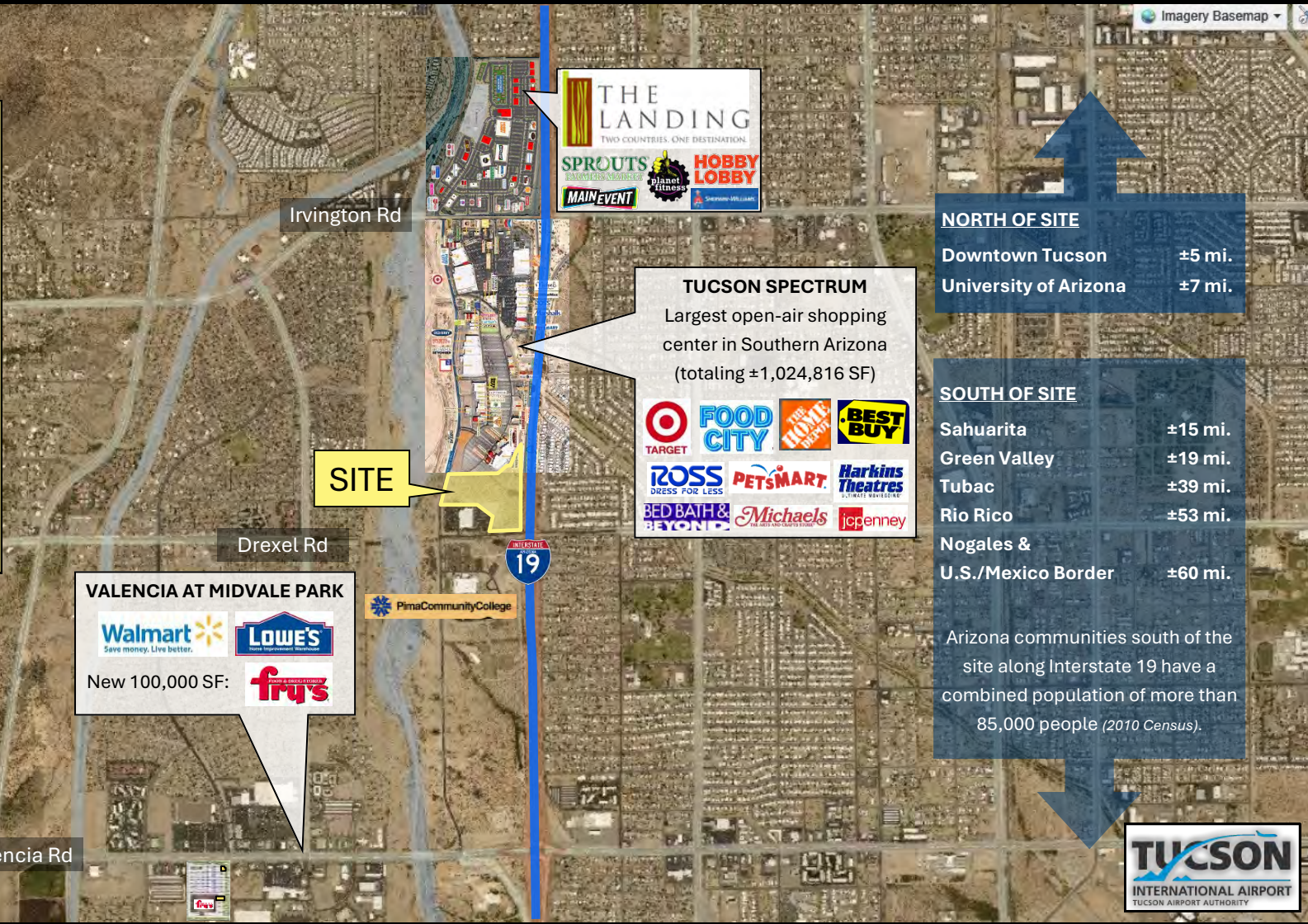


PRIME LAND FOR JOINT VENTURE  
**ARIZONA SPECTRUM**  
NWC Interstate 19 and Drexel Road, Tucson, Arizona

Exclusively represented by  
**RICK VOLK**  
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**520.326.3200**



**OWNER/AGENT:** An Arizona licensed real estate agent or broker at Volk Company has an ownership interest in this property. 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



