ideal for a restaurant with drive-thru.
- **Prime Location** – Direct route for Palo Verde Nuclear Plant employees—your built-in customer base.
- **Underserved Area** – Minimal food options nearby = zero competition, max opportunity.
- **Zoning** – Currently non-commercial; will require rezoning for restaurant use.
- **High Growth Corridor** – Early-in opportunity in a West Valley market set for explosive expansion.
- **Endless Potential** – Perfect for Quick Service Restaurant, food truck park, or fast-casual dining concept.







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