



1202 W Ajo Way Tucson, Arizona 85713

Property Type	Retail PAD
Location	1202 W. Ajo Way
Ground Lease	\$125,000 Per Year
Approx. Size	39,882 SF 0.92 AC
Zoning	C-1
Primary Use	Commercial
Parcel	119-18-030F
Deed Restriction	No Fuel/Grocery

Property Features

- Growing Southwest Market
- Great Traffic Counts
- Close to I-19



Demographics

	1 Mile	3 Miles	5 Miles
Population	13,915	89,793	213,367
Average Age	32.4	32.4	30.4
Average HH Income	\$61,371	\$65,039	\$66,453

Traffic Counts

	VPD
I-19 Highway	102,551
W Ajo Way	35,569

Ben Craney

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Gordon Wagner

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Available for Ground Lease



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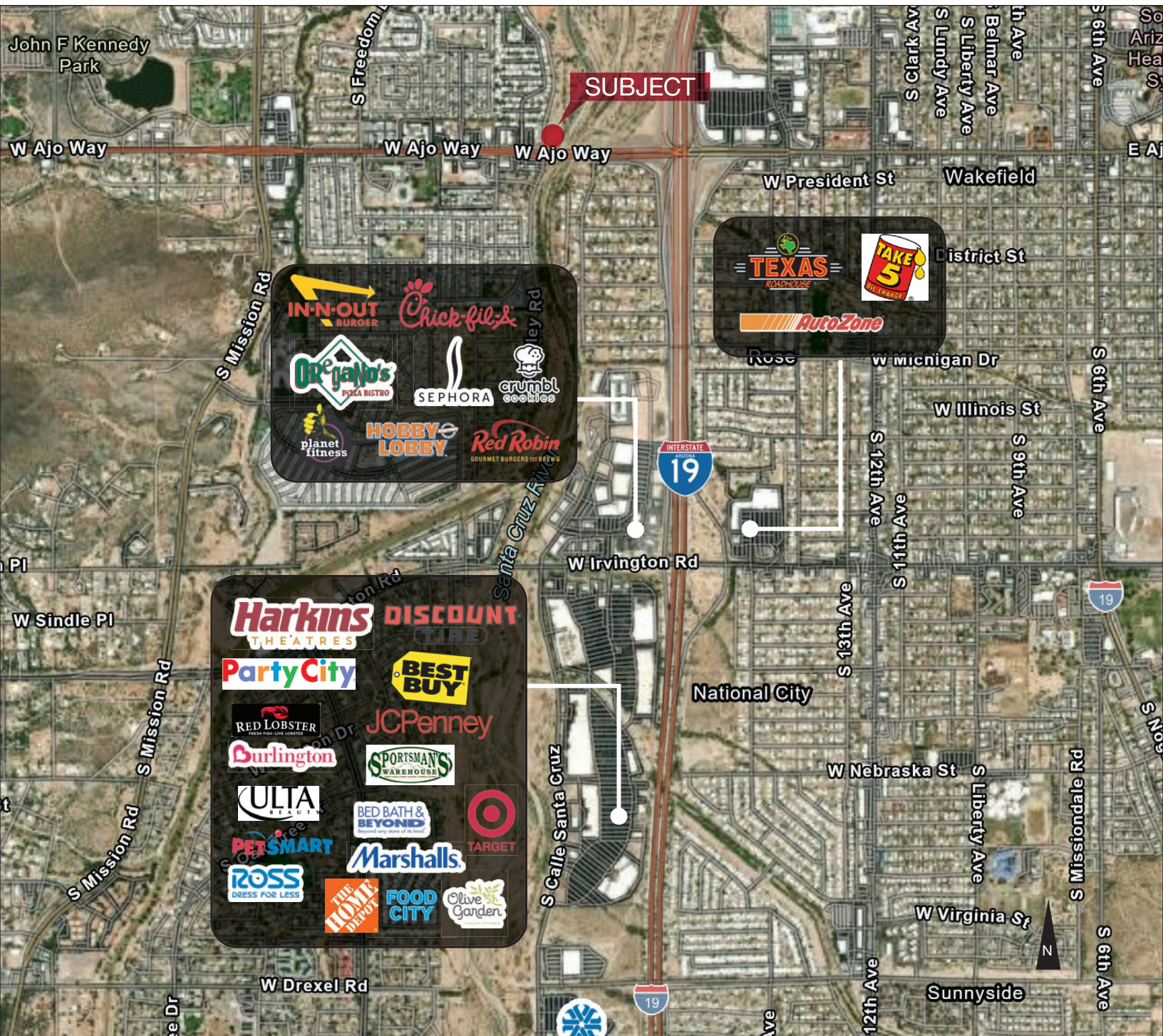
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Trade Area Map



