

For Sale - Building Pad

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



PRICE REDUCED! \$299,000

E Bears Path Rd



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
- **Reduced Sale Price: \$299,000 (\$13.46/SF)**

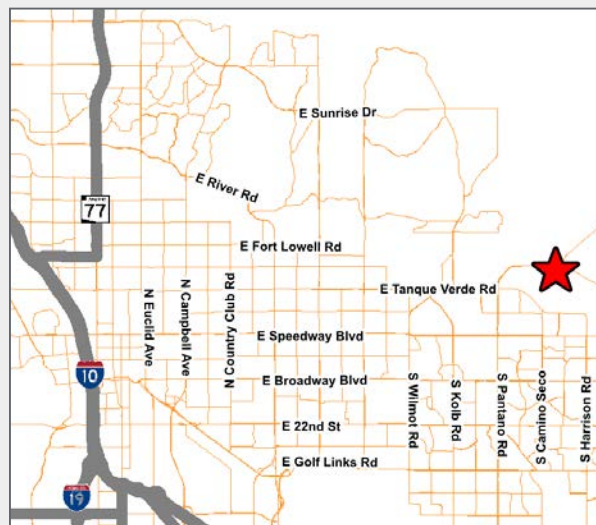
Traffic Counts

VPD

E Catalina Hwy	13,847
E Tanque Verde Rd	33,759

Demographics

	1 Mile	3 Mile	5 Mile
2020 Estimate	4,851	65,325	169,186
2025 Projection	4,995	67,739	175,715
Average Age	44.1	43.6	43.4
2020 Avg HH Income	\$96,727	\$77,901	\$79,448



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SITE PLAN

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 Tucson, Arizona



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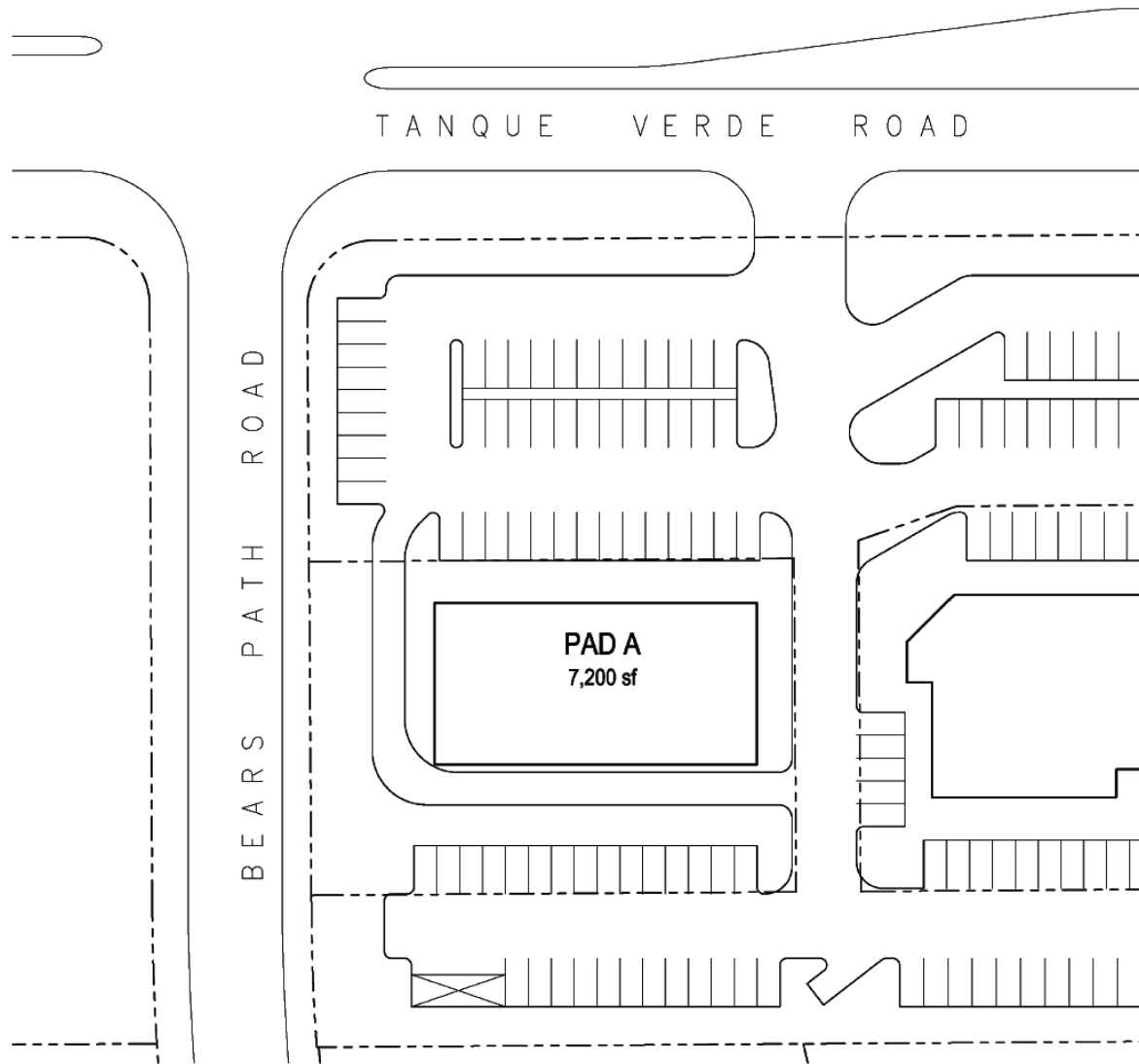
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CONCEPT PLAN

