

AJO BUSINESS CENTER

Light Industrial / Retail Space for Lease
 1301-1321 E Ajo Way, Tucson, Arizona

Exclusively represented by
JOEY CASTILLO
jcastillo@volkco.com
 520.495.2234



1,730 SF AVAILABLE

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 contained herein. Not to scale- for illustration only. All projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

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AVAILABLE

BUILDING SIZE	±1,730 SF
LEASE RATE	\$1,825 per month MG
ZONING	I-1 City of Tucson

HIGHLIGHTS

- Close proximity to Interstate 10
- Excellent visibility and access from Ajo Way
- Easily accessible via I-10, Ajo, Benson Highway, Kino and Park
- Approximately 630,000 people live with a ten-mile radius
- Well maintained, attractive project
- Roll Up door

TRAFFIC COUNTS

Ajo Way	21,772 AADT (2024)
Benson Highway	11,363 AADT (2024)
Park Avenue	20,609 AADT (2024)
Kino Parkway	28,632 AADT (2024)
Interstate 10	102,975 AADT (2024)

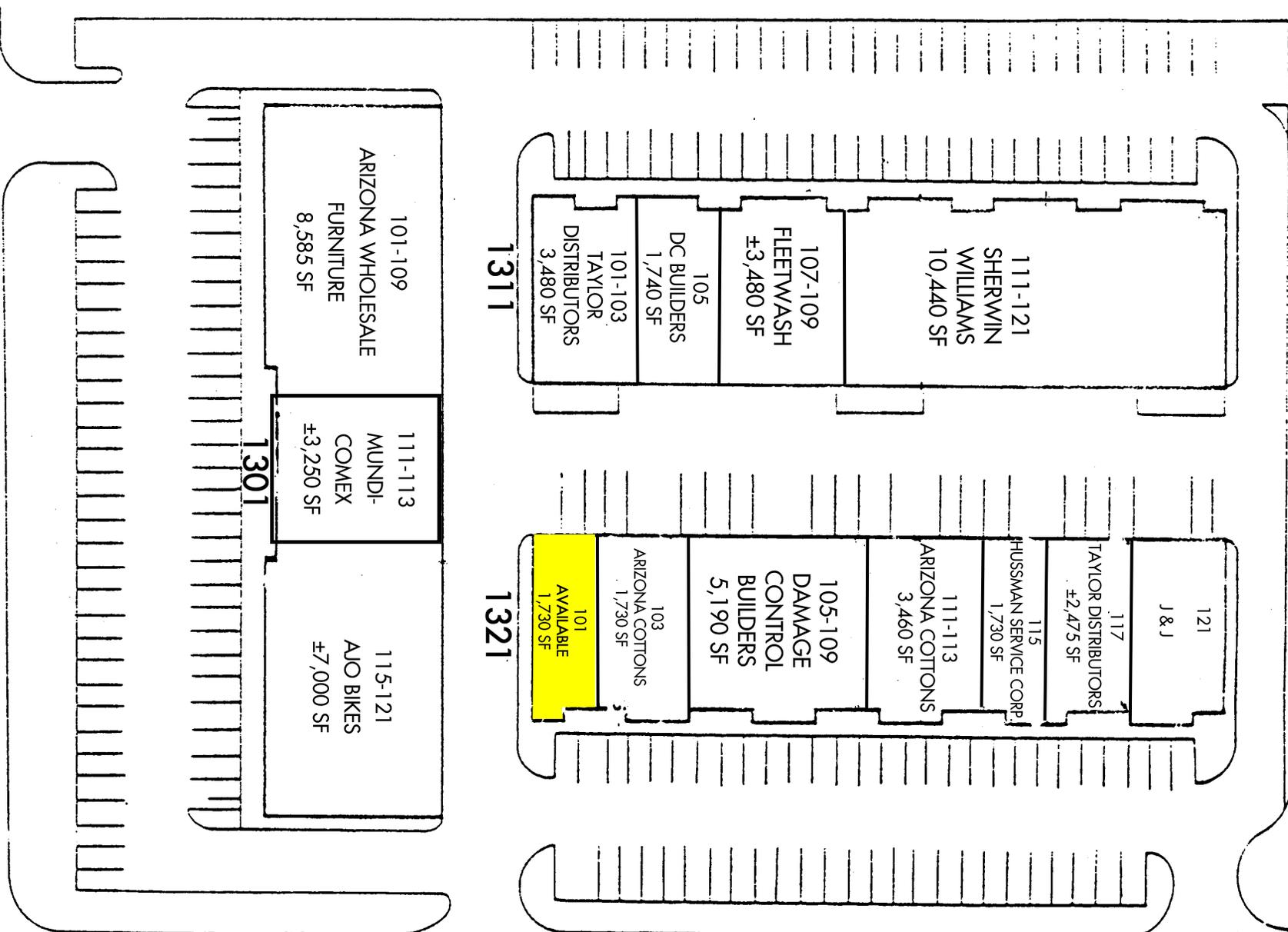
Source: Regis Sites USA 2025

DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	37,019	149,828	493,017
Avg Household Income	\$66,4492	\$69,992	\$75,931
Total Employees	20,400	89,021	215,489

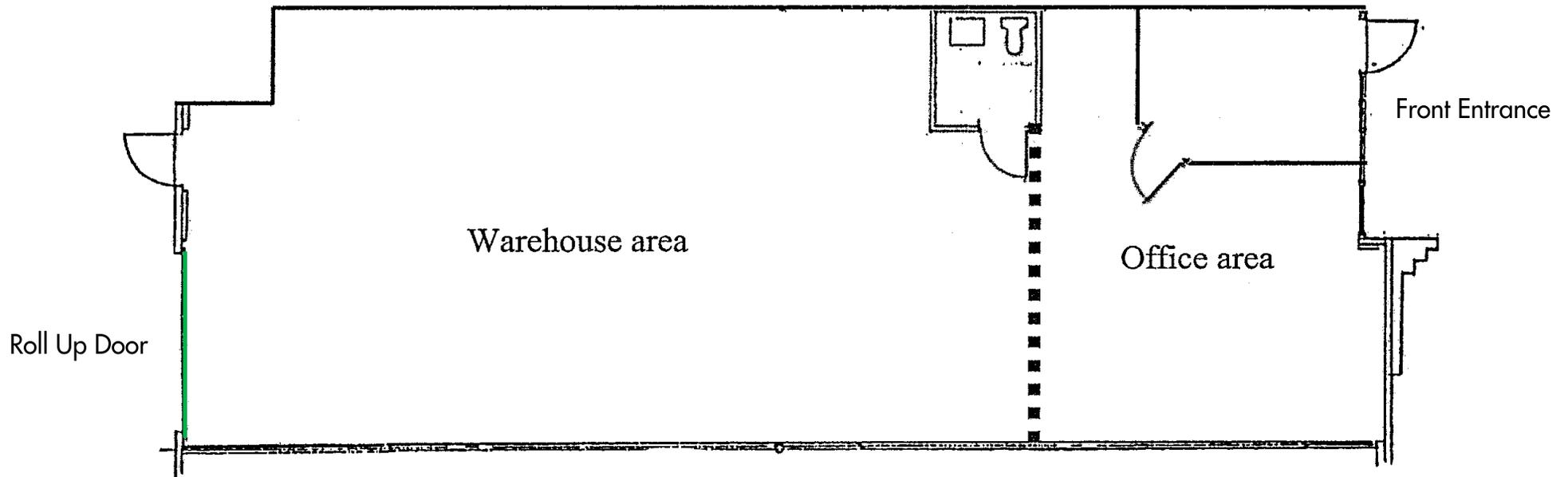
Source: Applied Geographic Solutions/TIGER Geography, 5/2025



Ajo Way - 21,772 AADT

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1321 E Ajo Way #101
± 1,730 SF



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UNIVERSITY OF ARIZONA
THE UNIVERSITY OF ARIZONA
MORE THAN 54,000 STUDENTS, FACULTY,

dt DOWNTOWN TUCSON
8 Minute Drive

EL CON CENTER

REID PARK ZOO

Costco WHOLESALE **Walmart Supercenter**
Bass Pro Shops **CENTURY THEATRES**
CANDLEWOOD SUITES **WOODSPRING SUITES**
AN EXTENDED STAY HOTEL

UATechPark
THE UNIVERSITY OF ARIZONA

THE BRIDGES

SUBJECT

4.2 Miles
TUCSON INTERNATIONAL AIRPORT

DM AIR FORCE BASE

DAVIS MONTHAN AIR FORCE BASE
THIRD LARGEST TUCSON AREA EMPLOYER. OVER 57,000 EMPLOYEES AND RESIDENTS

target **OfficeMax**
FOOD CITY **Marshall's**
ROSS DRESS FOR LESS
Harkins THEATRES **Olive Garden**
Spectrum