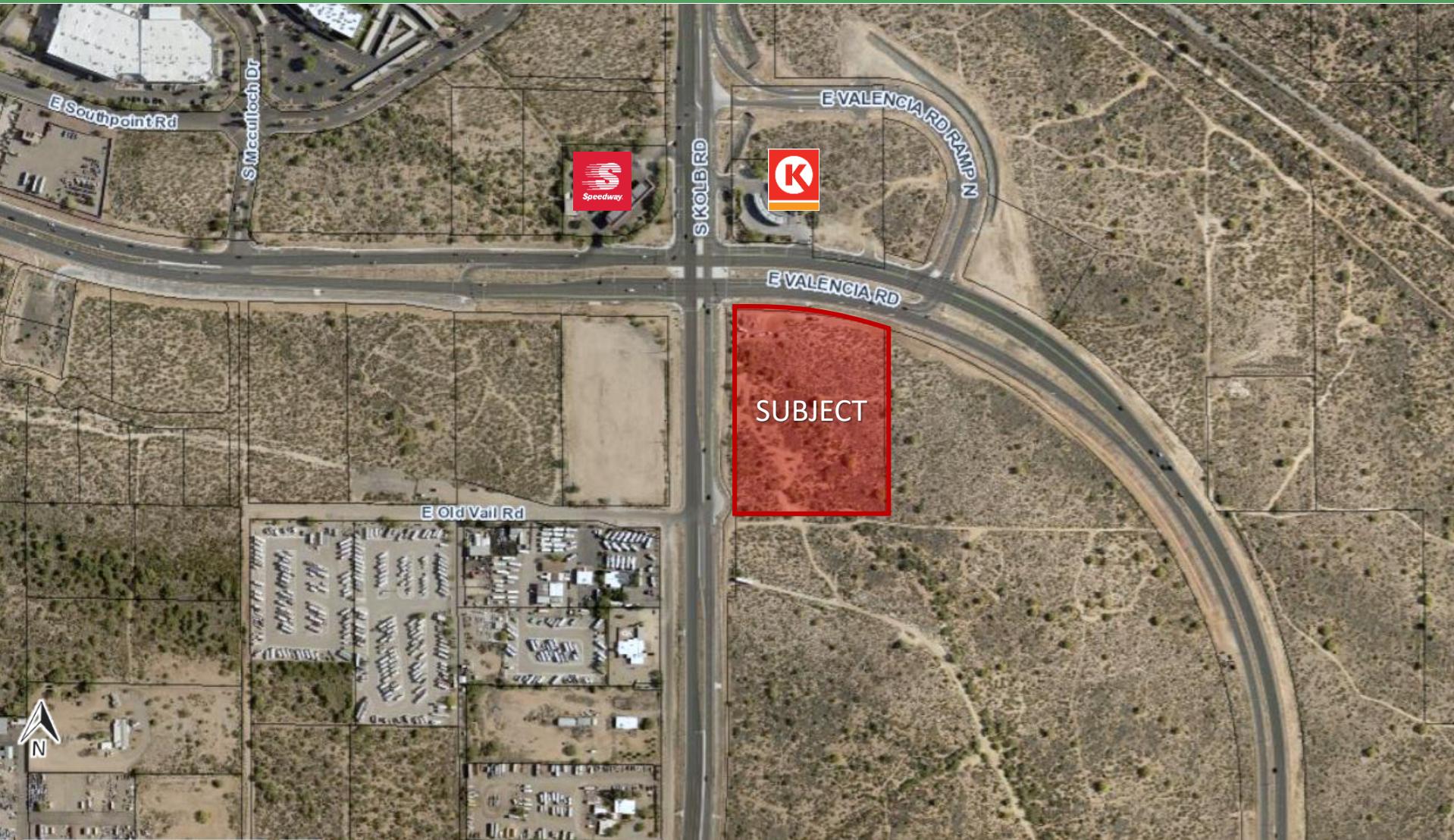


# KOLB & VALENCIA CENTER

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  
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# AVAILABILITY

