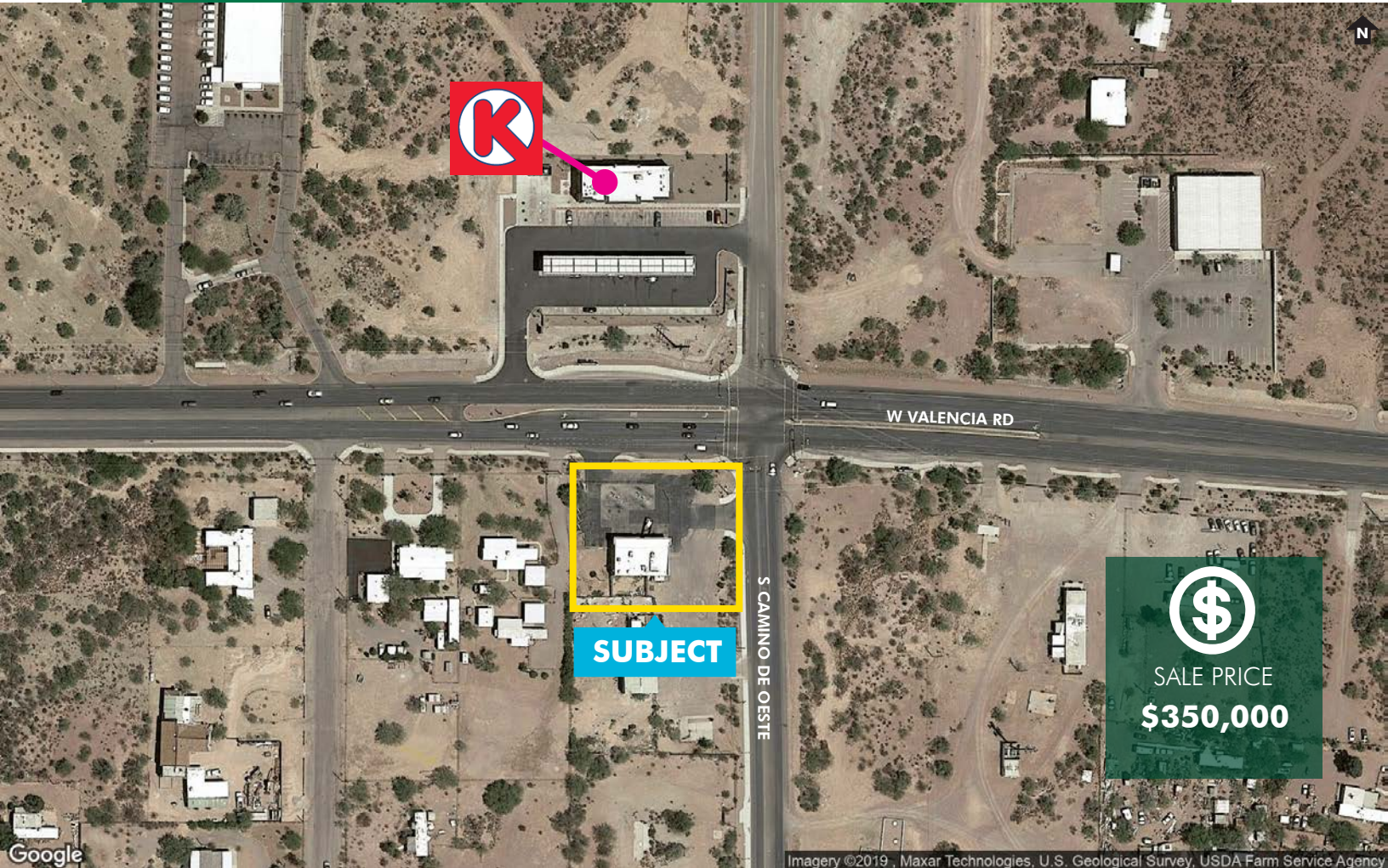


FOR SALE

RETAIL BUILDING AND LAND

4605 W VALENCIA RD (SWC VALENCIA & CAMINO DE OESTE)
TUCSON, ARIZONA 85757



CONTACT US

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CBRE

FOR SALE RETAIL BLDG & LAND

4605 W VALENCIA RD
TUCSON, ARIZONA 85757



PROPERTY DETAILS

- + ±2,613 SF building available on ±19,230 SF of land
- + Located at the SWC of Valencia Road and Camino de Oeste (stoplighted intersection)
- + Located in a growing area on West Valencia Road
- + Pima County Tax Parcels #210-25-0020 and 210-25-0030
- + Property will be sold with deed restrictions from Seller



