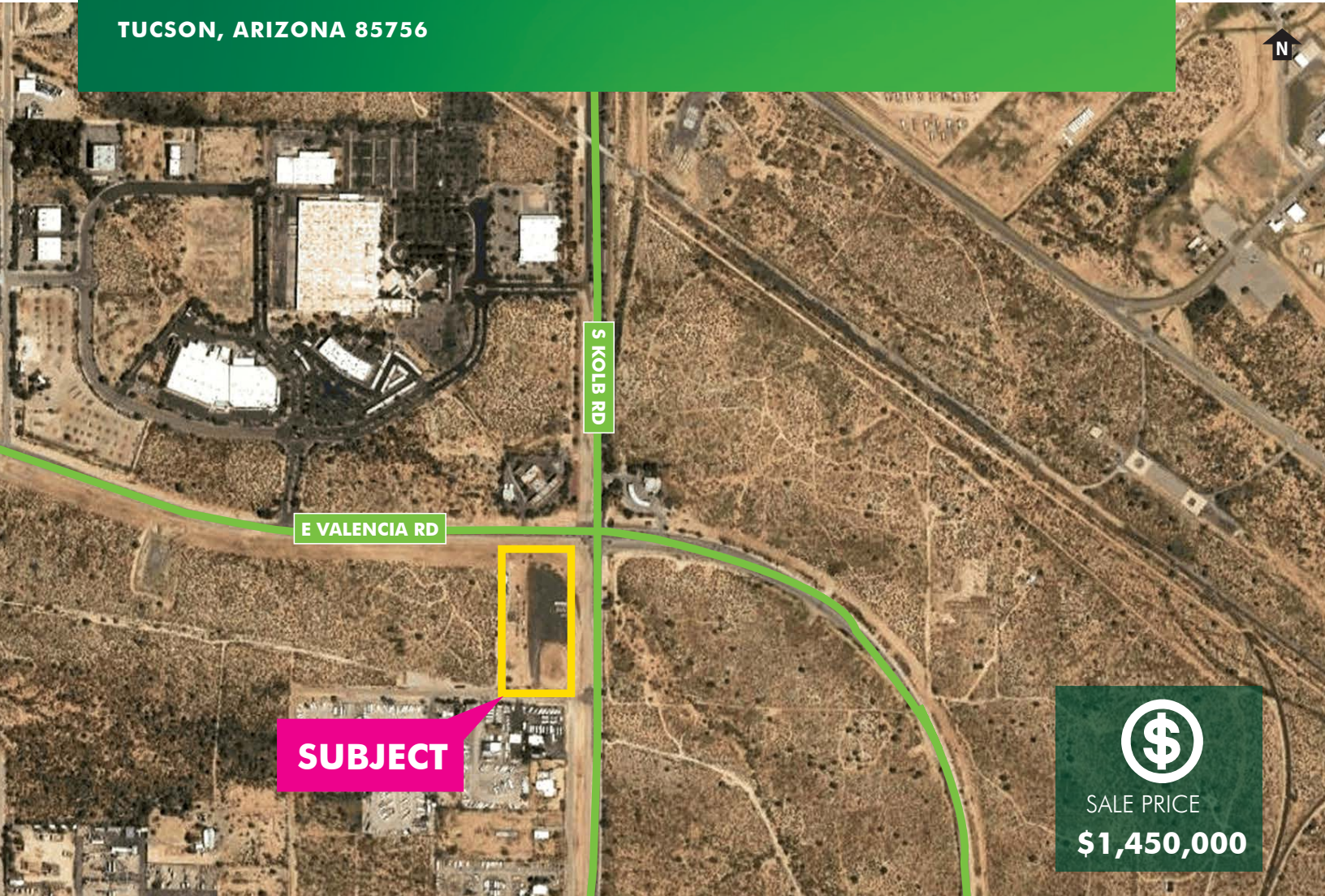


FOR SALE

# ±4.5 ACRES OF COMMERCIAL LAND

SWC VALENCIA AND KOLB ROADS

TUCSON, ARIZONA 85756



**SUBJECT**



SALE PRICE  
**\$1,450,000**



## CONTACT US

### PETE VILLAESCUSA

First Vice President  
+1 520 323 5112  
peter.villaescusa@cbre.com

### JESSE PERON

Senior Associate  
+1 520 323 5130  
jesse.peron@cbre.com

[www.cbre.us/tucson](http://www.cbre.us/tucson)

