

VALENCIA FRONTING PADS FOR SALE

SEC VALENCIA & CAMINO DE LA TIERRA

TUCSON, ARIZONA



PROPERTY DESCRIPTION

Price: *Call Agent*

LOT	SIZE	ASSESSOR PARCEL NO.	ZONING
Lot 1:	80,000 SF	138-26-6890/6900	CB-1
Lot 2:	43,560 SF	138-26-6900	CB-1
Lot 3:	48,980 SF	138-66-6900/6910	CB-2
Lot 4:	107,435 SF	138-26-6920	CB-2
Lot 5:	36,541 SF	138-26-6930	CB-2
Lot 6:	129,642 SF	138-26-6940	CB-2
Lot 7:	35,915 SF	138-26-6950	CB-2
Lot 8:	30,427 SF	138-26-6960	CB-1

Source: Pima County Assessor

HIGHLIGHTS

- Signalized Intersection
- Frontage on Valencia Road, one of Tucson's most heavily traveled east/west thoroughfares connecting southeast Tucson to Ajo Road
- Located near national retailers
- On the route from Tucson to Ryan Airfield and Casino Del Sol (largest casino in Southern Arizona)
- One of Tucson's fastest growing trade areas

2024 TRADE AREA DEMOGRAPHICS

Population 60,837

Avg. HH Income \$100,167

Source: Applied Geographic Solutions/TIGER Geography, 05/2024

TRAFFIC COUNTS

Valencia Road 35,775 AADT (2023)

Camino De La Tierra 8,236 AADT (2024)

