



Area Businesses Include:



For More Information Contact:

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Available Properties



AVAILABLE

Kolb & Valencia Center

SEC of Kolb Rd. & Valencia Rd.
6215 S. Kolb Rd.
Tucson, Arizona 85756

FEATURES:

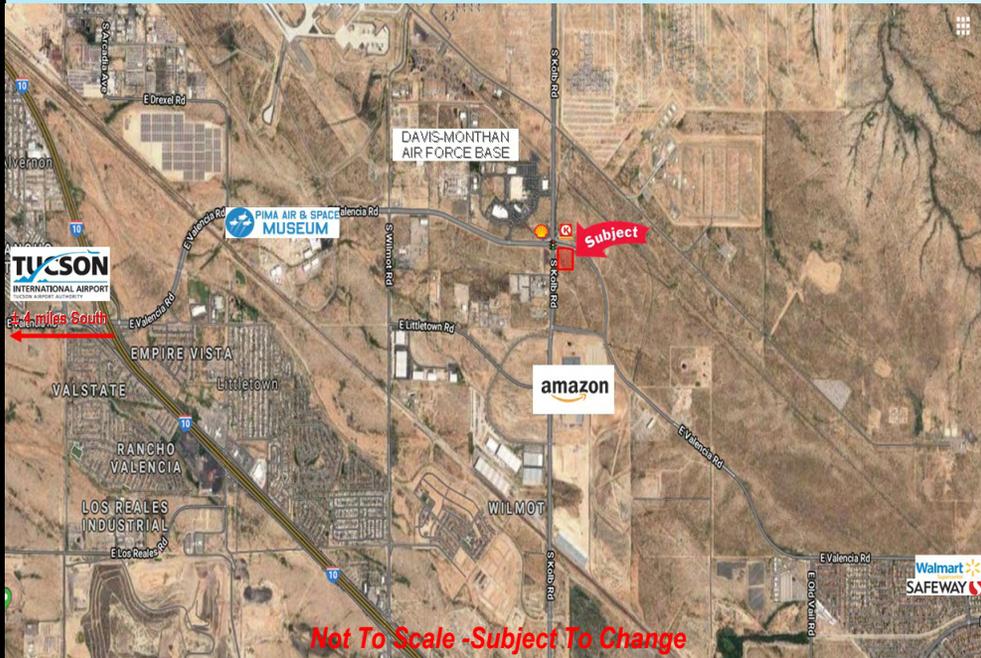
- ✓ Located near the Amazon Distribution Center
- ✓ Located on a 6.6 Acre Site with a stop light Intersection
- ✓ Monument Signage Available
- ✓ High Traffic Counts ± 79,000 Vehicles Per Day
- ✓ Located Near Major Daytime Employment Hubs of Davis Monthan Air Force Base, The University of Arizona Science & Tech Park
- ✓ Great Access to I-10 & Tucson International Airport
- ✓ Fastest Growing Residential Area in Tucson
- ✓ Located near the new Valencia Road Bridge that leads to Rocking K Ranch
- ✓ Located 15 minutes from Rocking K Ranch (Scheduled to have ±6,100 New Homes)
- ✓ Zoned C-1

AVAILABLE:

Purchase, Ground Lease, or Build to Suit
Ideal for PAD, Restaurant, or Hotel Site

Various Sizes
 Call for Details

Aerial View



Demographics 2020

	10 Minute Radius	20 Minute Radius	30 Minute Radius
Population	83,651	470,349	821,088
Average Family Income	\$70,280	\$63,318	\$71,326
Employees	16,109	218,062	339,565
Retail Expenditures	333 Million	7 Billion	11 Billion

