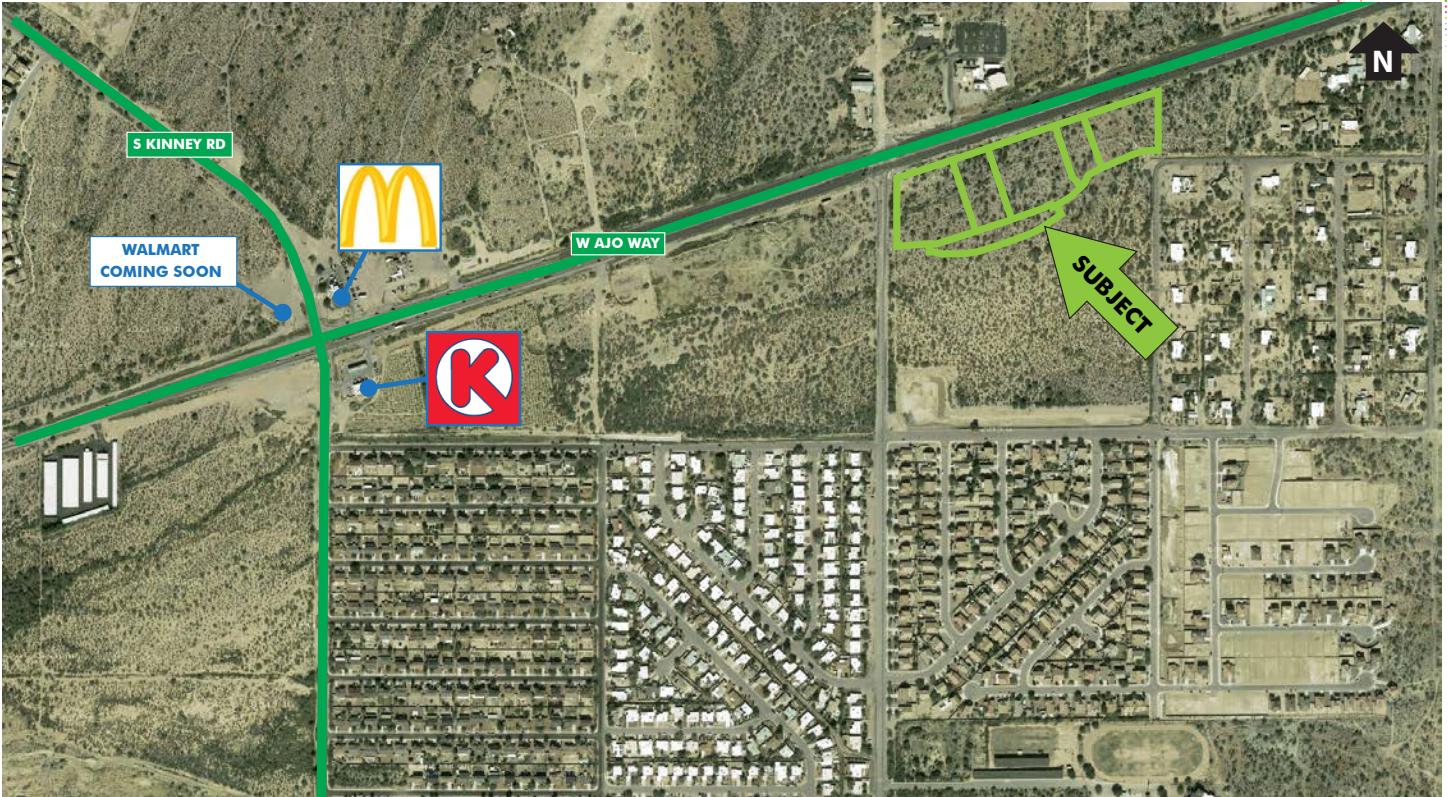


FOR SALE

# Commercial Development Site and Pads

W AJO HWY AND S CAMINO DE OESTE, TUCSON, ARIZONA

RETAIL



## PROPERTY INFO

### LOCATED IN SOUTHWEST TUCSON

- + Up to  $\pm 9.68$  acres of commercial property with approximately 1,311 feet of highway frontage.
- + Underserved area for retail offerings (est. \$340.4M in annual expenditures vs. \$45.4M in retail sales within a 3-mile radius\*).
- + Ideal for C-store with fuel, drug stores, discount retailers, restaurants.
- + Services the neighboring communities and traffic on Ajo Hwy which connects Metro Tucson to western Pima County and the gateway to Puerto Penasco ("Rocky Point"), Mexico.

