

Davis Monthan
Tucson Air Force Base
10,000 FTE



Littletown Rd

Valencia Rd



± 76,698 CPD

I-10 Frontage Rd

SUBJECT

FREEWAY SITE AVAILABLE CB-2 ZONED - 6.3 ACRES

SEC Valencia Rd & Interstate 10
Tucson, Arizona

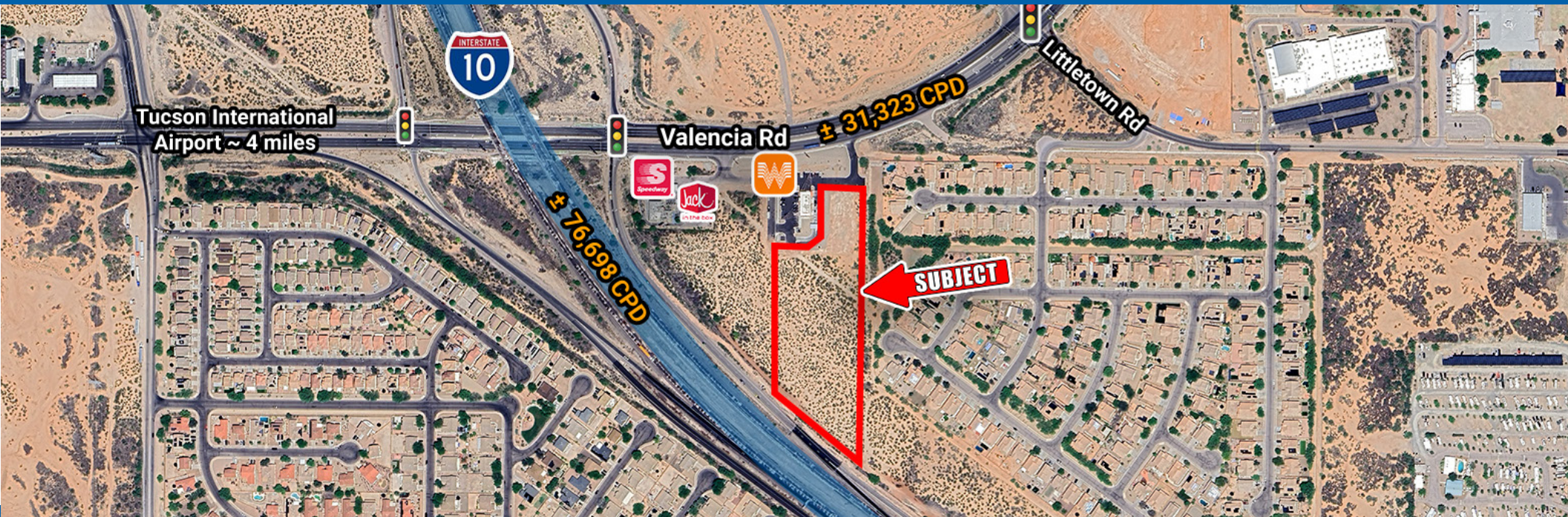
Brian Harpel
602.682.8150
bh@velocityretail.com

Darren Pitts
602.682.6050
dp@velocityretail.com





FREEWAY SITE AVAILABLE



± 6.3 ACRES FREEWAY INTERCHANGE

Property Highlights

- East of signalized I-10 interchange
- Size: 6.3 acres
- Parcel # 140.39.042B Pima County
- Zoned: C-2, City of Tucson
- Close to Tucson International Airport
- Near Davis Monthan AFB (10,000 FTE)
- Pricing: Call to Discuss

Traffic Counts

Valencia Road	31,323 CPD
Interstate 10	76,698 CPD

Total **108,821 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	6,521	29,218	124,989
Estimated Households	2,151	9,764	42,040
Med Household Income	\$98,535	\$83,722	\$75,213
Daytime Population	1,250	12,832	47,315

Source: SitesUSA

Brian Harpel
602.682.8150
bh@velocityretail.com

Darren Pitts
602.682.6050
dp@velocityretail.com





Brian Harpel
602.682.8150
bh@velocityretail.com

Darren Pitts
602.682.6050
dp@velocityretail.com



Downtown Tucson



Brian Harpel
602.682.8150
bh@velocityretail.com

Darren Pitts
602.682.6050
dp@velocityretail.com

DEMOGRAPHICS



2023 POPULATION

1 MILE: 6,521
3 MILES: 29,218
5 MILES: 124,989



MEDIAN HOUSEHOLD INCOME

1 MILE: \$98,535
3 MILES: \$83,722
5 MILES: \$75,213



POPULATION GROWTH PROJECTION 2023 - 2028

1 MILE: 1.0%
3 MILES: 0.7%
5 MILES: 0.5%



TOTAL BUSINESSES

1 MILE: 146
3 MILES: 916
5 MILES: 3,432



2023 TOTAL HOUSEHOLDS

1 MILE: 2,151
3 MILES: 9,764
5 MILES: 42,040



NUMBER OF EMPLOYEES

1 MILE: 1,250
3 MILES: 12,832
5 MILES: 47,315



MEDIAN HOME VALUE

1 MILE: \$214,581
3 MILES: \$185,672
5 MILES: \$188,515



VELOCITY
RETAILGROUP

2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Harpel

602.682.8150
brian.harpel@velocityretail.com

Darren Pitts

602.682.6050
dp@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.



VELOCITY
RETAILGROUP