

# PIMA CENTER LAND AVAILABLE | LEASE OR BUILD TO SUIT | ± 59 ACRES SCOTTSDALE | AZ 85258



**BOB CRUM**  
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8925 East Pima Center Parkway, Suite 200  
Scottsdale, Arizona 85258  
www.RossBrown.com



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## SITE FEATURES

- ± 59 Acres Available for Acquisition or Built-to-Suite.
- All 3 parcels may be divided for your requirements.

## ENTITLEMENT/ZONING/USES

- Service/Flex
- Class A Office Suburban Office
- Hotel
- Retail
- Medical

## CC&R's

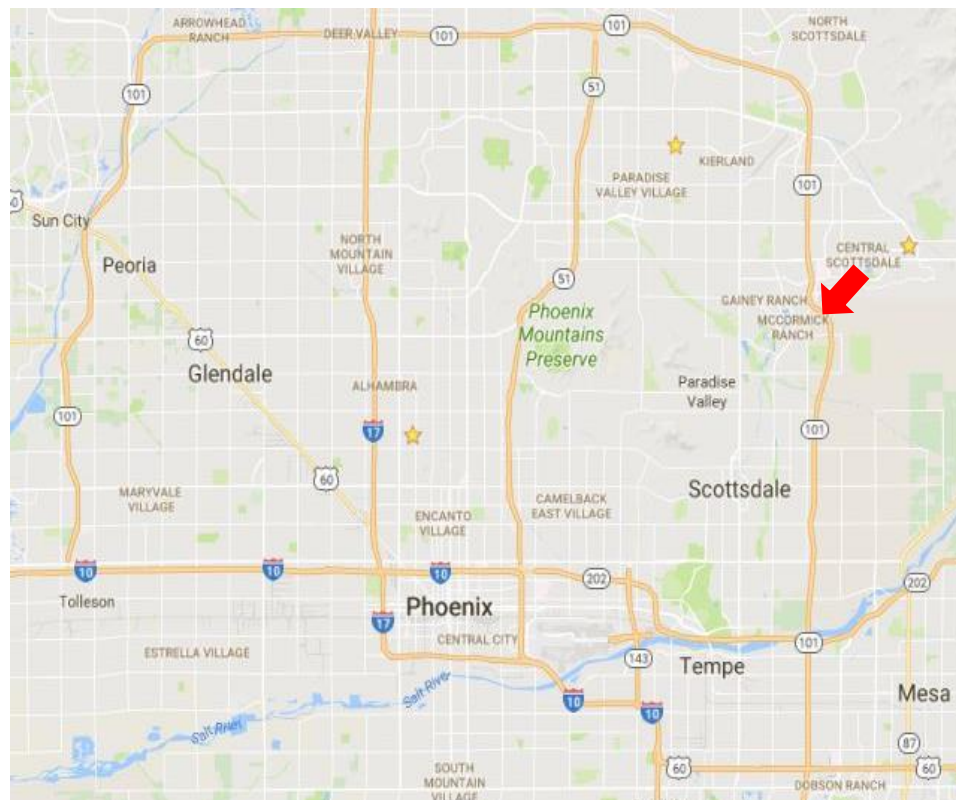
- FAR:0.45 Overall (with higher density available on specific sites)
- Height Limit: 80' (6 Stories)

## POWER

- Dual feed redundant power served by two dedicated SRP substations

## LOCATION

- Located within the Salt River Pima-Maricopa Indian Community
- Prominent visibility along Loop 101 Freeway
- Two full diamond interchanges at Via De Ventura and Pima/90<sup>th</sup> Street
- Coming Soon: The Block at Pima Center ± 60,000 SF of Service/Retail Amenities.