\* Source: Nielson, 3-mile radius around site

## CONTACT US

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# Commercial Development Site and Pads

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## PROPERTY INFO

### Property Specifics – Call For Details

	Size*	Ajo Hwy Frontage
Parcel 1:	±115,000 SF (±2.60 acres)	±280.0'
Parcel 2:	±63,768 SF (±1.46 acres)	±179.1'
Parcel 3:	±119,277 SF (±2.73 acres)	±336.9'
Parcel 4:	±40,478 SF (±2.74 acres)	±144.7'
Parcel 5:	±83,112 SF (±1.91 acres)	±371.4'
Total:	±421,635 SF (±9.68 acres)	±1,311.1'

\* Conceptual and subject to change to meet purchaser requirements



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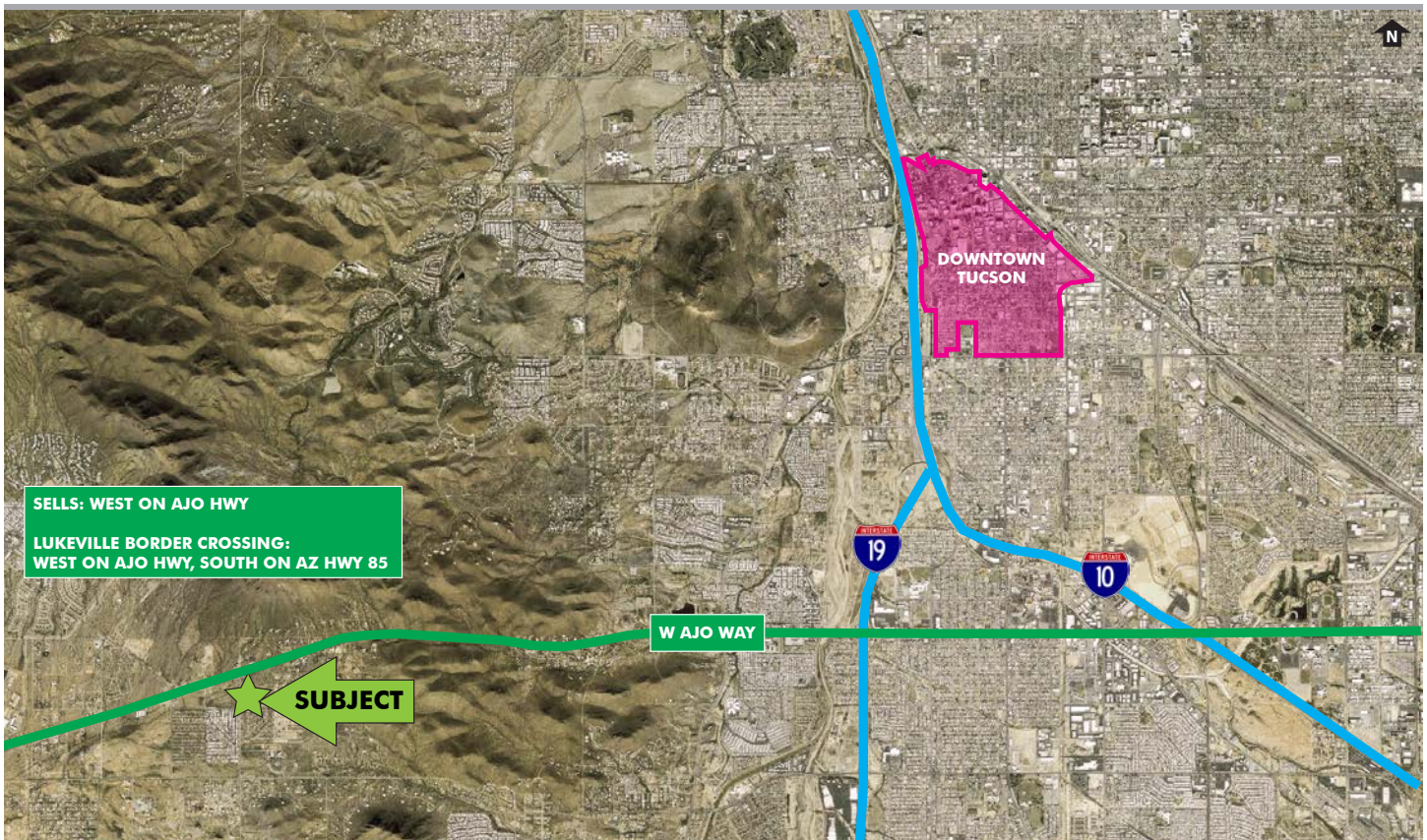