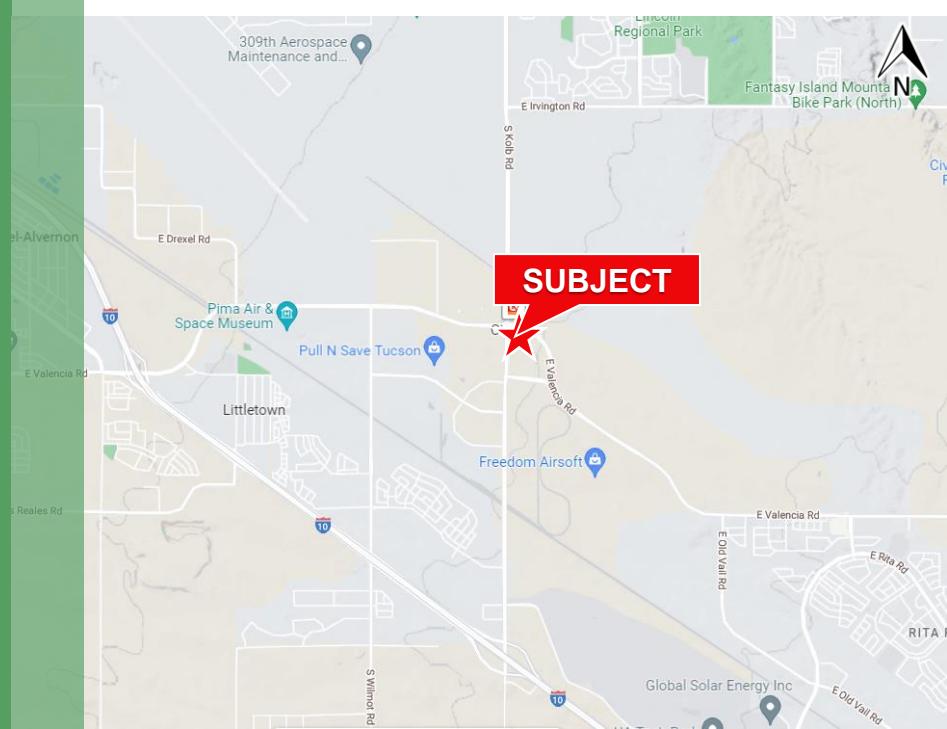
Land Size:	<b>6.6 Acres (divisible)</b>
For:	<b>Purchase, Ground Lease, or Build to Suit</b>
For Lease (proposed):	<b>40,000 sf Flex building with large construction yard, smaller buildings available</b>
Use:	<b>Ideal for PAD, Restaurant, or Flex Industrial Site</b>

# PROPERTY FEATURES

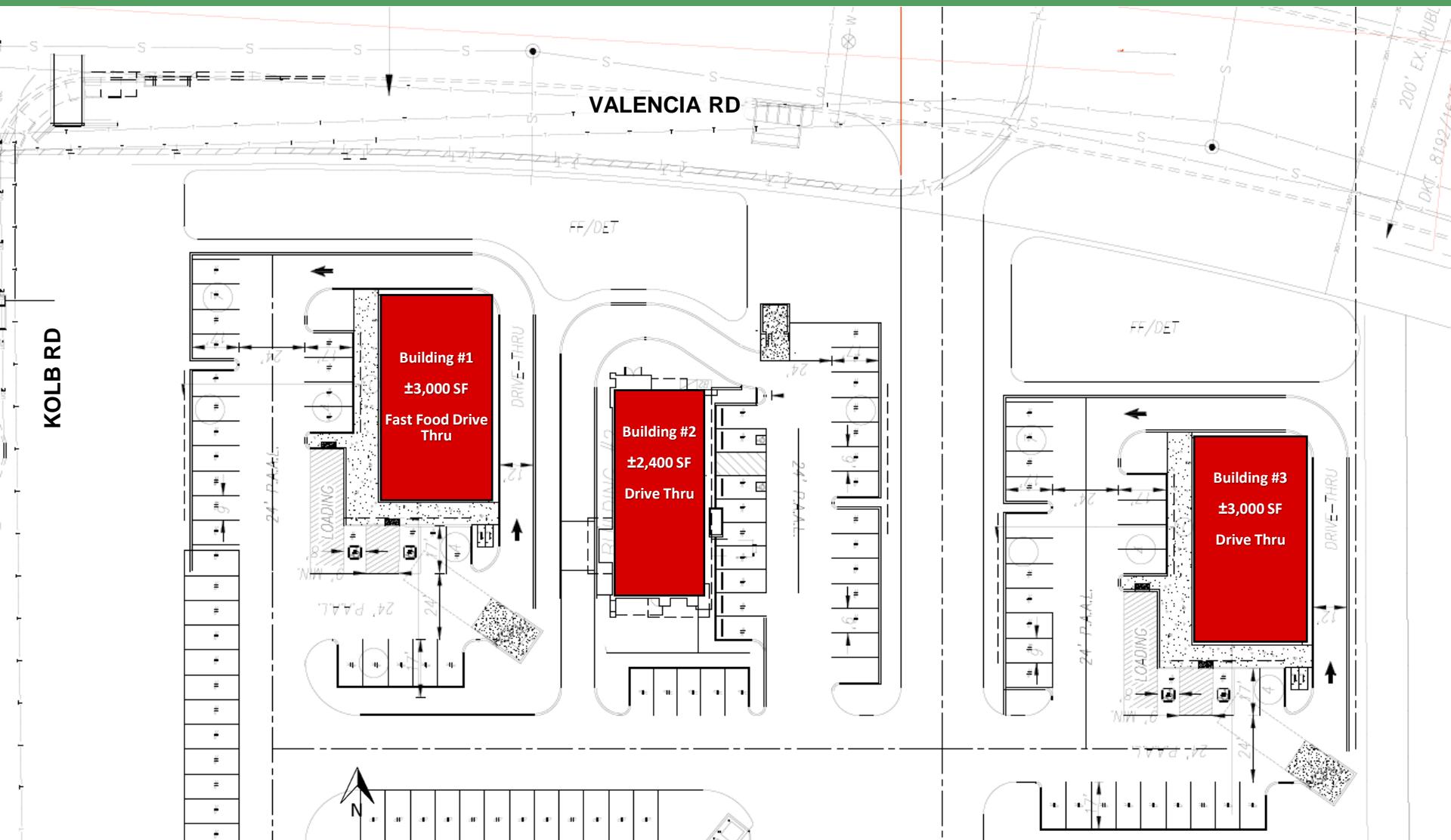
Zoning:	<b>PAD-26, Tucson</b>
Tax Parcel:	<b>141-06-009J</b>