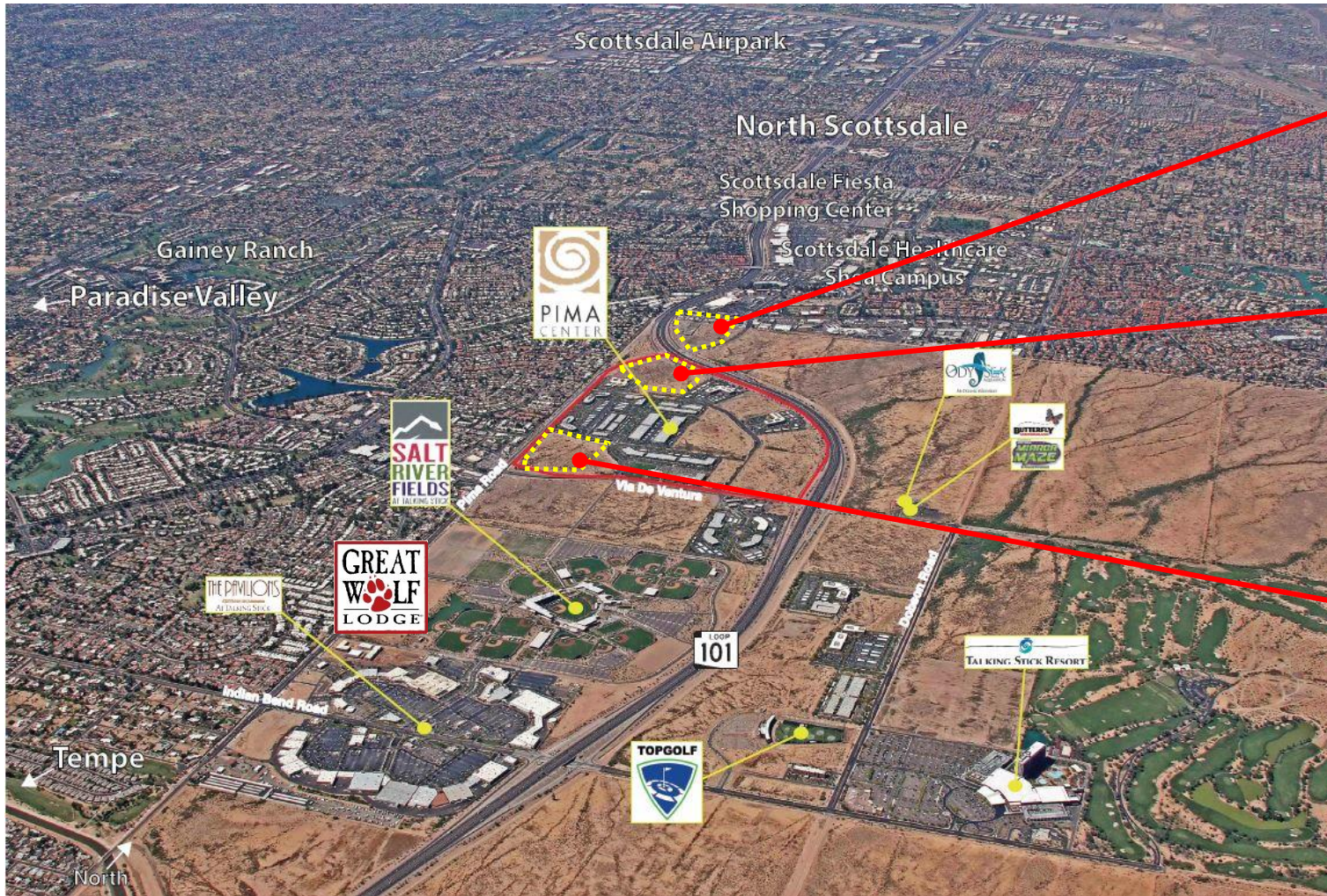
For more information, please contact:

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**Pima North  
15 Acres**

- Signaled, access road ingress and egress
- Best freeway visibility on a freeway corner along 101.

**Parcel U  
26 Acres**

- Signaled, access road ingress and egress.
- Great visibility from 101.
- 60' pylon sign approved.

**Parcel V  
18 Acres**

- Major street frontage at intersection of Via de Ventura & Pima Rd.

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