

RITA TECH PARK

PADS FOR SALE, GROUND LEASE OR BUILD-TO SUIT

TUCSON, ARIZONA



THE UNIVERSITY OF ARIZONA
**TECH PARKS
ARIZONA**

**Faribault
Foods** SINCE 1895

Target.com



RITA ROAD: $\pm 15,835$ VPD*

INTERSTATE 10: $\pm 57,576$ VPD**

SOURCE: *ADOT 2017, **PAG 2018
map not to scale



SHOVEL-READY HIGHWAY
COMMERCIAL PROJECT

OFFICE | INDUSTRIAL | RETAIL



CBRE



THE UNIVERSITY OF ARIZONA
**TECH PARKS
ARIZONA**

Raytheon



UnitedHealthcare

±6,500 EMPLOYEES
Source: Arizona Tech Parks

Office or industrial
development or build-
to-suit opportunities
±15,000 -175,000 SF

Rita Ranch Community
± 4,990 homes
Population: ±15,500

Employs ±125 people
Source: Arizona Canning Company

Flexible retail pad options
for restaurant and retail
buildings from
±2,000 -10,000 SF

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Target Fulfillment Center
Employs ±200 people year
round, but can balloon to ±600
during the holidays
Source: Tucson Regional Economic
Opportunities

map not to scale



SITE PLAN

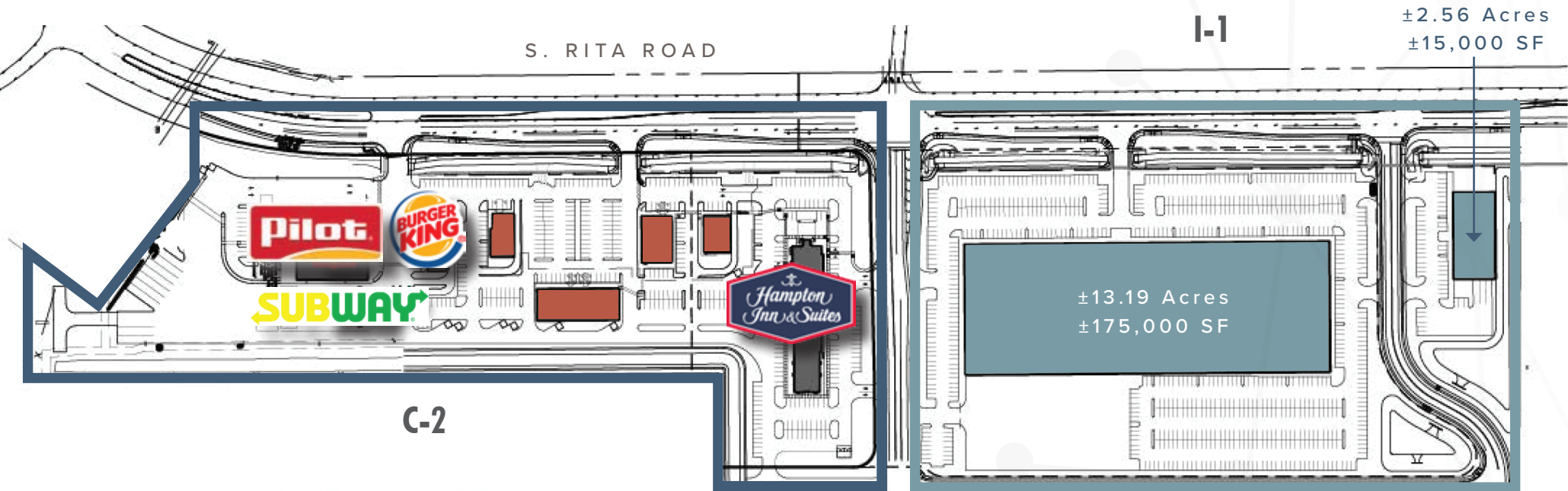
OFFICE | INDUSTRIAL | RETAIL

Flexible retail pad options for restaurant and retail buildings from

±2,000 - ±10,000 SF

Office or industrial development or build-to-suit opportunities

±15,000 - ±175,000 SF



■ AVAILABLE RETAIL PADS

■ AVAILABLE INDUSTRIAL/OFFICE LAND

SITE PLAN NOT TO SCALE



RITA TECH PARK

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CBRE is pleased to offer Rita Tech Park in southeast Tucson for your consideration for retail, restaurant, office, and industrial development. Rita Tech Park is an emerging mixed-use development totaling ± 244 acres and located at the northeast corner of Rita Road and Interstate 10. The parcels offered are located within the available ± 18 acres of land prepared for retail, restaurant, office and industrial. Adjacent to the 2 million SF UA Tech Park, Interstate 10, and the 1 million SF Target.com fulfillment center.

AVAILABILITY

Office/Industrial BTS or Development
 $\pm 15,000$ - $\pm 175,000$ SF

Flexible retail pad options for
restaurant and retail buildings from
 $\pm 2,000$ - $\pm 10,000$ SF

ACCESS

Rita Road & Science Port Drive & I-10

UTILITIES

All available to parcel

HEIGHT LIMITATIONS

± 62 feet

ZONING

I-1, Industrial & Office / C-2, Retail

COMMENTS

Parcels can be planned for specific
size requirements, frontage, etc.