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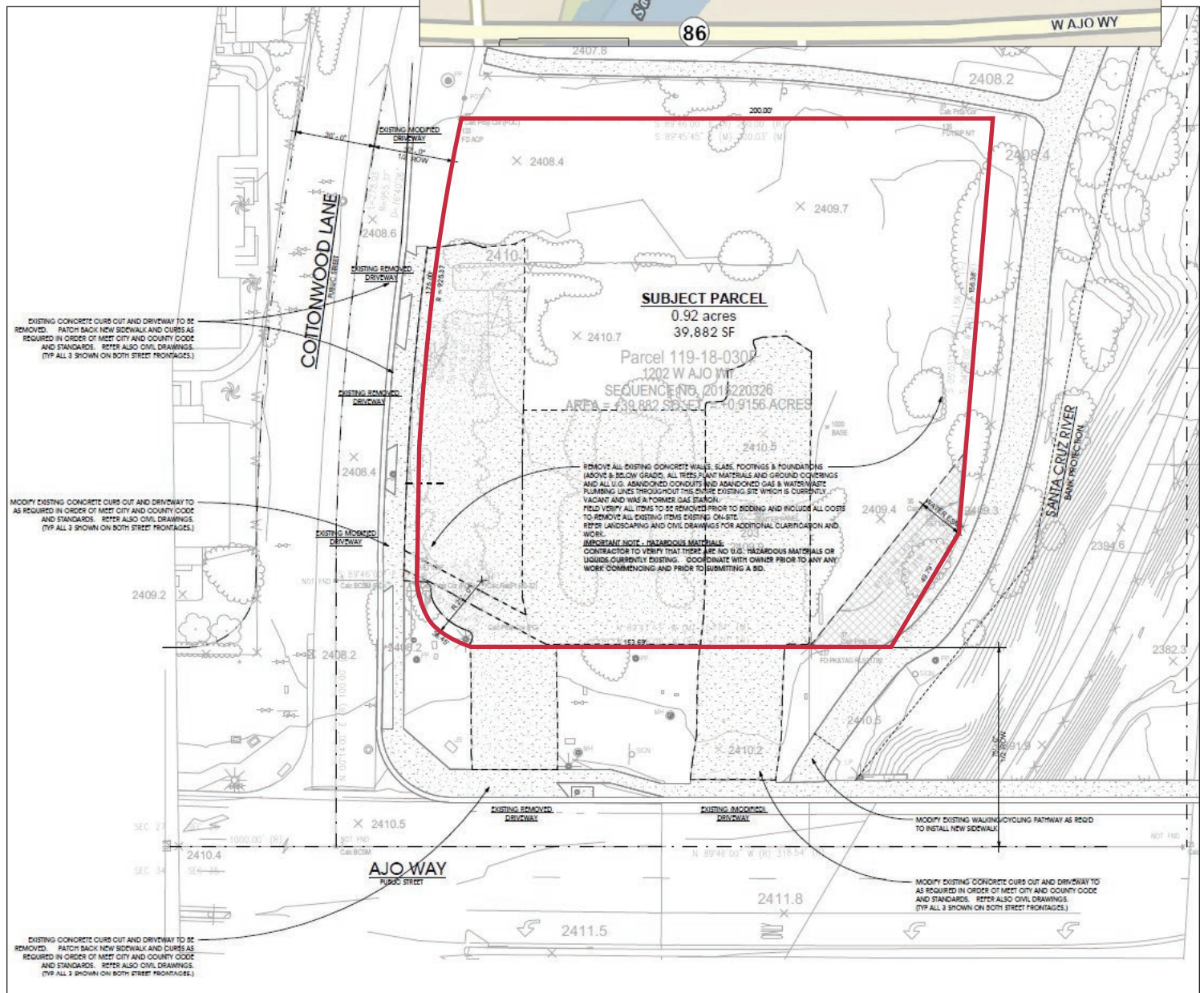
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A map showing a section of the Santa Cruz River. A yellow circular marker with the number '30' inside is placed on the riverbank. A red callout box with the word 'SUBJECT' in white text points to this marker. The number '200' is visible above the marker, and '175' is visible to its left. The river is labeled 'Santa Cruz River' and runs diagonally. A road labeled '86' is at the bottom, and 'WAJO WY' is written at the bottom right.



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