# 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



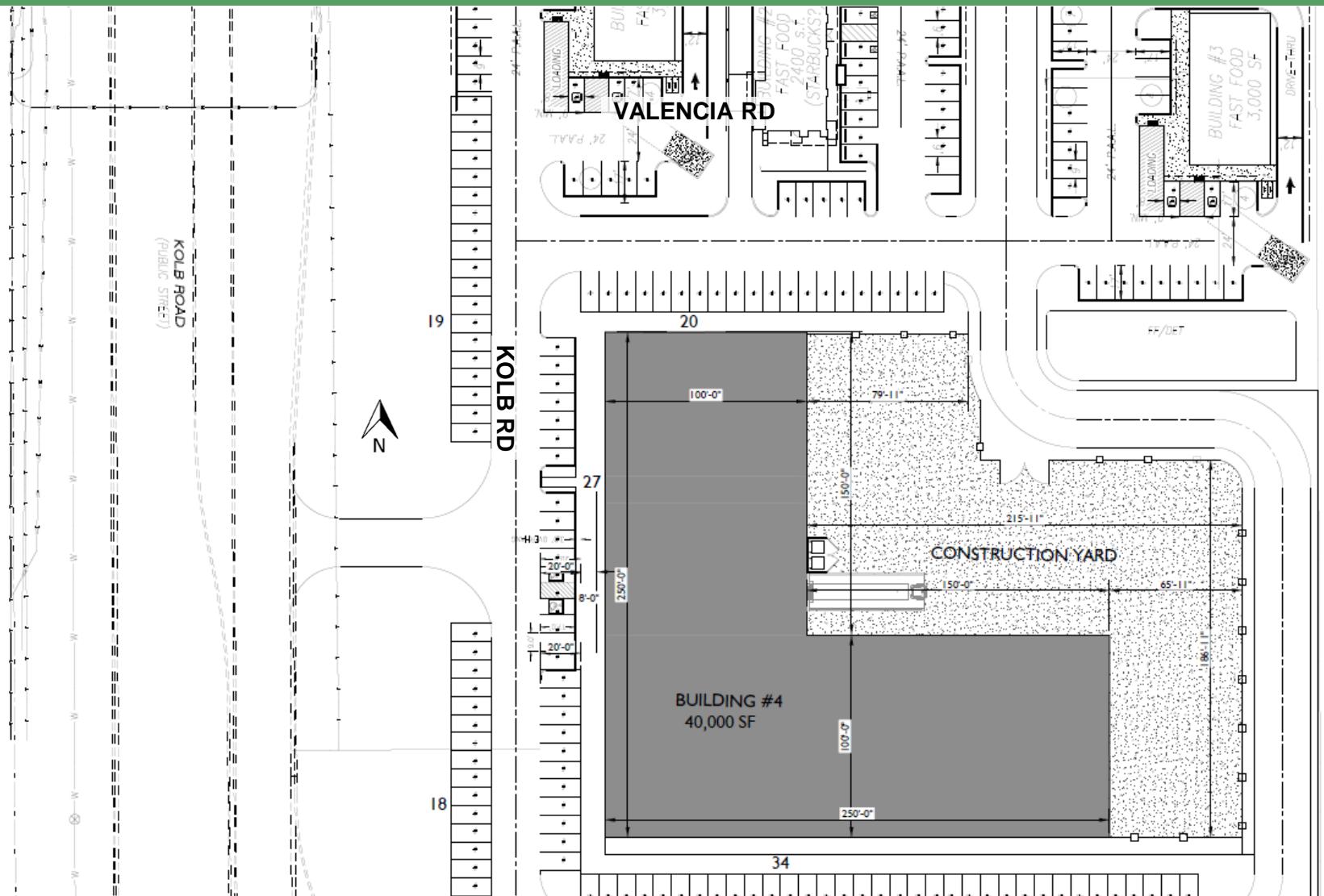
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# SOUTH SITE PLAN OF LARGE BLDG W/ CONSTRUCTION YARD



