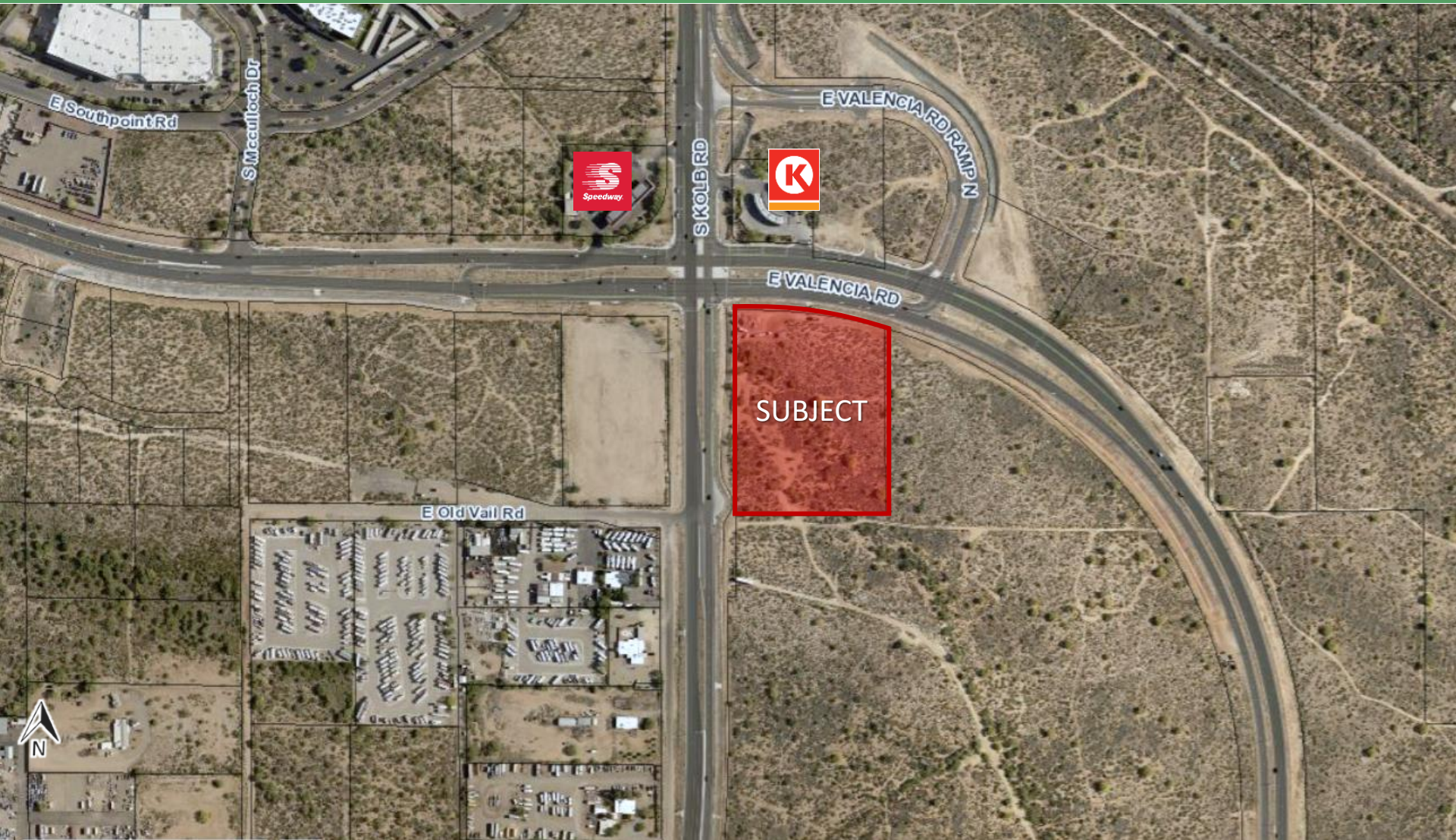


# KOLB & VALENCIA CENTER

6215 S. KOLB ROAD, TUCSON, AZ 85756  
SEC of Kolb Rd & Valencia Rd



6298 E. Grant Rd., Suite #100  
Tucson, AZ 85712  
P: 520.296.0200 / F: 520.296.1571  
[www.larsenbaker.com](http://www.larsenbaker.com)

