

ALLOWED USES:

- ◆ Restaurant/Retail
- ◆ Multifamily
- ◆ Assisted/Independent Living

SALES PRICE:

\$1,842,588 (\$4.50/SF)

ZONING:

CB-1 (Pima County Commercial)

EXCLUSIVELY
REPRESENTED BY:

RICK BORANE

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This corner parcel is located at a recently improved, signalized intersection. Cortaro Farms Road was expanded to four lanes with a raised median, and drainage improvements were made along both Cortaro Farms Road and Shannon Road. Omni Tucson National Golf Resort and Spa is located at this intersection at the northeast corner, and Pima Community College's northwest campus is approximately one-half mile south of the subject property. HSL Properties will soon commence construction on their latest high end, resort-style, luxury living complex on the adjoining parcel to the east. Other amenities to the area include Foothills Mall, featuring many national, regional, and local retailers and restaurants, as well as Bashas' Cortaro Plaza neighborhood shopping center, approximately one mile west.

DEMOGRAPHIC HIGHLIGHTS

2013 Estimates	1 Mile	3 Miles	5 Miles
Population	11,007	65,171	125,664
Households	4,455	25,806	50,690
Avg. HH Income	\$70,017	\$70,395	\$73,013

Source: Applied Geographic Solutions/
TIGER Geography, Nov. 2013

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.