### PROPER-

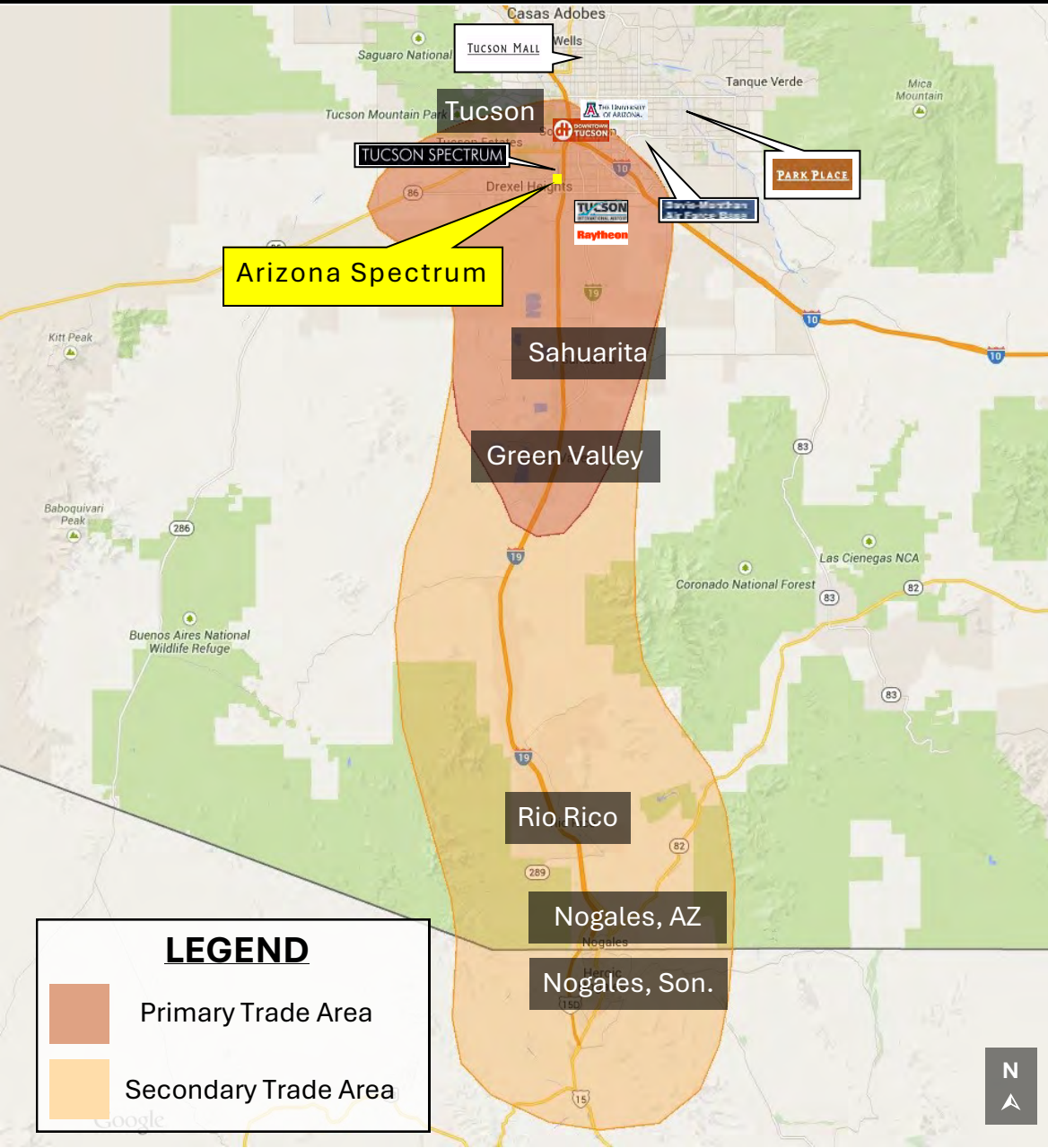
- Land: ±20.2 acres (±880,000 square feet)
- Sales Price: Call agent for valuation
- Zoning: Park-Industrial (P-I), City of Tucson