**Isaac Figueroa, CCIM**  
Director of Leasing and Sales  
520.296.0200 x218  
[isaac@larsenbaker.com](mailto:isaac@larsenbaker.com)

**Elaina Elliott**  
Leasing Associate  
520.296.0200 x21  
[elaina@larsenbaker.com](mailto:elaina@larsenbaker.com)

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# AVAILABILITY

Land Size: **6.6 Acres (divisible)**

For: **Purchase, Ground Lease, or Build to Suit**

For Lease (proposed): **40,000 sf Flex building with large construction yard, smaller buildings available**

Use: **Ideal for PAD, Restaurant, or Flex Industrial Site**

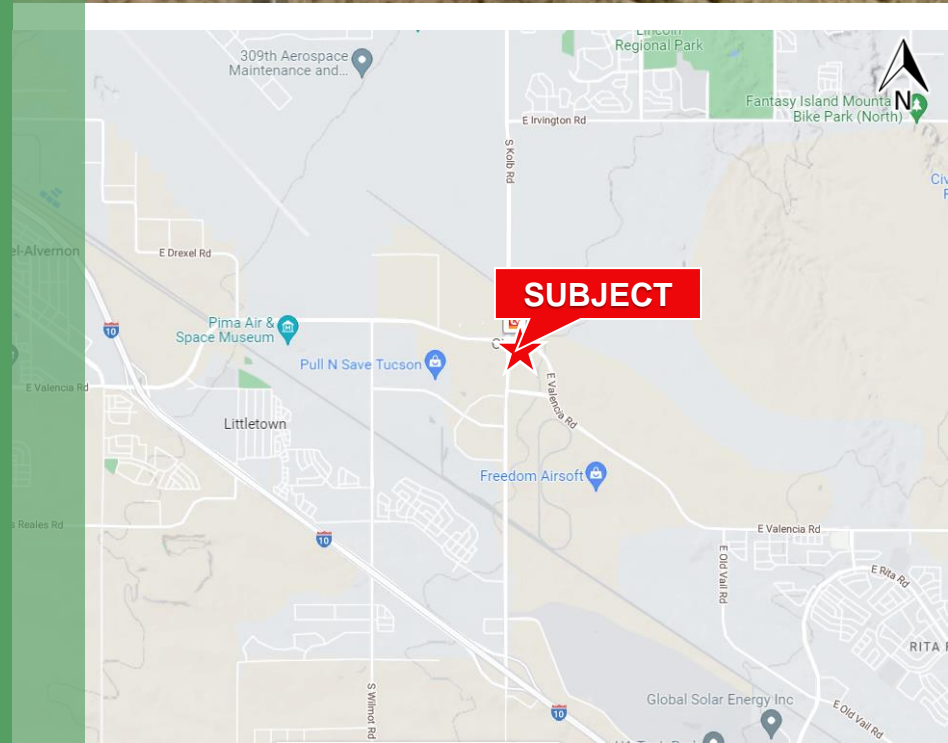
# PROPERTY FEATURES

Zoning: **PAD-26, Tucson**

