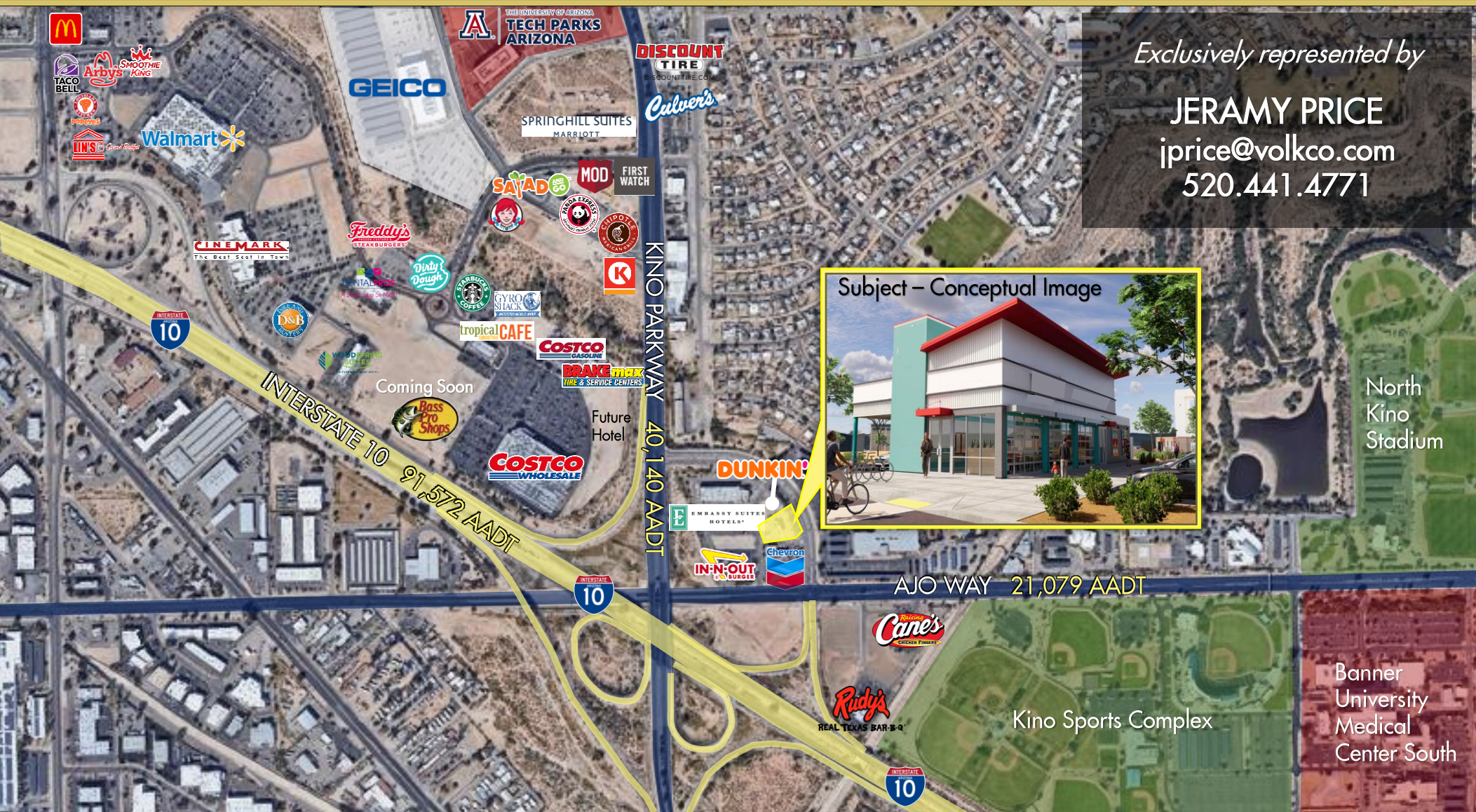


BRAND NEW DRIVE-THRU FOR LEASE

NEC Ajo Way and Kino Parkway – Freeway Site

1995 E Ajo Way, Tucson



Exclusively represented by

JERAMY PRICE
jprice@volkco.com
520.441.4771

Subject - Conceptual Image

North
Kino
Stadium

AJO WAY 21,079 AADT

Kino Sports Complex

Banner
University
Medical
Center South

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. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas. 1/20/2025

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FEATURES

BUILDING SIZE	2,342 SF*
LAND SIZE	29,153 SF*
LEASE RATE	Contact Agent
ZONING	I-1 Tucson

*SOURCE: Per Pima County Assessor

HIGHLIGHTS

- Full diamond interchange
- Entire project is cross eased/ cross parked
- Regional trade area with numerous national retailers including In-N-Out, Dunkin', Raising Cane's, Chipotle, First Watch, Starbucks, Costco, Walmart, Dave & Buster's, Cinemark Century Theater, Kino Sports Complex and more!