DEMOGRAPHICS COMPREHENSIVE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,837	37,453	87,603
Household	892	11,505	28,178
Average Household Income (2018)	\$58,002	\$63,789	\$59,937
Median Age (2019)	34.1	32.9	33.3

Source: Esri, 2019

TRAFFIC COUNTS	
W. Valencia Road	24,773 vpd
Camino de Oeste	7,589 vpd

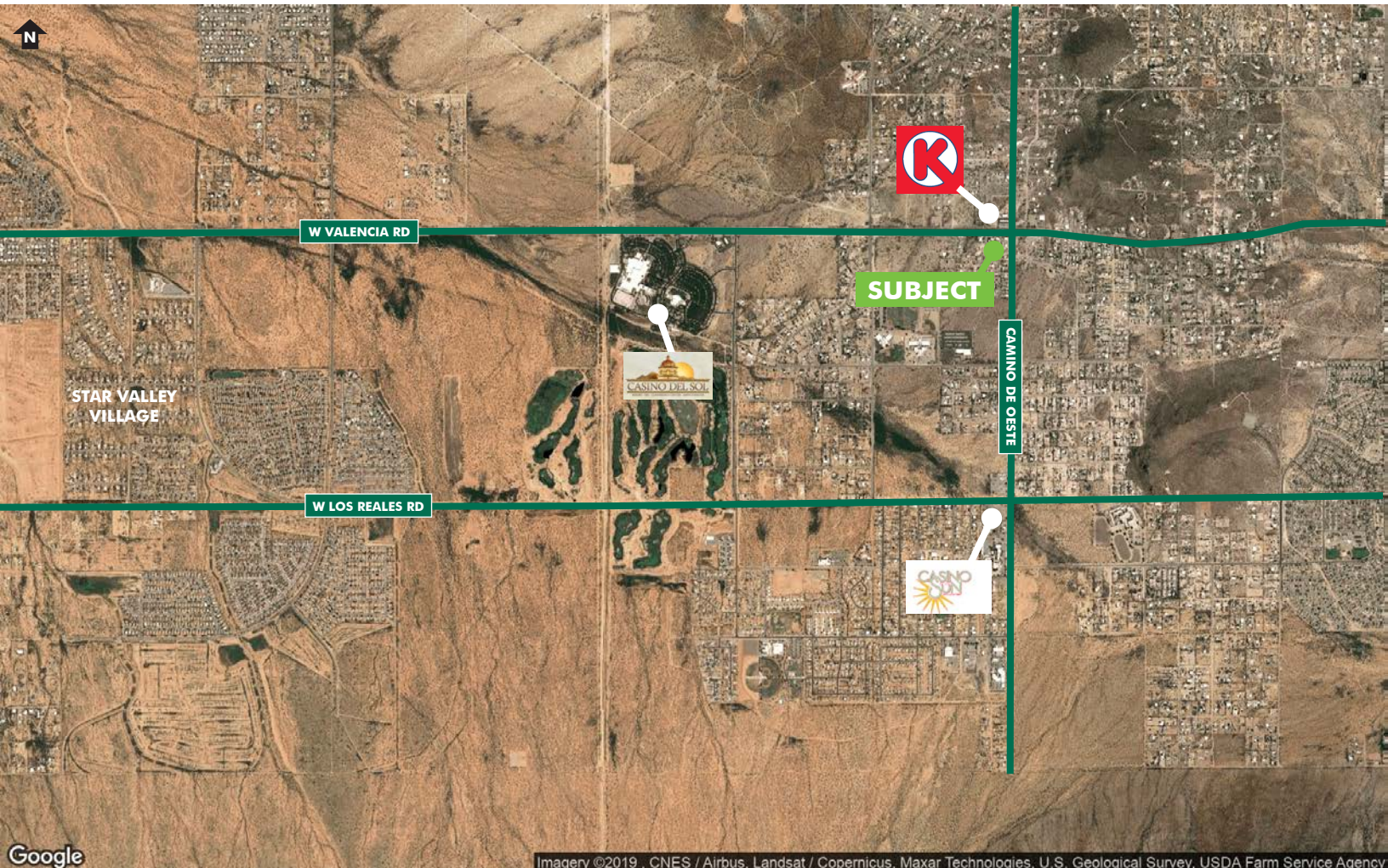
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NEIGHBORHOOD AERIAL