Source: PAG, Transportation Data Management System

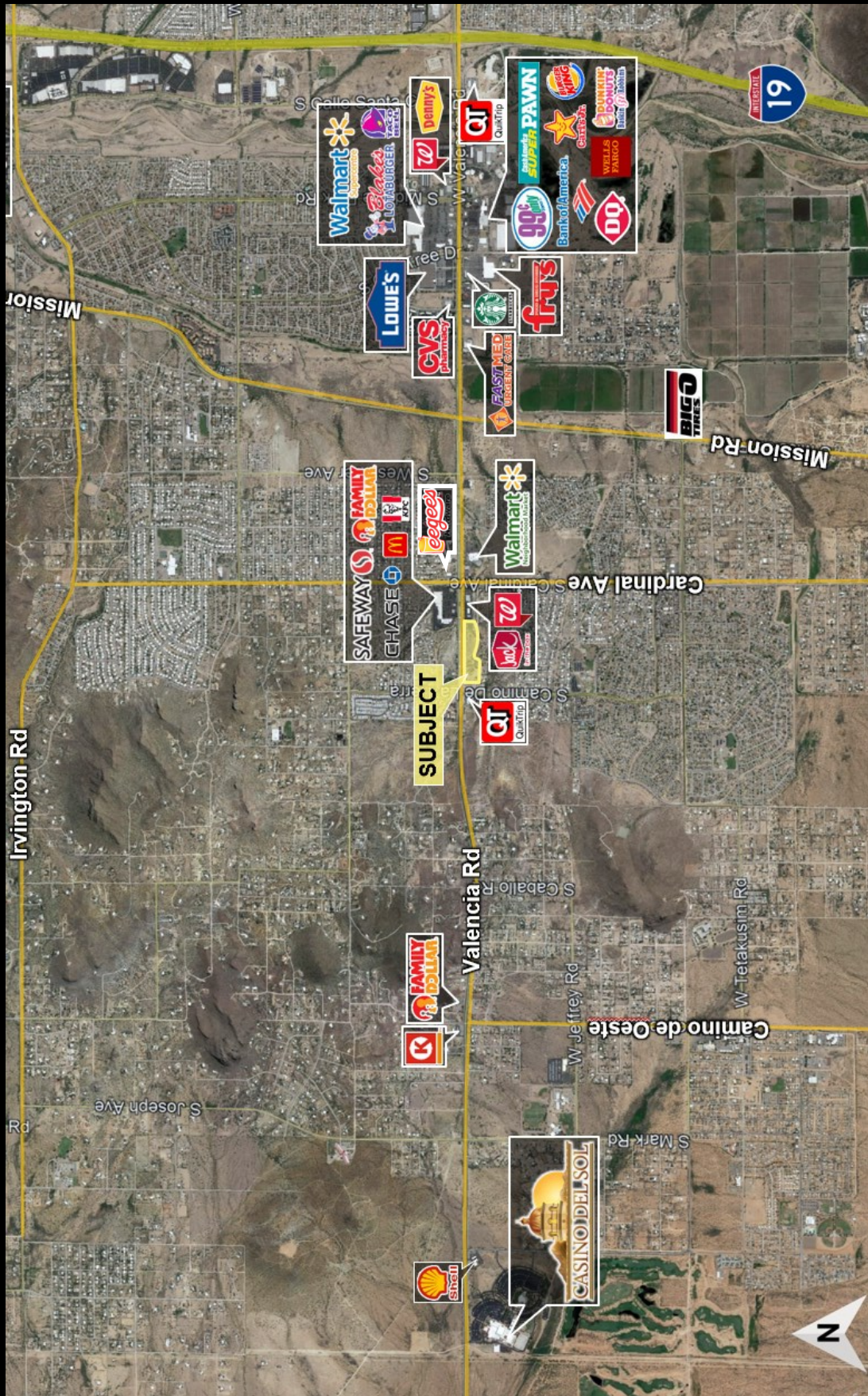
Exclusively represented by

JERAMY PRICE

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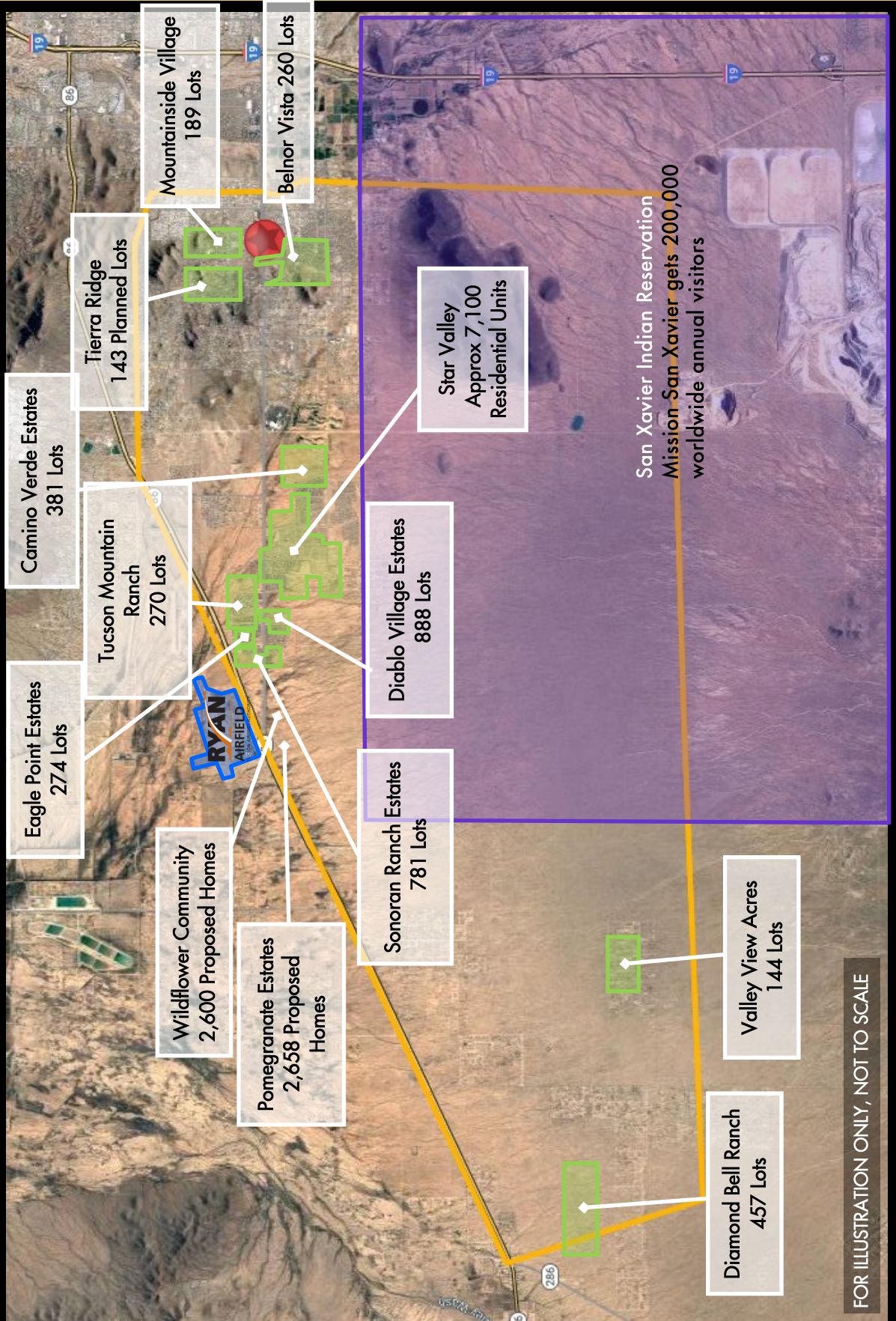


TRADE AREA DEMOGRAPHICS 2024 ESTIMATES

Estimated Population 60,837

Avg. HH Income \$100,167

Source: Applied Geographic Solutions/TIGER Geography, 05/2024



FOR ILLUSTRATION ONLY, NOT TO SCALE