

9,164 SF FREESTANDING BUILDING FOR SALE

Mission Road & Interstate 19
1309-1345 W Ajo Way, Tucson, AZ 85713

Exclusively represented by

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FEATURES

BUILDING SIZE	±9,164 SF* (per assessor)
LAND SIZE	±43,323 SF* (per assessor)
SALE PRICE	\$1,700,000 (\$185.51/SF)
PARCEL NUMBER	120-01-001M
TAXES	\$31,031.93 (2025)
YEAR BUILT	2013
ZONING	C-2 Tucson/Pima County

HIGHLIGHTS

- Vacant Dollar General (DG has a lease through 8/31/27)
- .04 miles west of I-19
- C-2 zoning
- 231' of Ajo frontage
- Monument signage
- Existing open retail layout
- Excellent ingress/egress

DEMOGRAPHICS

	5-MINUTES	10-MINUTES	15-MINUTES
Population	36,404	140,481	304,603
Avg Household Income	\$79,111	\$78,131	\$78,963
Total Employees	11,415	76,692	137,982

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2026 (2025 Estimates)

TRAFFIC COUNTS

Ajo Way	33,178 AADT
Interstate 19	84,986 AADT
Mission	22,527 AADT

SOURCE: REGIS SITES USA 2026

