

## Valencia Road Pad Available

West of SWC Valencia & Camino de la Tierra, Tucson, AZ



### AVAILABLE

Price: \$500,000  
 Land Size: ±1.53 acres (±66,851 SF),  
 per development plan  
 APN: 138-26-319G

### DEMOGRAPHICS

(2017 estimates)

	1 Mile	3 Miles	5 Miles
Population	8,904	45,779	121,376
Avg. HH Income	\$57,383	\$53,200	\$48,371
Total employees	810	6,686	17,814

Source: Applied Geographic Solutions/TIGER Geography, April 2017

### HIGHLIGHTS

- One of Tucson's fastest growing trade areas
- West of the southwest corner of Valencia Road and Camino de la Tierra
- Cross access easement with Quik Trip and Viva Burrito
- Multiple access points (left-in, left-out)
- Significantly underserved trade area
- Valencia Road frontage

### TRAFFIC COUNTS

Valencia Rd	21,572 acpd (2016)
Camino de la Tierra	5,271 acpd (2015)

Source: Pima Association of Governments, Transportation Data Management System

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