DEMOGRAPHICS

(2024 Estimates)

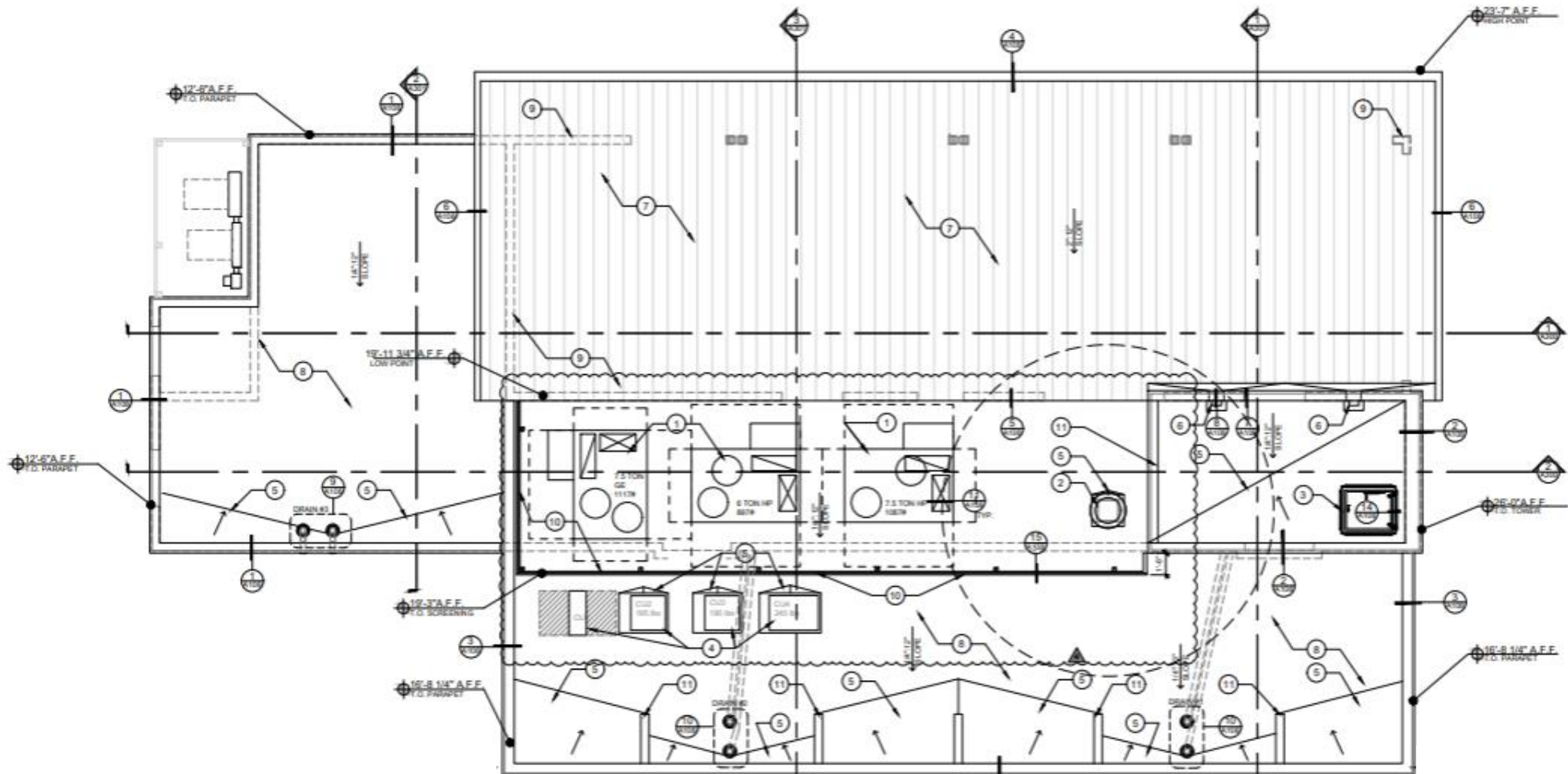
	10-MIN	15-MIN	20-MIN
Population	144,369	305,425	486,235
Avg Household Income	\$68,603	\$70,235	\$73,563
Total Employees	83,743	142,717	217,531