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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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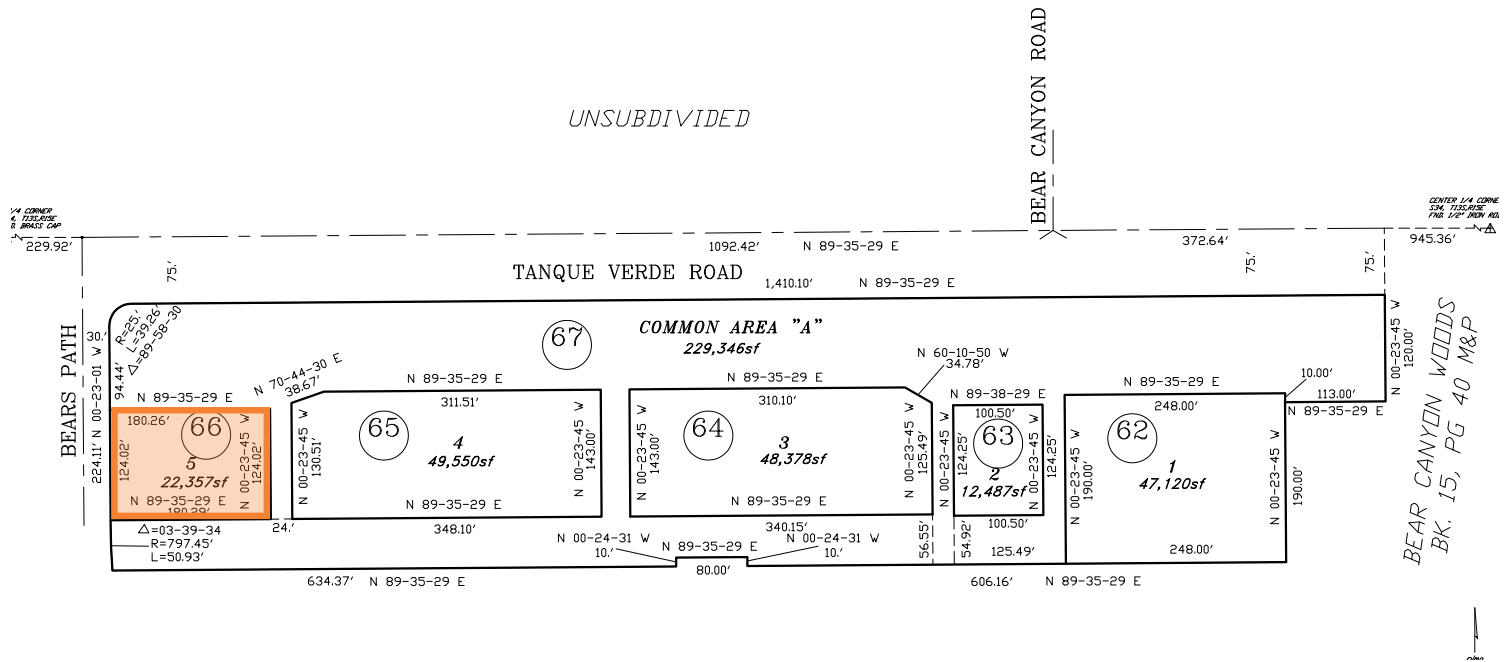
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PLAT & PHOTO

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DEMOGRAPHICS

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 Tucson, Arizona

	1 Mile	3 Mile	5 Mile	
POPULATION	2020 Estimated Population	4,851	65,325	169,186
	2025 Projected Population	4,995	67,739	175,715
	Growth 2020-2025	2.97%	3.70%	3.86%
	2020 Estimated Median Age	47.30	45.10	44.90
	2020 Estimated Average Age	44.10	43.60	43.40
HOUSEHOLDS	2020 Estimated Households	2,120	30,368	76,140
	2025 Projected Households	2,183	31,505	79,140
	Growth 2020-2025	2.97%	3.74%	3.94%
	2020 Estimated Average Household Size	2.30	2.10	2.20
INCOME	2020 Median Household Income	\$72,389	\$56,273	\$57,769
	2020 Estimated Average Household Income	\$96,727	\$77,901	\$79,448
HOUSING	2020 Estimated Housing Units	2,397	33,271	83,406
	2020 Estimated Occupied Units	2,120	30,368	76,141
	2020 Estimated Owner Occupied Units	1,441	18,229	47,714
	2020 Estimated Renter Occupied Units	679	12,139	28,427
	2020 Estimated Median Housing Value	\$291,896	\$248,848	\$228,041



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