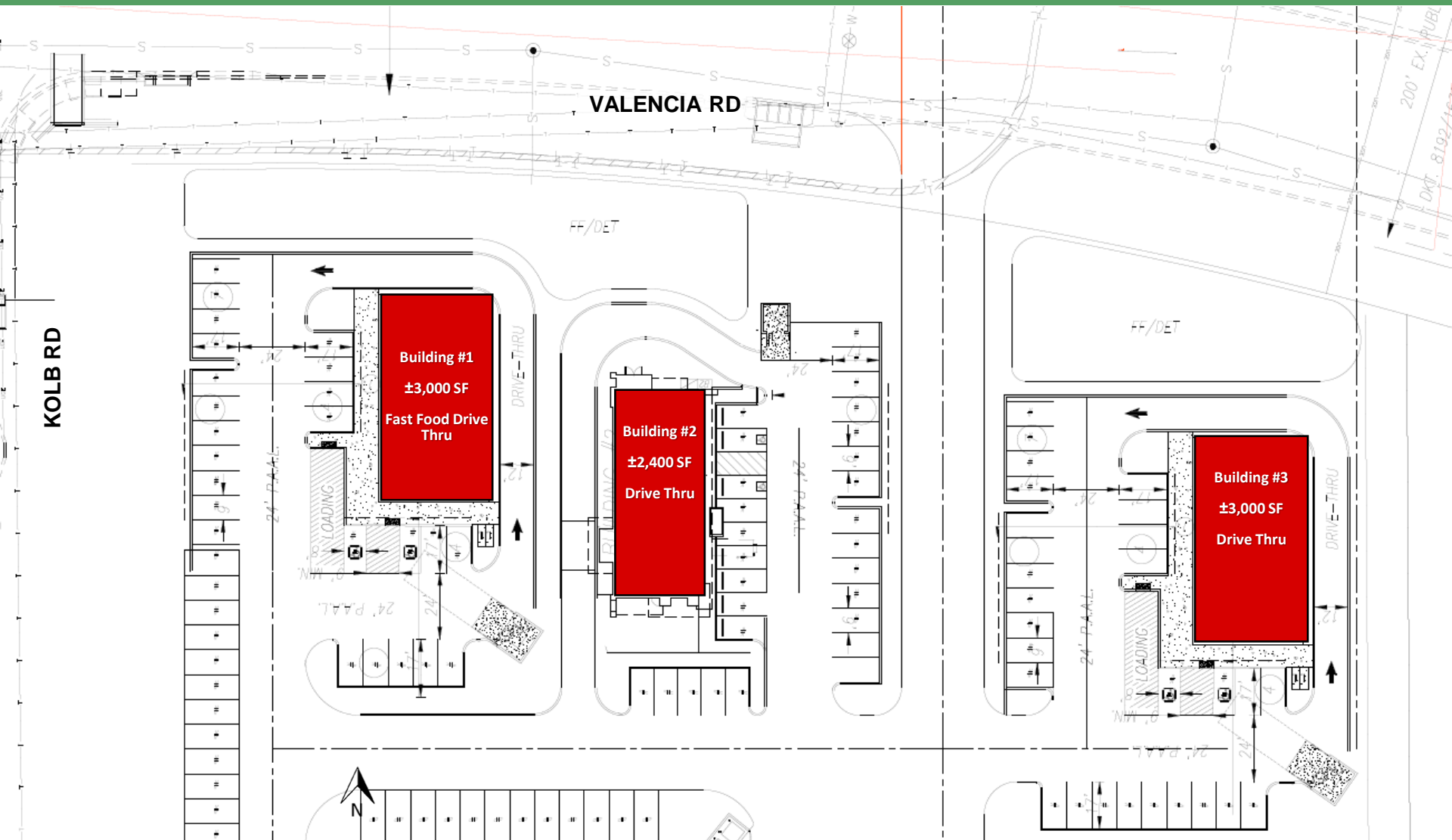
Tax Parcel: **141-06-009J**

# PROPERTY HIGHLIGHTS

- Located near the Amazon Distribution Center
- Located on a 6.6 Acre Site with a stop light
- Intersection Monument Signage Available
- High Traffic Counts  $\pm$  79,000 Vehicles Per Day
- Located Near Major Daytime Employment Hubs of Davis Monthan Air Force Base, The University of Arizona Science & Tech Park
- Great Access to I-10 & Tucson International Airport
- Fastest Growing Residential Area in Tucson
- Located near the new Valencia Road Bridge that leads to Rocking K Ranch
- Located 15 minutes from Rocking K Ranch (Scheduled to have  $\pm$ 6,100 New Homes)



