

FORMER **CIRCLE K** AT LIGHTED INTERSECTION

First Lighted Intersection From I-19 Off-ramp Ajo Way & Holiday Blvd | Tucson, AZ

AVAILABLE

Address	1410 West Ajo Way (Arizona State Route 86)
Lease Rate	Call Agent
Bldg Size	±2,633 SF*
Land Size	±17,614 SF*
APN	119-21-053K and 119-21-053L
Zoning	C-1
2023 Property Taxes	\$4611.08 (includes both parcels)

**Per Pima County Assessor*

HIGHLIGHTS

High profile former Circle K located in a densely populated trade area on one of the top three Tucson traffic arterials connecting to Interstate 19. This site is just west of the I-19 and Ajo Way (SR 86) off ramp and sees traffic commuting to and from Ryan Airfield, Three Points, Rocky Point, Tucson Estates, and several other current and planned subdivisions. This site covers a wide trade area all the way to Three Points. See attached aerial. This site is also surrounded by a high density of apartments and traffic generators including Food City, Lynn-Urquides Elementary School, Kennedy Park, QuikTrip, Family Dollar, Dollar General, Dynamite Car Wash, La Casita Day Care, the Tohono O'odham Nation, the Pascua Yaqui Tribe, and Sells.



DEMOGRAPHICS

<i>(2020 Estimates)</i>	3 Miles	5 Miles
Population	89,562	213,810
Avg. HH Income	\$81,051	\$78,253
Total Employees	21,988	101,298
<i>Source: Applied Geographic Solutions/TIGER Geography, 11/2023</i>		

TRAFFIC COUNTS

Ajo Way	36,809 AADT
I-19	82,859 AADT
Mission Rd	23,794 AADT

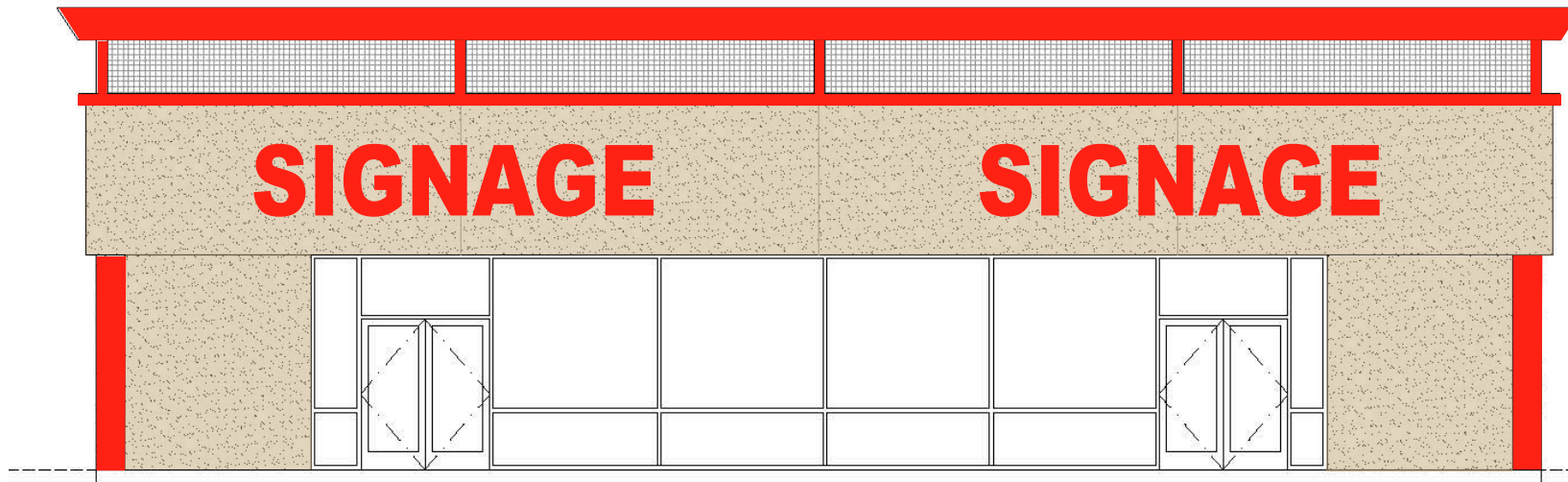
Source: REGIS SITES USA 2024

Exclusively represented by

TERRY DAHLSTROM - OWNER/AGENT
terrydahlstrom@volkco.com | 520.495.2241

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.

CONCEPTUAL REMODEL ELEVATION



*Conceptual elevation -
signage not to scale.
Exact signage
specifications and
remodeling plans need
to be approved by the
City of Tucson.*



**Can be remodeled for a single tenant or two tenants*

