



Property:

- ◆ Circle K coming available in spring of 2016
- ◆ located at signalized intersection of Ajo Way and Holiday Boulevard
- ◆ Going home side of the street for traffic exiting off Interstate 19
- ◆ 1410 West Ajo Way (Arizona State Route 86), Tucson, Arizona

APN: 119-21-053K and 119-21-053L
Land Size: 17,614 SF
Building Size: 2,633 SF
Zoning: C-1
2015 Property Taxes: \$8,794.21

Comments: High profile Circle K located in a densely populated trade area on one of the top three traffic arterials connecting to Interstate 19 in Tucson. This site is near the I-19 and Ajo Way (SR 86) off ramp and sees traffic commuting to Ryan Airfield, Three Points, and Rocky Point. This site covers a wide trade area all the way to Three Points. See attached aerial. This site is also surrounded by a high density of apartments and traffic generators including Food City, Lynn-Urquides Elementary School, Kennedy Park, QuikTrip, Family Dollar, Dollar General, a new Dynamite Car Wash (under construction), Old Tucson, the Tohono O'odham Nation, the Pascua Yaqui Tribe, and Sells.

TRAFFIC COUNTS:

Ajo Way: 35,729 acpd (2011)
Interstate 19: 98,158 acpd (2015)

Source: Pima Association of Governments Traffic Volumes Database

DEMOGRAPHIC SUMMARY:

	2015 Estimates	3 Miles	5 Miles
Population	95,746	224,957	
Avg HH Income	\$41,217	\$42,739	
# of Employees	36,019	121,417	

Source: Applied Geographic Solutions/TIGER Geography, April 2015

EXCLUSIVELY REPRESENTED BY:

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OWNER/AGENT

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DENSELY POPULATED TRADE AREA

