

For Sale - Building Pad

Shoppes at Bears Path  
Tanque Verde @ Bears Path Rd  
Tucson, Arizona



## Shopping Center Highlights

Join CVS, Carondelet Medical Group, Anytime Fitness, Risky Business and others in an attractive center in the Tanque Verde Valley surrounded by some of the highest household incomes in Tucson.

## Subject Property Highlights

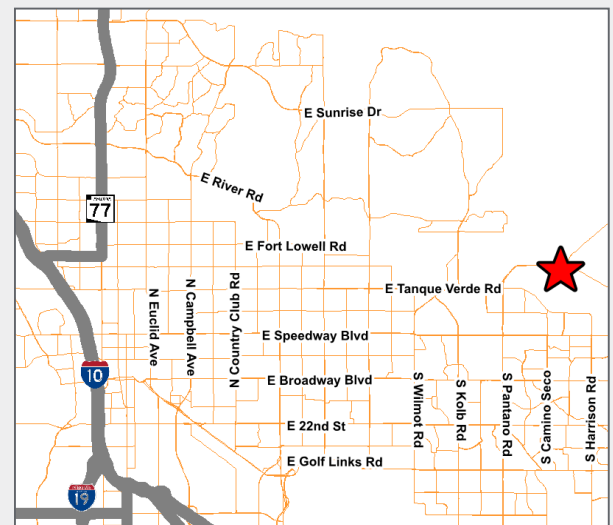
- Building pad in established mixed-use center
- Upper income demographic
- C-1 Zoning, City of Tucson
- Perfect for a freestanding professional medical office building
- Pima County Parcel # 114-54-0660
- Cross easement and cross parking with Shoppes at Bears Path
- One of the listing agents has an ownership interest in the parcel
- **Sale Price: \$390,000 (\$17.44/SF)**

## Traffic Counts

VPD

E Catalina Hwy	12,717
E Tanque Verde Rd	36,192

Demographics	1 Mile	3 Mile	5 Mile
2019 Estimate	4,622	65,155	168,410
2024 Projection	4,758	67,561	174,912
Average Age	44.20	43.60	43.40
2019 Avg HH Income	\$97,105	\$77,945	\$79,488



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# SITE PLAN

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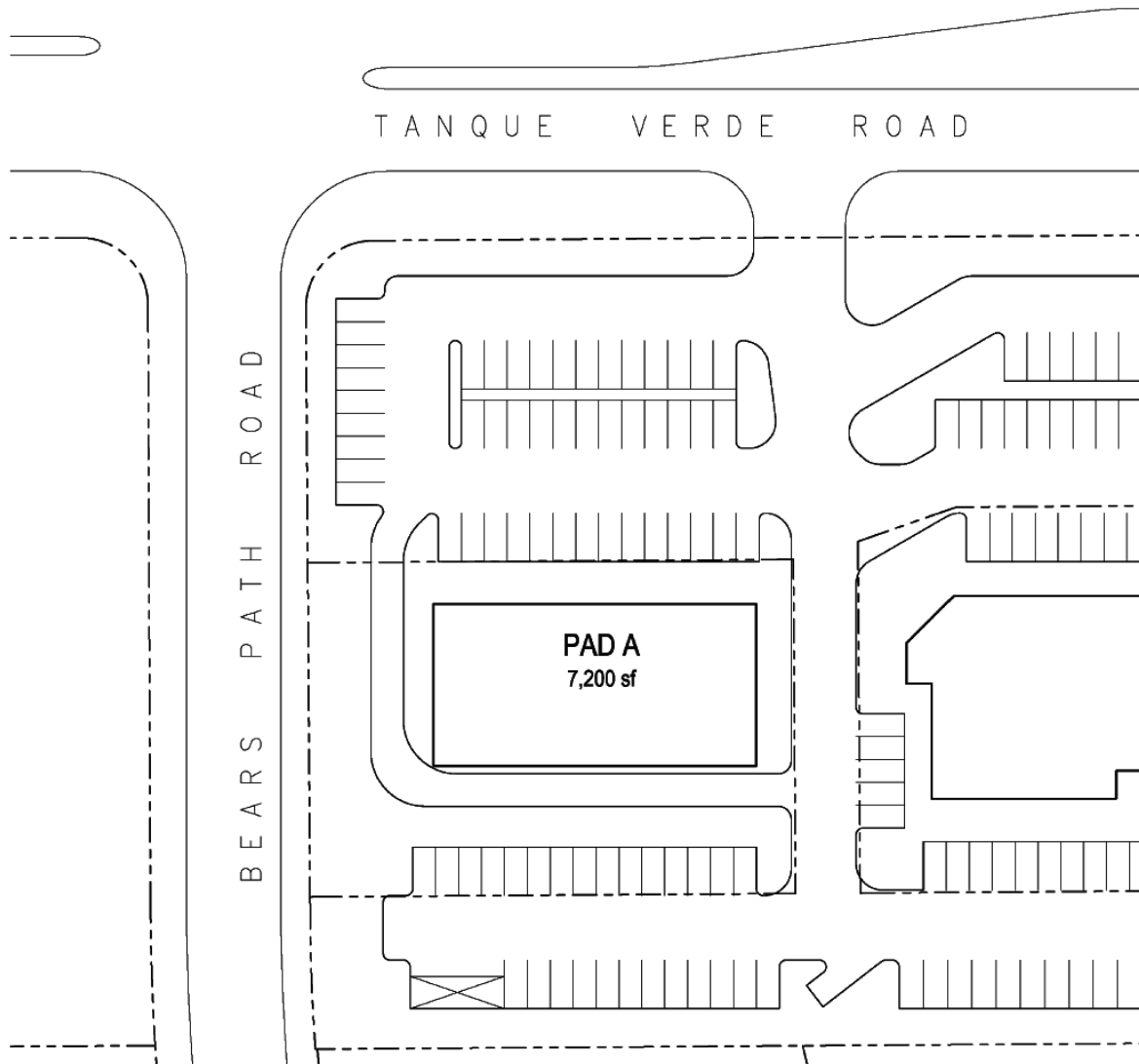
# CONCEPT PLAN