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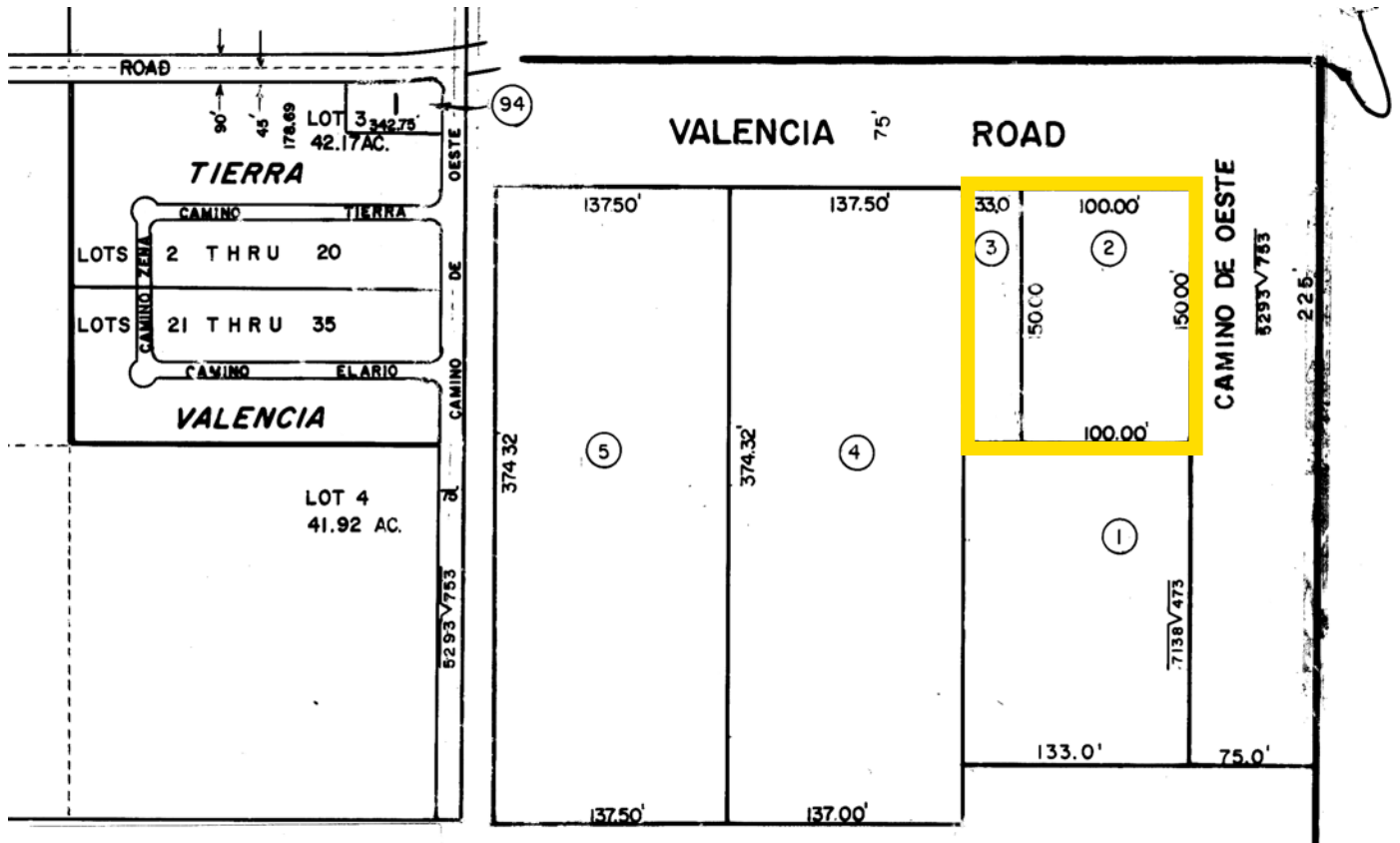
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PLAT MAP



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