# NORTH SITE PLAN- DRIVE THRU PADS



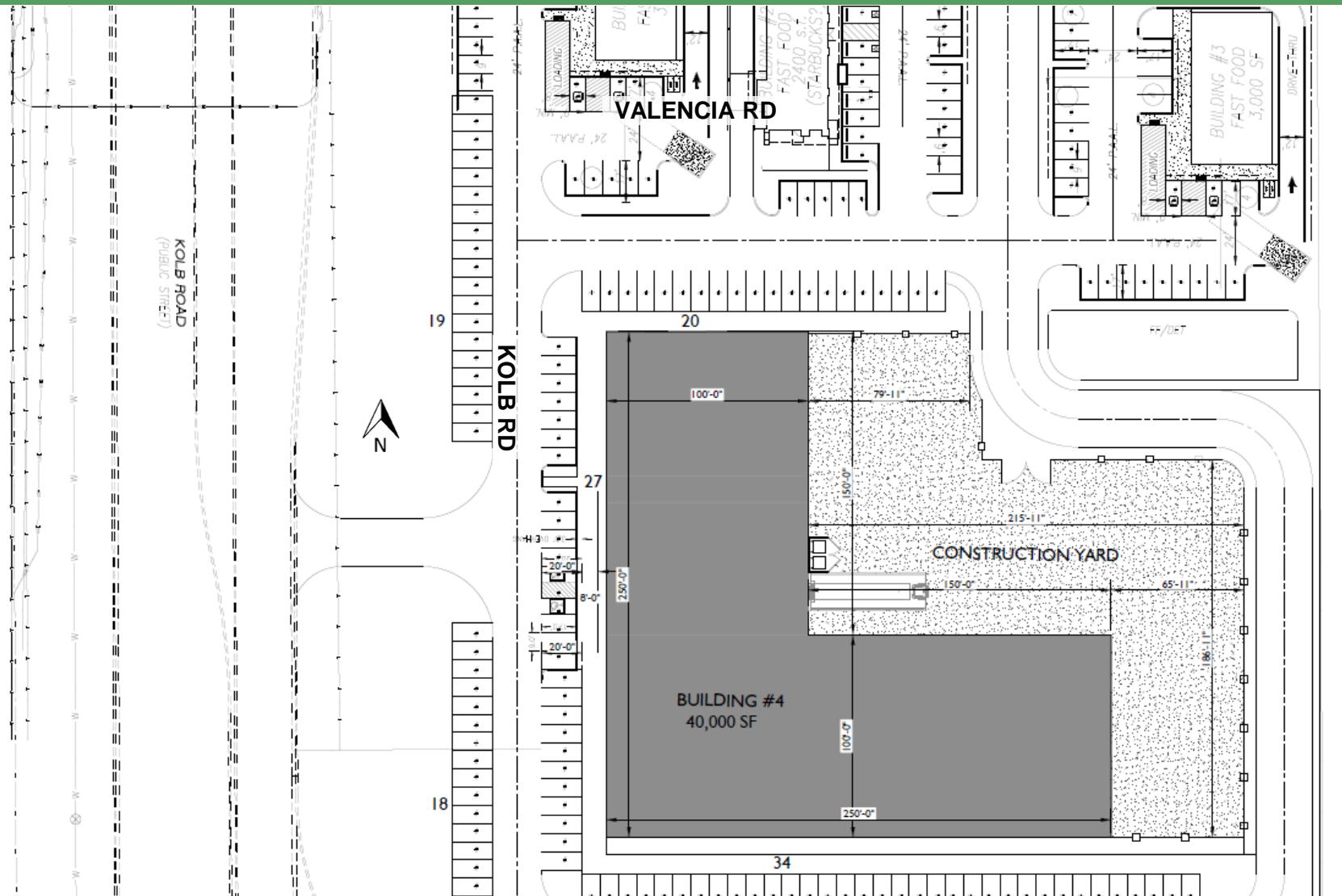
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# SOUTH SITE PLAN OF LARGE BLDG W/ CONSTRUCTION YARD