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The Plat & CC&R's define the permitted building envelope.

The City's approved development plan approved restricts Bears Path Road access.



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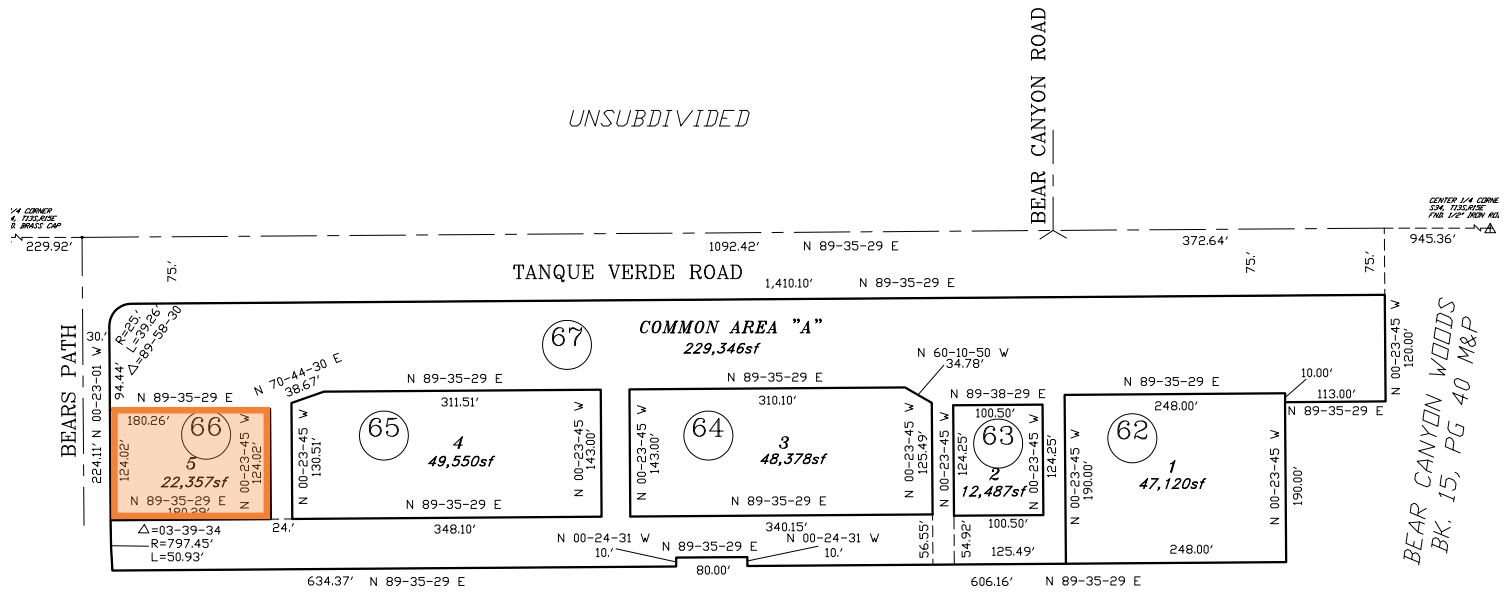
# PLAT & PHOTO

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# DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile	
<b>POPULATION</b>	2019 Estimated Population	4,622	65,155	168,410
	2024 Projected Population	4,758	67,561	174,912
	Growth 2019-2024	2.94%	3.69%	3.86%
	2019 Estimated Median Age			
<b>HOUSEHOLDS</b>	2019 Estimated Average Age	44.20	43.60	43.40
	2019 Estimated Households	2,020	30,284	75,810
	2024 Projected Households	2,080	31,416	78,798
	Growth 2019-2024	2.97%	3.74%	3.94%
<b>INCOME</b>	2019 Estimated Average Household Size	2.30	2.10	2.20
	2019 Median Household Income	\$72,717	\$56,291	\$57,782
<b>HOUSING</b>	2019 Estimated Average Household Income	\$97,105	\$77,945	\$79,488
	2019 Estimated Housing Units	2,290	33,179	83,042
	2019 Estimated Occupied Units	2,020	30,284	75,810
	2019 Estimated Owner Occupied Units	1,374	18,173	47,491
	2019 Estimated Renter Occupied Units	646	12,111	28,319
	2019 Estimated Median Housing Value	\$294,545	\$249,026	\$228,388



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