## PROPERTY INFO

### Retail Gap Analysis\*

Category:	Expenditures in \$M	Retail Sales in \$M	Gap
Automotive Fuels:	\$39.1	\$8.3	\$30.8
Drugs, Health & Beauty Aids:	\$48.8	\$5.2	\$43.6
Groceries and Other Food:	\$64.5	\$18.7	\$45.8
Meals & Snacks:	\$30.2	\$5.0	\$25.2

\*Source: Nielson, 3-mile radius around site



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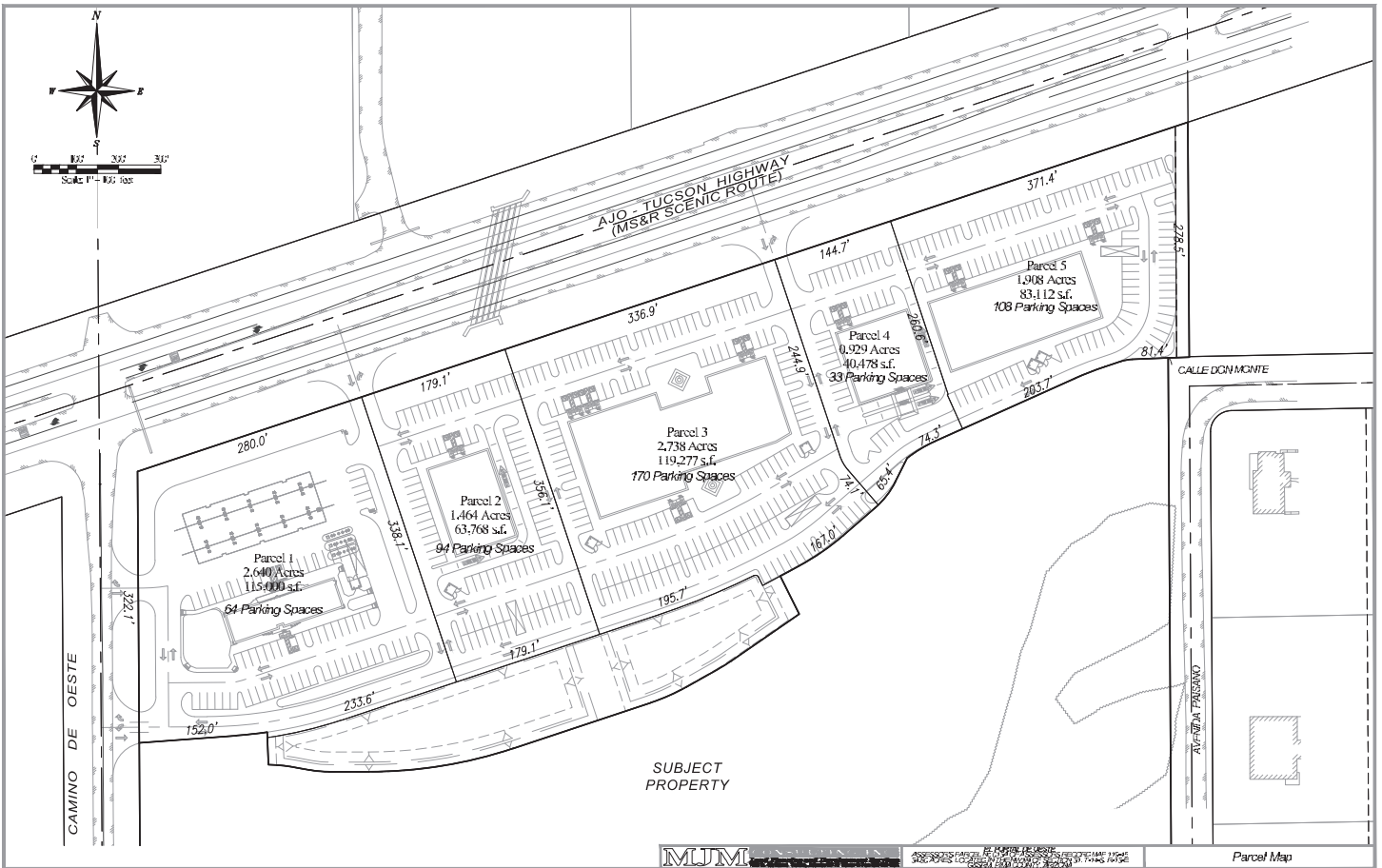
# Commercial Development Site and Pads