**CBRE**

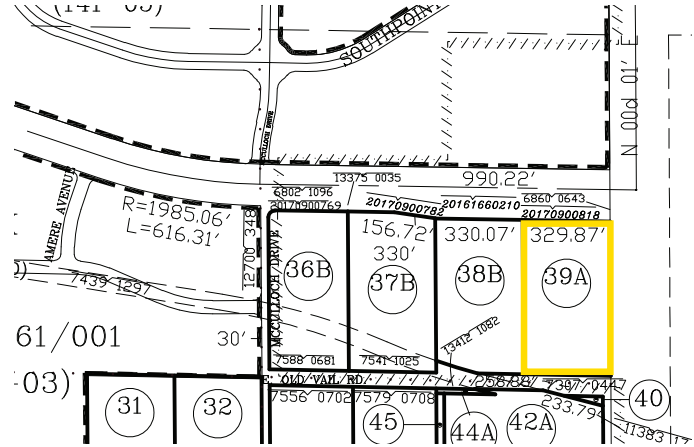
# FOR SALE ±4.5 ACRES LAND

SWC VALENCIA & KOLB RDS  
TUCSON, ARIZONA 85756



## PROPERTY FEATURES

- + ±4.5 acres (±196,000 SF) available land
- + Located on the "hard corner" of Valencia and Kolb with a full access interchange on Kolb Road at the southern property border
- + New Amazon distribution facility opening nearby
- + Widening of Valencia Road and new intersection is now complete!
- + New residential subdivisions nearby including La Estancia, Rita Ranch and Julian Ranch
- + Near U of A Science & Tech Park
- + Pima County Tax Parcel 141-03-039A
- + Zoning: City of Tucson C-2
- + Recently annexed into City of Tucson



## DEMOGRAPHICS COMPREHENSIVE

2019 EST. DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	45	23,999	124,740
Daytime Population	947	17,604	100,343
Daytime Workers	927	4,079	32,599
Average HH Income	\$118,887	\$82,088	\$77,471
Average HH Size	7.50	2.75	2.71
Median Age	33.30	35.00	35.30

