

# HIGH PROFILE PAD FOR SALE OR LEASE

East of Irvington / Interstate 19  
782 W Irvington Road, Tucson



Logos for: Red Robin, eegee's, planet fitness, the Habit BURGER GRILL, MOD PIZZA, Chipotle, Krüpy Kreme DOUGHNUTS, Pollo Loco, Ques Pasa, TACO BELL, crumbl cookies, Chick-fil-z, HOBBY LOBBY, MATTRESS FIRM

**THE LANDING**

Logos for: Auto Zone, Aaron's, TEXAS ROADHOUSE, POPEYES, TAKE 5

**PLACITA DEL RIO**

**SUBJECT**

IRVINGTON ROAD

**Tucson SPECTRUM**

Logos for: target, Harkins THEATRES, Panda Express, Home Depot, GNC LIVE WELL, native grill wings, BEST BUY, FOOD CITY, Red Lobster, Marshalls, Olive Garden, Burlington, Visionworks, NIKE, FIVE GUYS, Party City, FAMOUS footwear, peter piper pizza, DISCOUNT TIRE, OLD NAVY, verizon, jcpenny, STARBUCKS COFFEE, PET SMART, McDonald's

Exclusively represented by  
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**AVAILABLE**

LAND SIZE ±33,000\* SF \*per Assessor

ZONING C-2 Tucson/Pima County

## HIGHLIGHTS

- High Profile pad opportunity
- Direct access to I-19
- Extremely dense trade area with over 106,000 residents within a 3 mile radius
- Irvington Road is one of Tucson’s busiest east-west arterials
- Delivery: Water meter and Sewer connection onsite. The pad is paved.
- Nearby retailers include:  
Home Depot, Auto Zone, Ross, Old Navy, Party City, JC Penney, Burlington, Target, Food City, Marshalls, Michaels, Pet Smart, Discount Tire, Take 5, Texas Roadhouse, Harkins Theatres, Dollar Tree, Peter Piper Pizza, and more!

## DEMOGRAPHICS *(2024 Estimates)*

	1-MILE	3-MILES	5-MILES
Population	13,280	106,108	199,351
Avg Household Income	\$66,124	\$72,296	\$75,786
Retail Expenditure	\$121,36 M	\$1 B	\$2.04 B

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2024

## TRAFFIC COUNTS

Irvington Road	24,423 AADT (2023)
Interstate 19	71,296 AADT (2024)

SOURCE: REGIS SITES USA 2024 and Pima Association of Governments



For Sale - Build to Suit - Ground Lease

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