

FOR SALE OR LEASE

COMMERCIAL SPACE AND PADS

SEC VALENCIA & KOLB ROADS | TUCSON, ARIZONA

RETAIL



PROPERTY FACTS

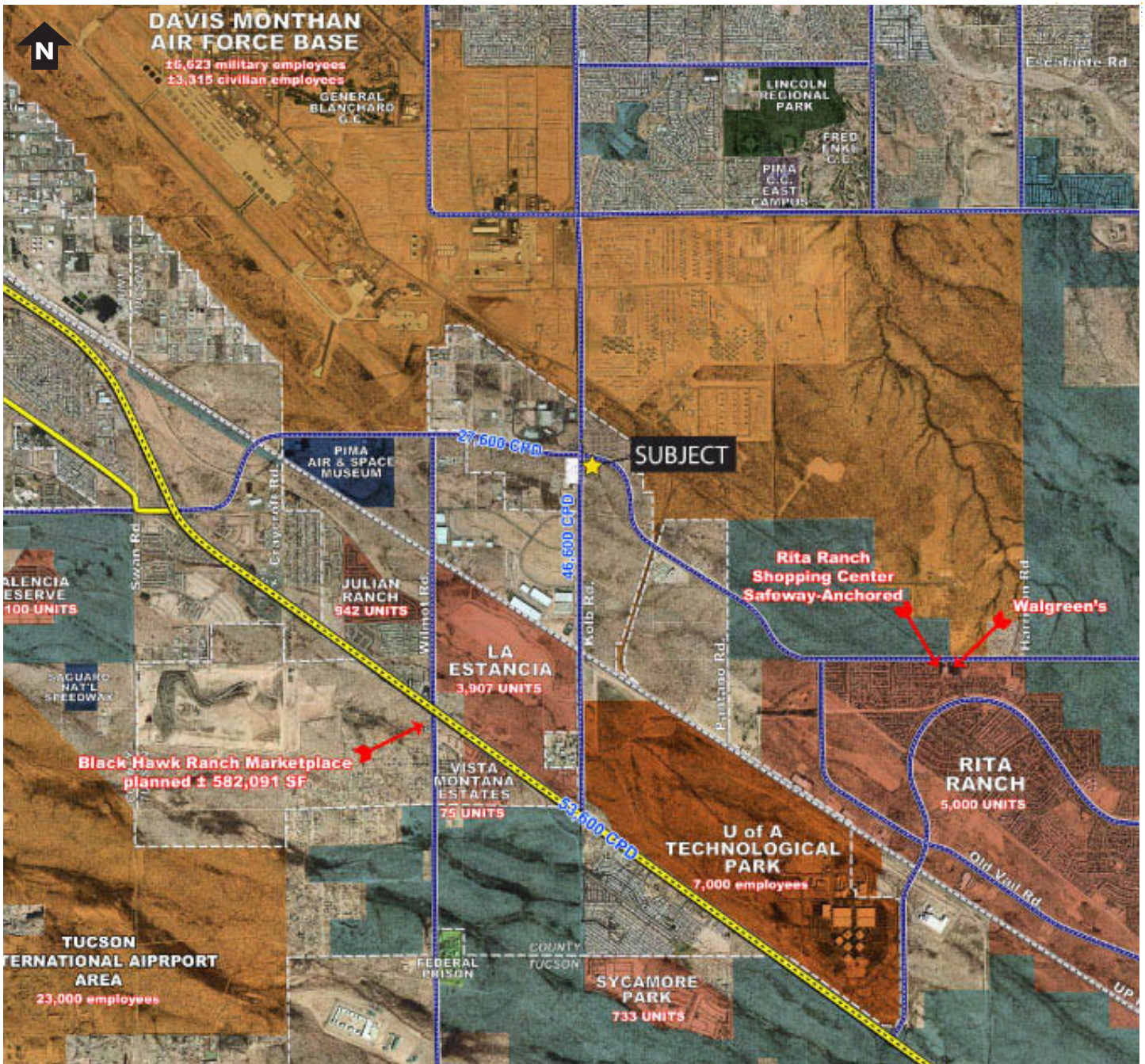
SITE AREA	±6.4 acres (±278,000 SF) divided into 3 or 4 lots
SALE PRICE	Varies depending on pad size and location
ZONING	SP (Specific Plan) Zoned, Pima County. Allows for industrial and retail/restaurant commercial uses
TRAFFIC COUNTS	Valencia Road: 29,344 cars per day Kolb Road: 53,677 cars per day Source: PAG 2018
HIGHLIGHTS	<ul style="list-style-type: none">• Large commercial zoned site at a busy intersection• Newly widened Valencia Road (to be completed July 2019)• Ideal for restaurants, retail or service-type businesses• Close proximity to major daytime employment hubs of Davis-Monthan Air Force Base, U of A Technology Park and Amazon• Stoplighted intersection ready to develop• Great access to Interstate 10 & Tucson International Airport