### HIGH-

- Prime land with extensive frontage along high-traffic Interstate 19, which connects downtown Tucson to Mexico
- Adjacent to and sharing an access street with the Tucson Spectrum, Southern Arizona's largest open-air shopping center
- Excellent positioning to serve the active Southwest Tucson retail market, as well as Mexican nationals who travel to the area to shop
- Flexible Park-Industrial zoning allows a wide variety of uses, from auto sales to gyms, restaurant to retail, office to industrial
- Rare large parcel offers flexible development options, including potential for larger boxes and front and interstate-facing pad sites

### TRAFFIC COUNTS

Interstate 19:	78,459	AADT
Calle Santa Cruz:	12,931	AADT
Drexel Road:	7,122	AADT



DEMOGRAPHICS <sup>1</sup>	Primary	Secondary
Population	472,142	529,200
Total Employees	208,409	229,651*
Households	179,193	200,065*
Avg. Household Income	\$59,826	\$59,754*
Household expenditures	\$8.79 B	\$9.8 B*

- Approximately **215,567 people** live within a 15-minute drive time of the site<sup>1</sup>
- **More than 85,000 people** live in Arizona communities south of the site along I-19<sup>4</sup>
- **2.7 million** Mexican citizens visit Tucson annually, spending approximately **\$1 billion**<sup>3</sup>
- Nogales, Arizona, has nearly **14 million border crossings annually**<sup>5</sup>

\* Does not include data for Nogales, Sonora, Mexico.

<sup>1</sup>Applied Geographic Solutions/TIGER Geography, 04/2020 estimates.

<sup>2</sup>Instituto Nacional de Estadística y Geografía, 2010.

<sup>3</sup>[https://tourism.az.gov/sites/default/files/Final\\_Mexican\\_Visitors\\_to\\_AZ\\_2007\\_08\\_report.pdf](https://tourism.az.gov/sites/default/files/Final_Mexican_Visitors_to_AZ_2007_08_report.pdf)

<sup>4</sup>Census 2010

<sup>5</sup>United States Department of Transportation





Property spans  $\pm 1,800$  feet  
along Interstate 19 with  
potential freeway-visible pylon