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2024

TRAFFIC COUNTS

KINO PARKWAY	40,140 AADT
AJO WAY	21,079 AADT
INTERSTATE 10	91,572 AADT

SOURCE: REGIS SITES USA 2024

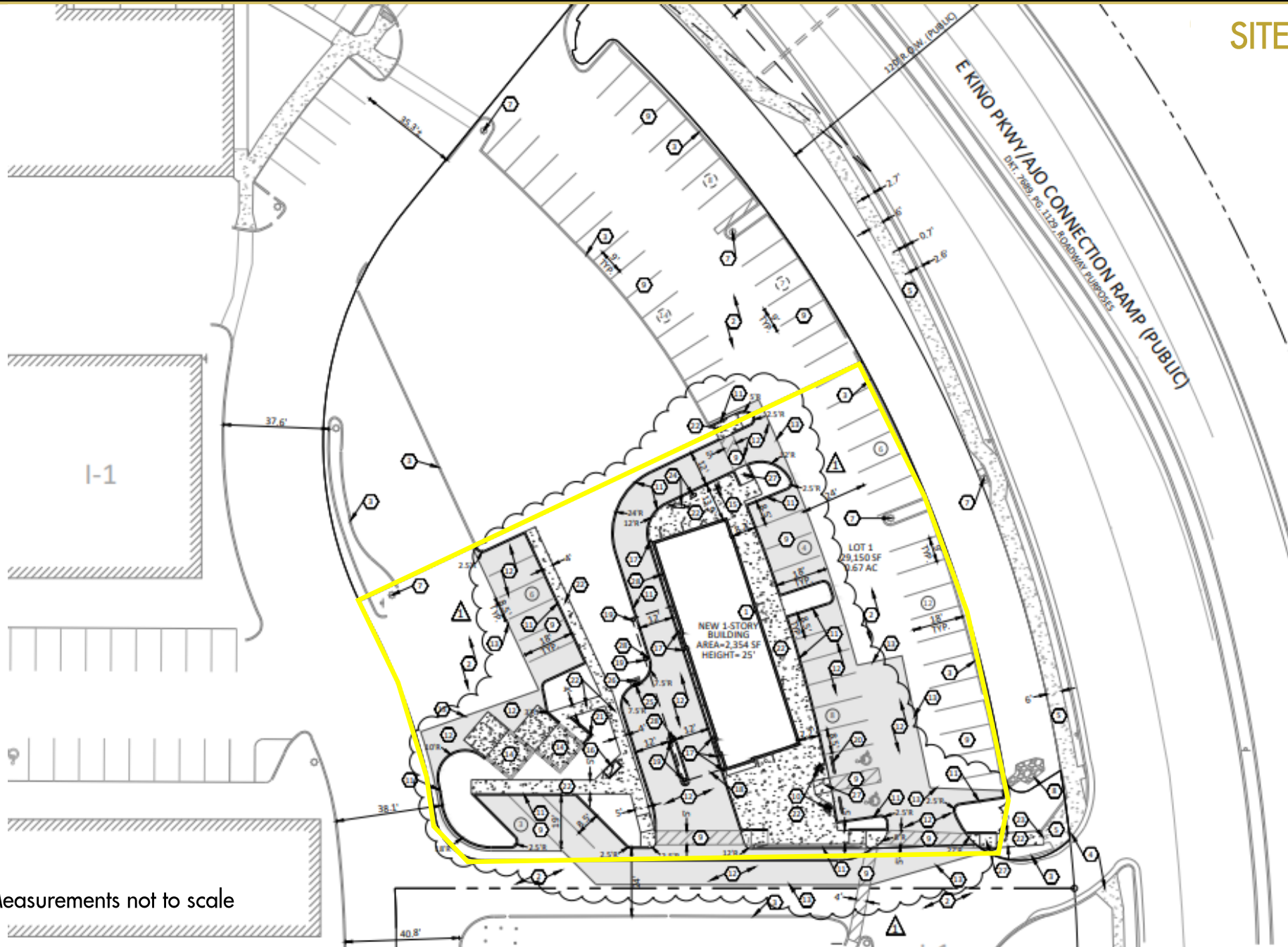


*Measurements not to scale

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SITE PLAN



*Measurements not to scale