Source: Esri, 2019 Estimates

TRAFFIC COUNTS	
E Valencia Road	22,201 vpd
S Kolb Road	14,052 vpd

Source: AADT, 2016 Counts

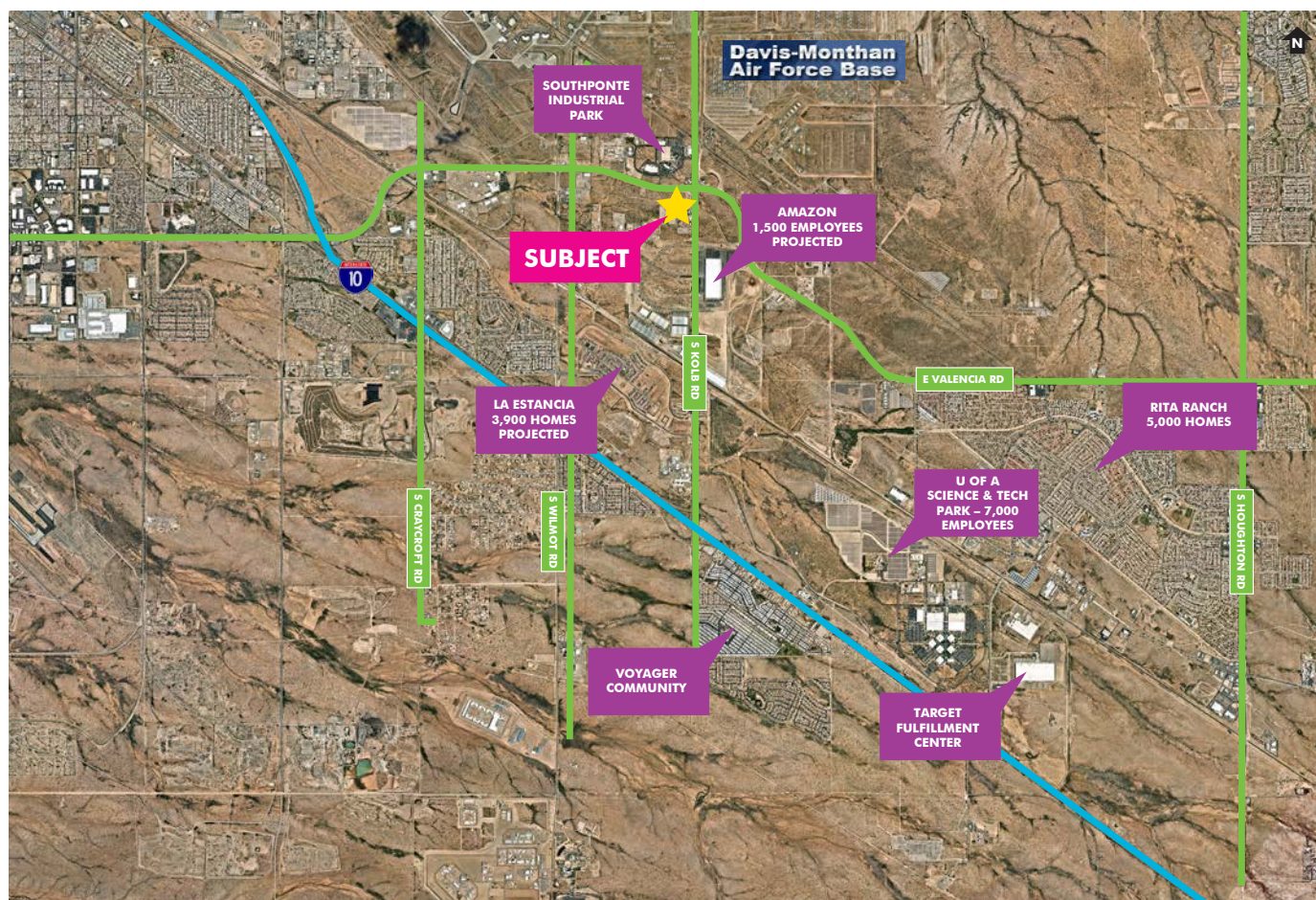


# FOR SALE ±4.5 ACRES LAND

SWC VALENCIA & KOLB RDS  
TUCSON, ARIZONA 85756



## AERIAL MAP



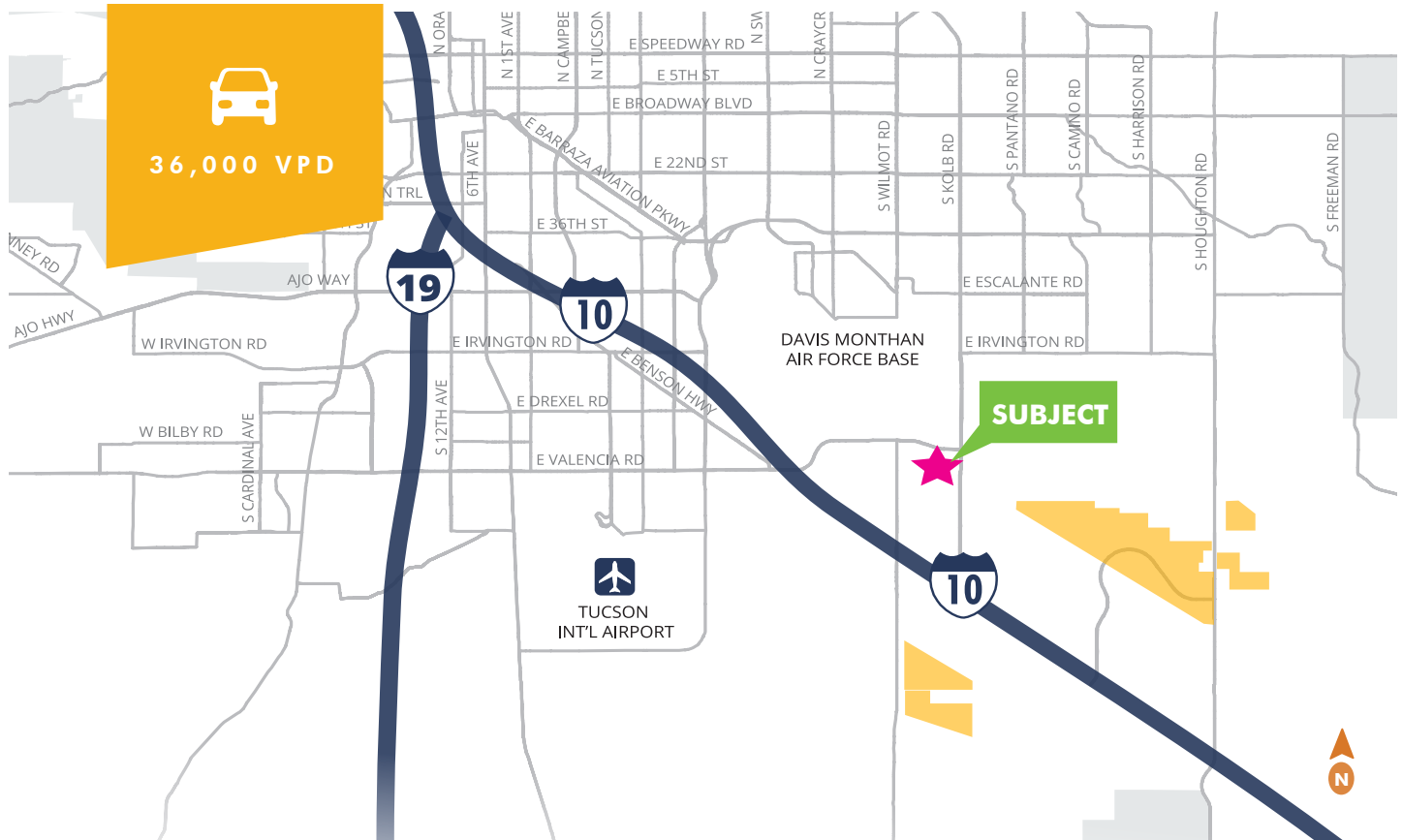
© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

FOR SALE  
**±4.5 ACRES LAND**

SWC VALENCIA & KOLB RDS  
TUCSON, ARIZONA 85756



## LOCATION MAP



## LOCATION DRIVE TIMES



INTERSTATE 10  
2 MIN



TUCSON INTERNATIONAL AIRPORT  
12 MIN



DOWNTOWN TUCSON  
16 MIN



UNIVERSITY OF ARIZONA  
19 MIN



## CONTACT US

### PETE VILLAESCUSA

First Vice President  
+1 520 323 5112  
peter.villaescusa@cbre.com

### JESSE PERON

Senior Associate  
+1 520 323 5130  
jesse.peron@cbre.com