78,459 AADT

**DISCOUNT  
TIRE**

**Harkins Theatres**  
ULTIMATE MOVIEGOING

# SITE

**Land Area:**  
 $\pm 20.2$  acres

**Zoning:**  
P-1 (Park Industrial,  
City of Tucson)

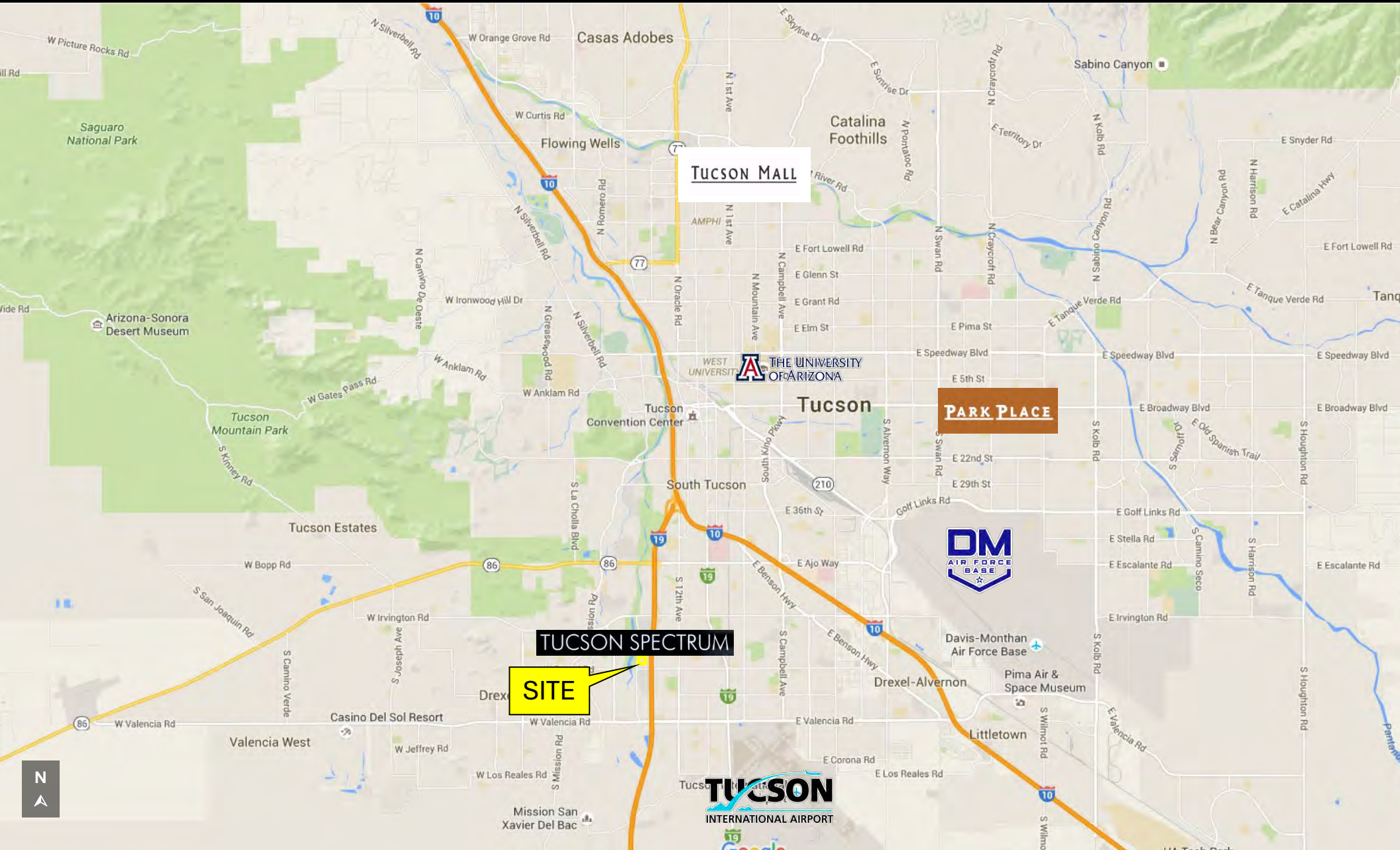
**native**  
grill & wings

Calle Santa Cruz - 12,931 AADT

Drexel Rd - 7,122 AADT

PimaCommunityCollege





## TUCSON, ARIZONA

Located in the heart of Southern Arizona, Tucson is strategically positioned in the Sonoran desert between Phoenix and Mexico along Arizona's "Sun Corridor." The county seat of Pima County, Tucson is Arizona's second-largest city and the 33rd largest city in the country, with a metropolitan area population of nearly one million people.

Tucson's expanding economy is based on technology, tourism, and education. Large institutions like Raytheon Missile Systems, the Davis-Monthan Air Force Base, and the University of Arizona complement and support Tucson's status as a growing entrepreneurial hub (one of five recently recognized by *Entrepreneur* magazine). Tucson also supports a more than \$2 billion per year tourism industry due to its attractive climate, natural wonders, and unique cultural events like the Tucson Gem and Mineral Show and El Tour de Tucson bicycling event, and benefits from the estimated \$1 billion per year in direct economic benefit to Southern Arizona from Mexican citizens who travel north to shop in the community.

With its low cost of living and educated workforce, Tucson has shown significant economic strength. There has been a surge of public and private investment into the downtown area following the construction of the new streetcar line, which has led to an explosion of new dining and nightlife options and plans for extensive hotel, office, and residential development. Large employers who have made recent commitments to Tucson include Caterpillar, which is building a new headquarters facility for over 600 executive employees; HomeGoods, which will build an 800,000 square foot distribution center housing 900 jobs; Comcast, which has invested in a customer care center to accommodate 1,200 new employees; and World View, a space company that plans to build a high-tech 120,000 square foot facility.

## SOUTHWEST TUCSON

Southwest Tucson has for many years been an area of great strength for retail, restaurant, and service uses based on the dense and shopping-focused surrounding demographics, as well as the significant recurring traffic from the more than 2.7 million Mexican citizens who visit Southern Arizona annually, many via Interstate 19. The success of the trade area is well established, from the bustling Valencia corridor south of the site to the successful Tucson Spectrum power center and the planned Fashion Park development, both just north along Irvington Road, with many tenants experiencing some of their highest sales in the city, state, or even country in this trade area.

Featuring immediate proximity and visibility to the heavily-trafficked Interstate 19, this rare large parcel of prime, development-ready land in the heart of the area's growing retail activity offers an excellent retail location and can accommodate a wide variety of uses.