

# I-10 & CORTARO FARMS ROAD TUCSON, ARIZONA

## PRIME RETAIL PAD DEVELOPMENT OPPORTUNITY



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## Signage



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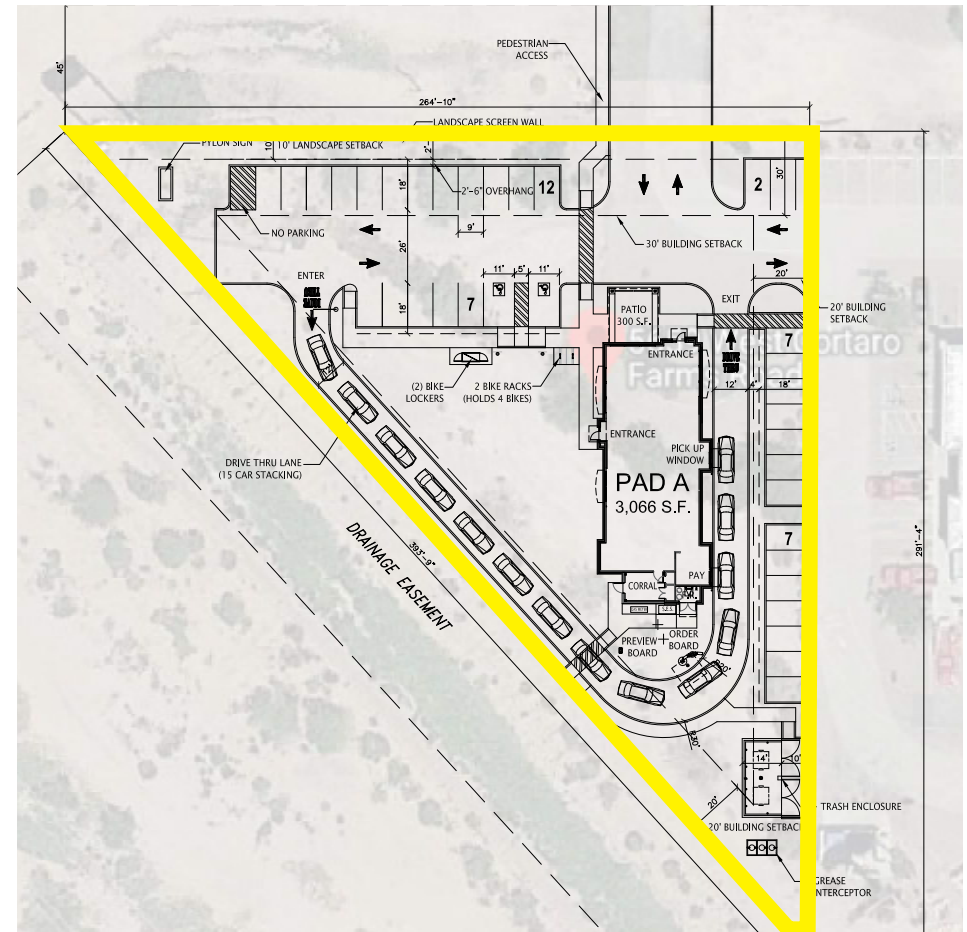
## TUCSON, ARIZONA

# PRIME RETAIL PAD DEVELOPMENT OPPORTUNITY

## Property Highlights

- Can accommodate up to ±8,000 SF building.
- Lot size ±38,578 SF
- Located at the SEC of Cortaro Farms Road and I-10 Interchange.
- Available 65-foot freeway pylon signage.
- Cross access through Circle K.
- Arizona Pavilions with tenants: Super Walmart, Kohl's, Petco, TJMaxx, Ross Dress 4 Less, LA Fitness, Home Goods and Harkins Theatre.
- Nearby pad users: Wendy's, Arby's, Dutch Bros., In-N-Out Burger, Panda Express, Chipotle Mexican Grill, IHop, McDonald's, Burger King, Little Caesars Pizza, Starbucks, Subway, Chili's Grill, Dunkin' Donuts, Taco Bell, Native Grill & Wings, Cracker Barrel, Texas Roadhouse and Boston's Restaurant & Sports Grill.
- Nearby hotels: Days Inn, Comfort Inn & Suites, La Quinta Inn & Suites, Holiday Inn Express, Super 8 and Best Western. Totaling ±550 rooms.

DEMOGRAPHICS	5 MILE RADIUS	7 MILE RADIUS
<b>2019 POPULATION (Estimate)</b>	91,054	152,843
<b>AVG AGE</b>	39.7	43.0
<b>POP GROWTH 2019-2024</b>	1.37%	1.24%
<b>2019 AVG HH INCOME (Estimate)</b>	\$87,382	\$89,807



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