TRAFFIC COUNTS: 79,000 Vehicles Per Day
 Valencia Rd: 29,344 / Kolb Rd: 53,677

Proposed Site Plan



Not To Scale - Subject To Change

New Interchange



KOLB/VALENCIA INTERSECTION
 Parkway-at-grade design

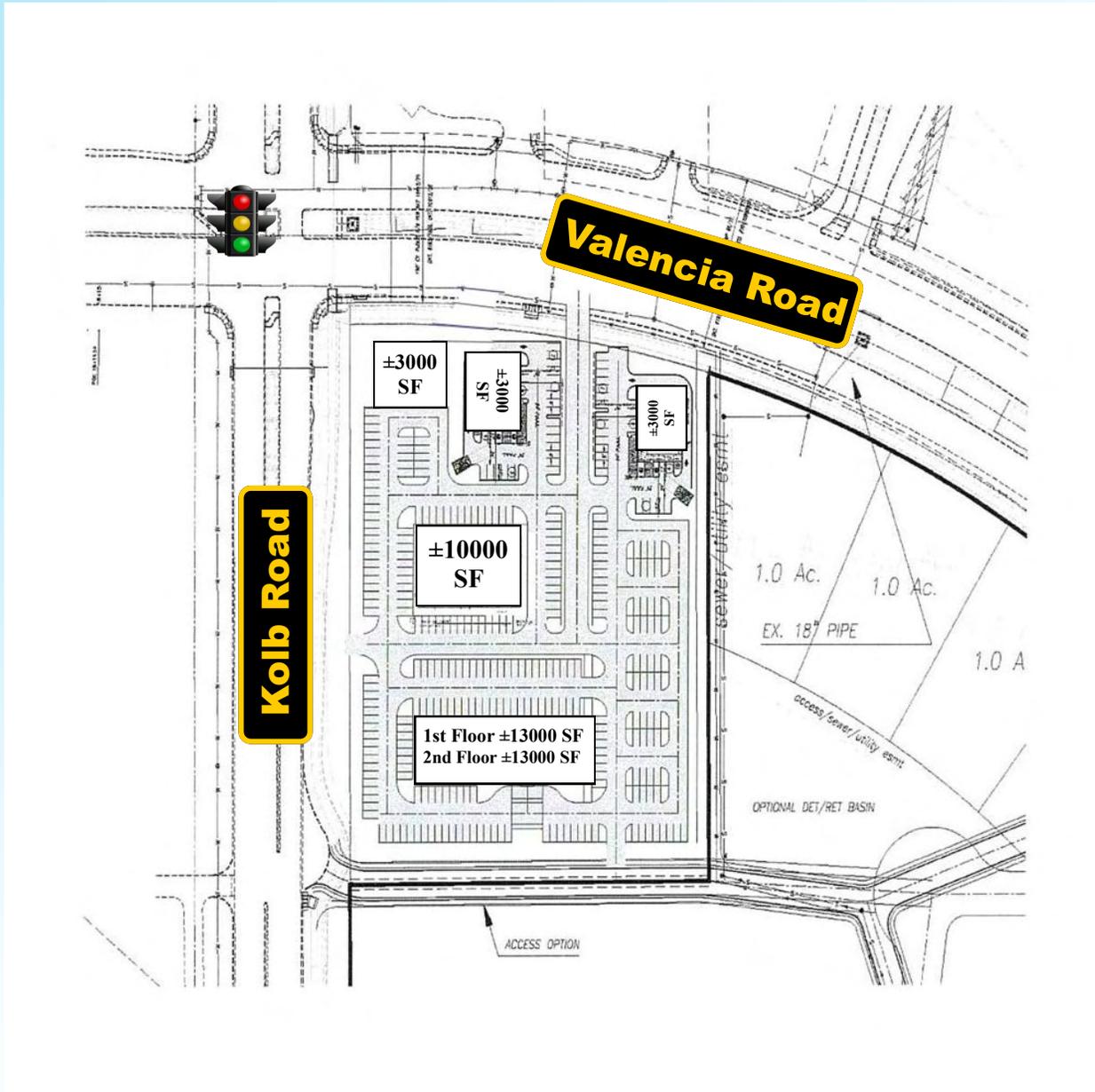
Not To Scale - Subject To Change

Kolb & Valencia Center
SEC of Kolb Rd & Valencia Rd.
Tucson, Arizona
Aerial Map



Not To Scale
Subject To Change

Kolb & Valencia Center
SEC of Kolb Rd & Valencia Rd.
Tucson, Arizona
Site Plan



Not To Scale
Subject To Change

EMPLOYMENT



62%

White Collar



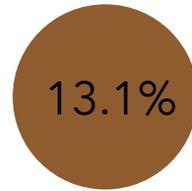
19%

Blue Collar



19%

Services



13.1%

Unemployment
Rate

Kolb & Valencia
S Kolb Rd & E Valencia Rd,
Tucson, Arizona, 85756
Drive time of 10 minutes



1,153

Total Businesses



16,109

Total Employees

BUSINESS

KEY FACTS

83,651

Population



36.0

Median Age



2.7

Average
Household
Size

\$56,360

Median
Household
Income

EDUCATION



10%

No High School
Diploma



25%
High School
Graduate



41%
Some College



24%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



22,185

2018 Millennial Population
(Born 1981 to 1998) (Esri)



16,355

2018 Generation X
Population (Born 1965 to
1980) (Esri)



15,350

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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EMPLOYMENT



White Collar

60%



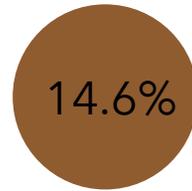
Blue Collar

19%



Services

21%



Unemployment Rate

Kolb & Valencia
 S Kolb Rd & E Valencia Rd,
 Tucson, Arizona, 85756
 Drive time of 20 minutes

BUSINESS



15,711

Total Businesses



218,062

Total Employees

KEY FACTS

470,349

Population



Median Age



2.5

Average Household Size

\$46,560

Median Household Income

EDUCATION



No High School Diploma



24%

High School Graduate



34%

Some College



26%

Bachelor's/Grad/Prof Degree

POPULATION DETAIL



124,124

2018 Millennial Population (Born 1981 to 1998) (Esri)



83,915

2018 Generation X Population (Born 1965 to 1980) (Esri)



90,060

2018 Baby Boomer Population (Born 1946 to 1964) (Esri)

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EMPLOYMENT



64%

White Collar



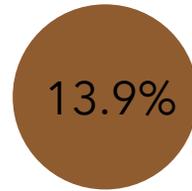
18%

Blue Collar



19%

Services



13.9%

Unemployment
Rate

Kolb & Valencia
S Kolb Rd & E Valencia Rd,
Tucson, Arizona, 85756
Drive time of 30 minutes

BUSINESS



24,926

Total Businesses



339,565

Total Employees

KEY FACTS

821,088

Population



36.5

Median Age



2.5

Average
Household
Size

\$50,826

Median
Household
Income

EDUCATION



12%

No High School
Diploma



23%
High School
Graduate



34%
Some College



31%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



214,417

2018 Millennial Population
(Born 1981 to 1998) (Esri)



147,288

2018 Generation X
Population (Born 1965 to
1980) (Esri)



169,537

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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