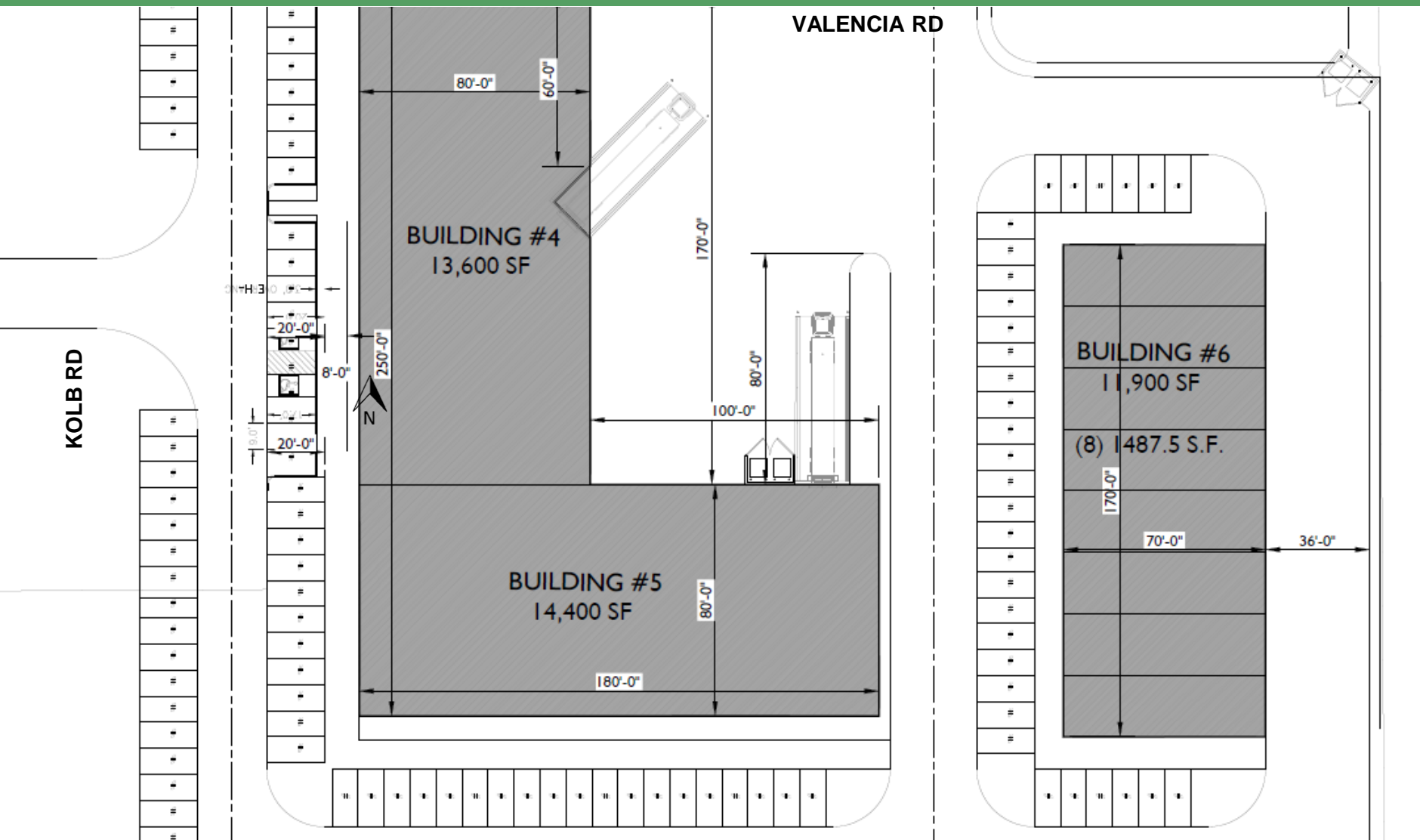
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# SOUTH SITE PLAN OF MULTI FLEX BLDG'S W/ LOADING





# DEMOGRAPHICS (2022)

	10 Minute Drive	20 Minute Drive	30 Minute Drive
Population	97,388	410,613	686,423
Average Household Income	\$69,860	\$64,660	\$69,348
Households	36,809	163,512	279,834
Employees	25,911	193,852	299,962