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CBRE

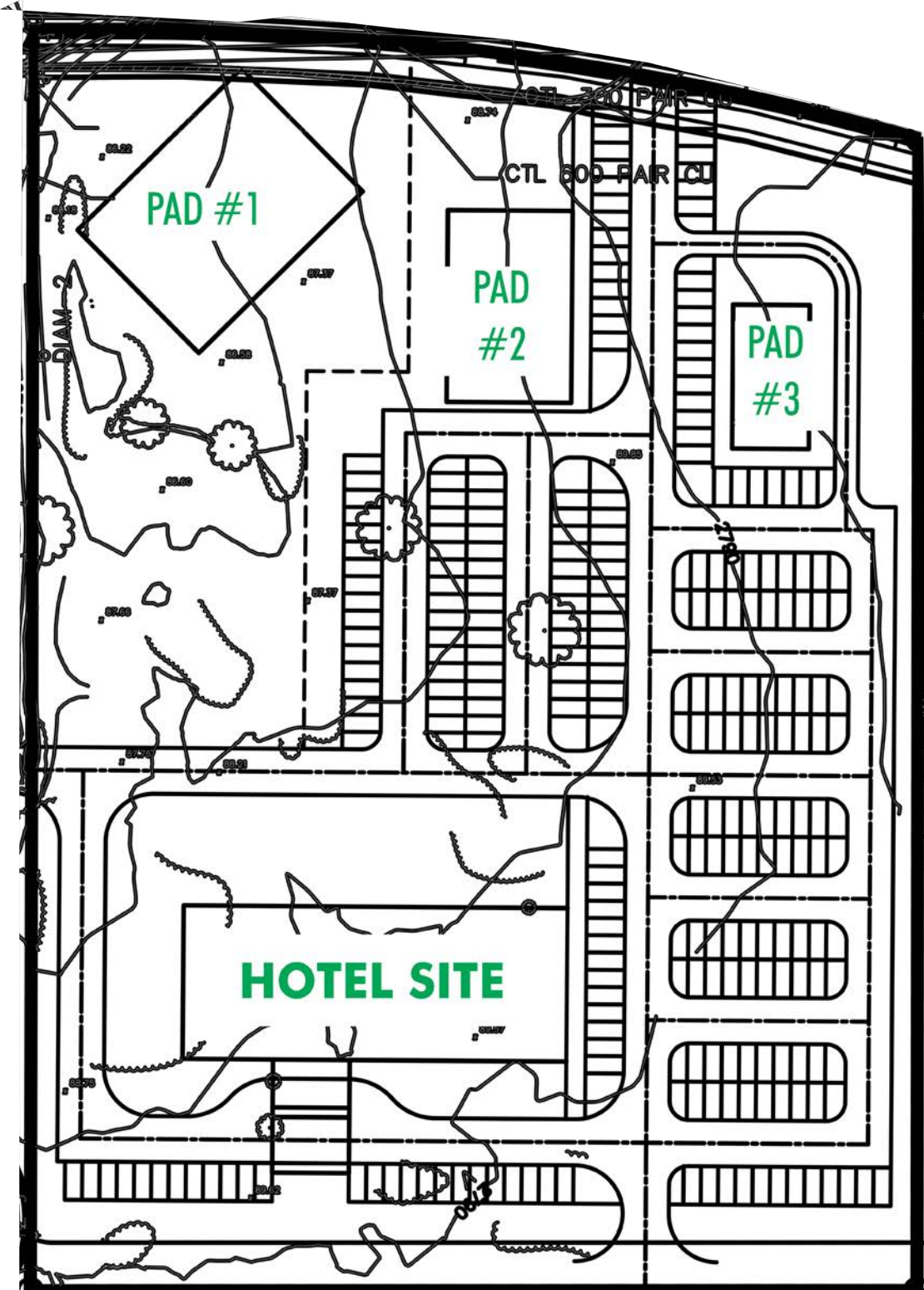
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CONCEPTUAL SITE PLAN



NOT TO SCALE 

CBRE

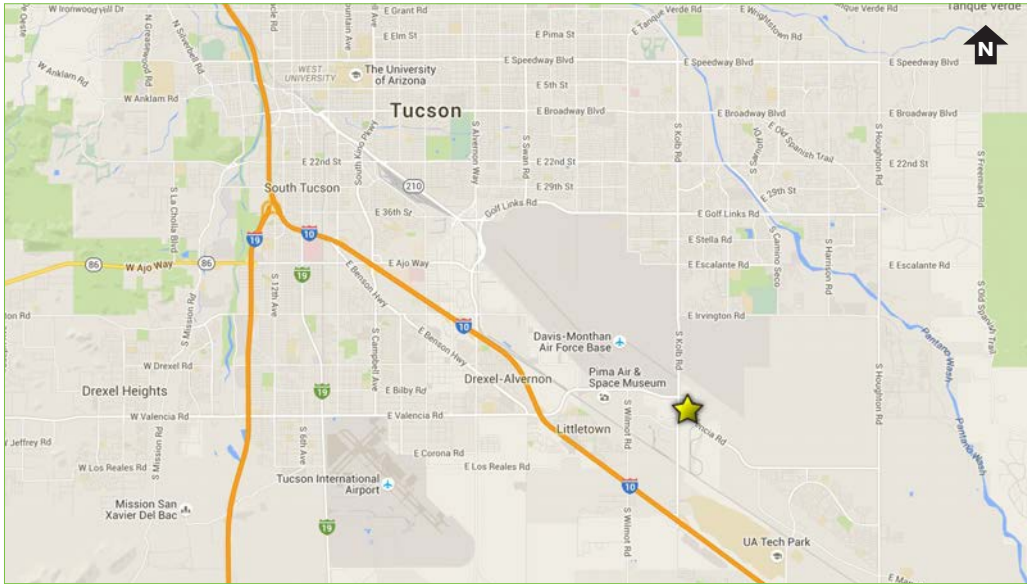
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LOCATOR MAP



2018 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	41	23,872	123,907
DAYTIME POPULATION	1,047	17,334	100,023
DAYTIME WORKERS	2,500	5,800	34,168
AVERAGE HH INCOME	\$110,382	\$66,955	\$64,592
AVERAGE HH SIZE	13.33	2.77	2.72
MEDIAN AGE	34.20	34.40	35.10

Source: Esri

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