W AJO HWY AND S CAMINO DE OESTE, TUCSON, ARIZONA

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## PARCEL MAP \*



\* Conceptual and subject to change to meet purchaser requirements

Not to scale. Measurements approximate.



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# Commercial Development Site and Pads

W AJO HWY AND S CAMINO DE OESTE, TUCSON, ARIZONA

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DEMOGRAPHIC COMPREHENSIVE

## AJO HWY AND CAMINO DE OESTE

Prepared By:CBRE

NEW MARKER

PLACE OF WORK	3 Miles	5 Miles	10 Miles
Total Businesses	232	1,528	18,502
Daytime Employment (Total Employees)	2,125	16,257	260,734

POPULATION	3 Miles	5 Miles	10 Miles
2016 Population	21,569	106,760	393,500
2021 Population	22,456	112,292	406,057
2010 Population	20,945	101,619	385,483
2000 Population	16,699	79,296	345,082
Percent Pop Change: 2010 to 2016	3.0%	5.1%	2.1%
Percent Pop Change: 2016 to 2021	4.1%	5.2%	3.2%

AGE	3 Miles	5 Miles	10 Miles
<b>2016 Population</b>	<b>21,569</b>	<b>106,760</b>	<b>393,500</b>
Age 0 - 4	1,210 5.6%	7,794 7.3%	26,870 6.8%
Age 5 - 9	1,256 5.8%	7,665 7.2%	26,868 6.8%
Age 10 - 14	1,406 6.5%	8,007 7.5%	26,534 6.7%
Age 15 - 17	837 3.9%	5,095 4.8%	17,449 4.4%
Age 18 - 20	802 3.7%	5,062 4.7%	23,836 6.1%
Age 21 - 24	1,153 5.3%	7,865 7.4%	31,780 8.1%
Age 25 - 34	2,159 10.0%	14,367 13.5%	59,138 15.0%
Age 35 - 44	2,341 10.9%	12,979 12.2%	47,943 12.2%
Age 45 - 54	2,492 11.6%	11,624 10.9%	43,078 10.9%
Age 55 - 64	2,827 13.1%	11,261 10.5%	40,997 10.4%
Age 65 - 74	3,008 13.9%	9,016 8.4%	29,449 7.5%
Age 75 - 84	1,518 7.0%	4,423 4.1%	13,843 3.5%
Age 85+	560 2.6%	1,603 1.5%	5,714 1.5%
2016 Median Age	43.4	33.1	32.0
2016 Average Age	42.7	36.3	35.7

RACE AND ETHNICITY	3 Miles	5 Miles	10 Miles
<b>2016 Population</b>	<b>21,569</b>	<b>106,760</b>	<b>393,500</b>
White	14,120 65.5%	62,104 58.2%	244,695 62.2%
African American	470 2.2%	3,016 2.8%	14,235 3.6%
Asian	281 1.3%	1,368 1.3%	9,641 2.5%
Native Hawaiian/Pacific Islander	24 0.1%	135 0.1%	595 0.2%
American Indian/Alaska Native	840 3.9%	8,392 7.9%	19,903 5.1%
Some Other Race	5,007 23.2%	27,664 25.9%	88,410 22.5%
2 or More Races	827 3.8%	4,081 3.8%	16,023 4.1%
2016 Hispanic Population	12,704 58.9%	71,235 66.7%	229,335 58.3%
Not Hispanic/Latino, White	7,418 34.4%	24,803 23.2%	122,775 31.2%

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