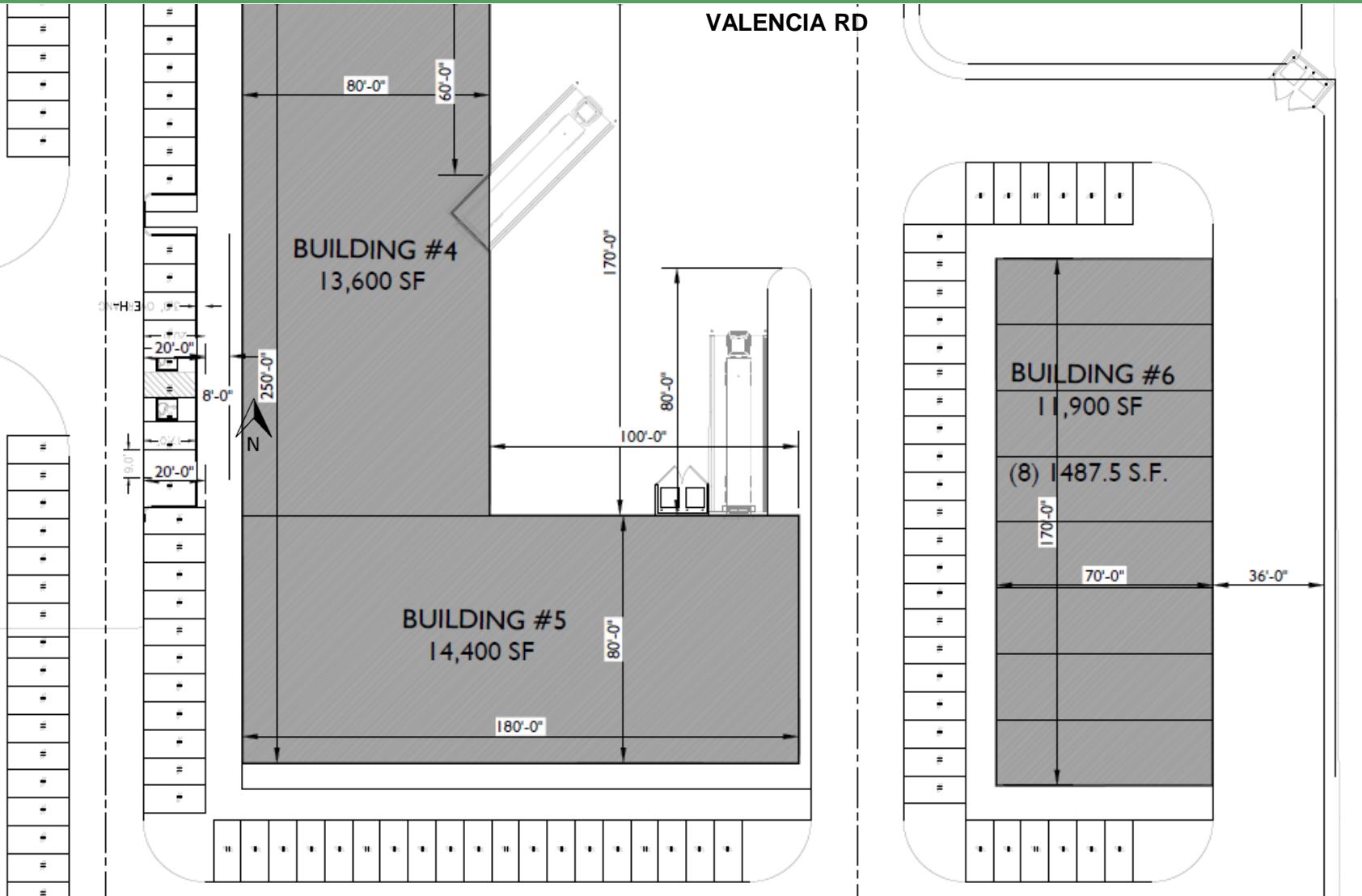
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# SOUTH SITE PLAN OF MULTI FLEX BLDG'S W/ LOADING



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# DEMOGRAPHICS (2022)

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

