

HARD CORNER COMMERCIAL PAD

West of NWC of 22nd St & Pantano Rd

AVAILABLE

Ground lease or build to suit

Land Size	±13,512 SF (Per Pima County Assessor)
APN	134-14-020L
Zoning	C-1 & RX-1 (Per Pima County Assessor)
Pricing	Contact Agent

APN: 134-14-020L
 ±13,512 SF

RX-1

C-1

HIGHLIGHTS

- Highly visible corner at a signalized intersection
- Ideally positioned to serve the surrounding dense, higher-income population
- Adjacent to recently opened and remodeled Chevron gas station
- High traffic counts with over ±64,000 cars per day
- C-1 zoning provide development flexibility

22nd Street - 34,421 AADT

Pantano Road - 20,640 AADT

Exclusively represented by

JERAMY PRICE

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SUBJECT

DEMOGRAPHICS

(2025 Estimates)

	1 Mile	3 Miles	5 Miles
Population	17,627	125,144	206,958
Avg. HH Income	\$72,070	\$86,067	\$90,980
Total Employees	5,114	33,657	72,704

*Demographics Source: Applied Geographic Solutions/TIGER Geography, 05/2025
Traffic Counts Source: REGIS SITES USA 2025*