PRICING

Office/Industrial- \$7.50/SF
Retail pads- Call for pricing



I-10: $\pm 57,576$ VPD

Target.com



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RITA ROAD: $\pm 13,000$ VPD



SOURCE: *ADOT 2017, **PAG 2018
map not to scale

PROPERTY HIGHLIGHTS

OFFICE | INDUSTRIAL | RETAIL

MAJOR DEMAND GENERATORS IN THE AREA

- UA Tech Park ± 6,500 employees from IBM, Raytheon, Citi Group and United Healthcare
- Pima Count Fairgrounds: ± 300,000 visitors annually
- Pima Air & Space Museum: ± 150,000 visitors annually
- Interstate 10: ±57,576 vehicles per day (Source: ADOT, April 2018)
- Davis-Monthan Air Force Base: ± 10,410 military and civilian employees
- Rita Ranch master planned community with ± 4,990 homes

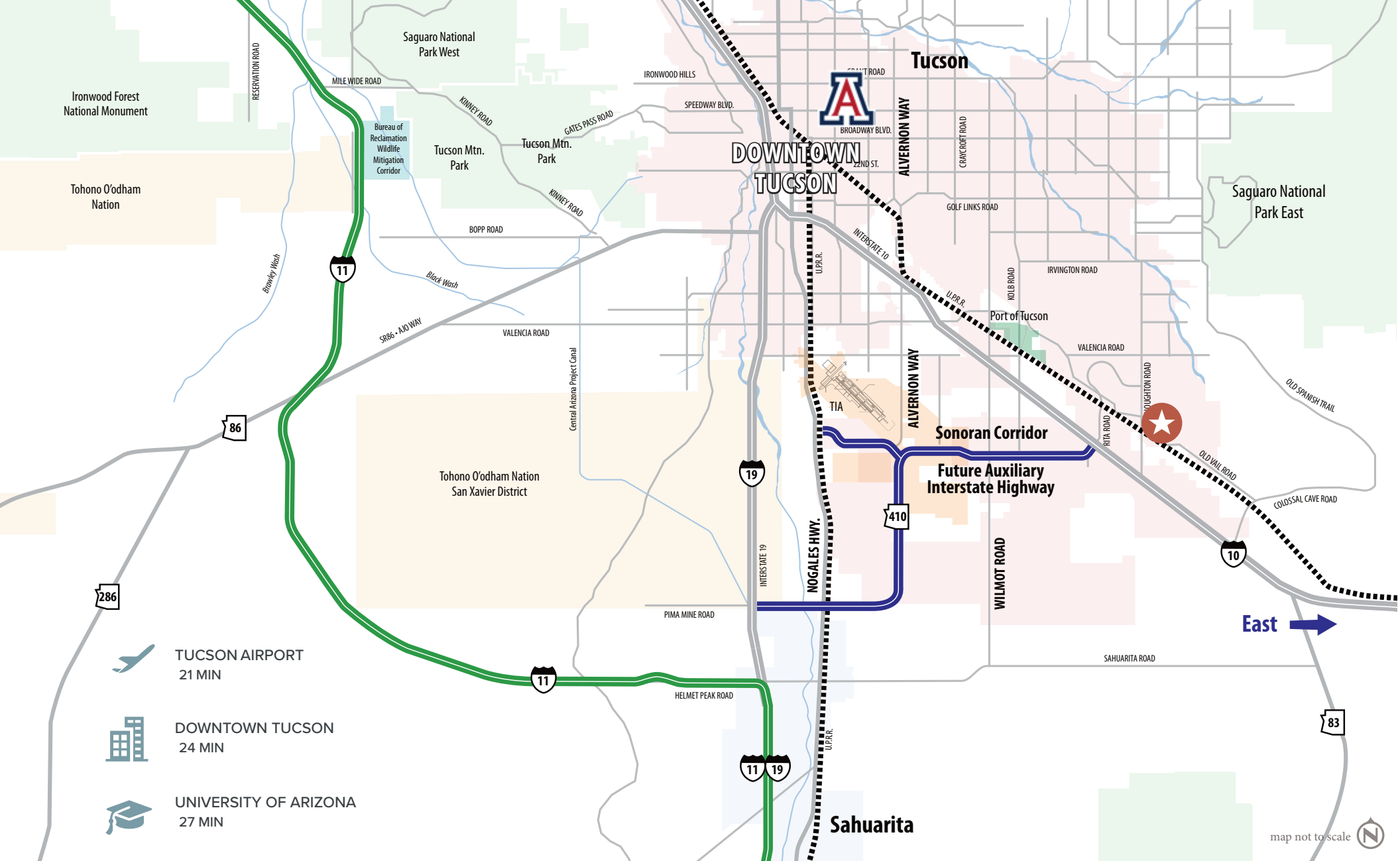
PROPERTY ATTRACTIONS

- 104 room Hampton Inn & Suites, Burger King, Pilot Gas & Convenience Store and Subway coming soon!
- Growing retail, employment and residential area
- Freeway-oriented site with easy Interstate 10 access
- Adjacent to the UA Tech Park, Interstate 10 and the 1 million SF Target.com fulfillment center
- One of the first/last exits on the southeast side for travelers entering and exiting Tucson

SOUTHEAST TUCSON DEMOGRAPHICS

POPULATION	93,646
DAYTIME POPULATION	65,667
HOUSEHOLDS	30,257
MEDIAN HOUSEHOLD INCOME	\$72,457
AVERAGE HOUSEHOLD INCOME	\$86,500
OWNER OCCUPIED UNITS	77.3%
MEDIAN HOUSING VALUE	\$213,965

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