

### LAST PAD! 1.2 ACRES AVAILABLE



I-10 & CORTARO FARMS ROAD | TUCSON, ARIZONA













602.834.3111









Direct

# WEST CORTARO FARMS ROAD ZONING: VILLAGE COMMERCIAL (VC) EXISTING RETAIL DEVELOPMENT NORTH CERIUS STRA AVENUE APN 221-18-138F ERIC RUDEN NORAN NEW 30' DRIVEWAY PAD A 6,000 S.F. INTERSTATE 15' IRRIGATION EASEMENT ZONING: SUBURBAN HOMESTEAD (SH)

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### **WEST CORTARO FARMS ROAD** ZONING: VILLAGE COMMERCIAL (VC) EXISTING RETAIL DEVELOPMENT NORTH CERIUS STRA AVENUE **9** 2 15 PARKING SPACES BAY DOORS -PAD A 5,000 S.F. INTERSTATE 15' IRRIGATION EASEMENT ZONING: SUBURBAN HOMESTEAD (SH) EXISTING RESIDENTIAL



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## **WEST CORTARO FARMS ROAD** ZONING: VILLAGE COMMERCIAL (VC) EXISTING RETAIL DEVELOPMENT NORTH CERIUS STRA AVENUE CANOPY W/ VACUUM STATIONS (12) TRASH ENCLOSURE CANOPY W/ VACUUM STATIONS (12) PAD A 4,200 S.F. INTERSTATE 15' IRRIGATION EASEMENT ZONING: SUBURBAN HOMESTEAD (SH) EXISTING RESIDENTIAL

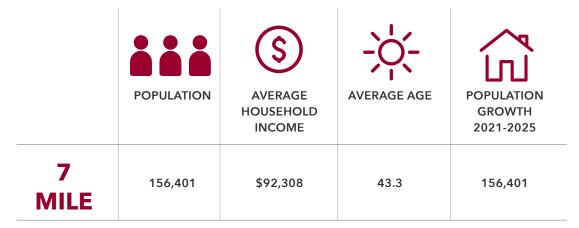


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### 2021 NEIGHBORHOOD DEMOGRAPHICS



#### TRAFFIC COUNTS

ROAD	VEHICLES PER DAY
I-10	92,083 VPD
CORTARO ROAD	29,884 VPD

#### PROPERTY FEATURES

- Can accomodate up to ±8,000 SF building or 3,800 SF drive-thru
- Lot Size: ±55,839 SF
- Located at the SSEC of Cortaro Farms Rd and I-10 Interchange
- 3 Different Site Plan Options: Retail, Auto, or Car Wash
- Available 65-foot Freeway Pylon Signage
- Cross Access with Circle K, Starbucks and Wendy's
- Nearby pad users: Wendy's, Arby's, Dutch Bros., In-N-Out Burger, Starbucks, Panda Express, Chipotle Mexican Grill, IHop, McDonald's, Burger King, Little Caesars Pizza, Starbucks, Chili's Grill, Dunkin' Donuts, Taco Bell, Native Grill & Wings, Cracker Barrel, Texas Roadhouse, and Boston's Restaurant & Sports Grill
- Nearby Hotels: Days Inn, Comfort inn & Suites, La Quinta Inn & Suites, Holifday Inn Express, Super 8 and Best Western. Totaling ±550 Rooms.



±55,839 SF

LOT SIZE

±8,000 SF

**BUILDING SIZE** 

±3,800 SF

DRIVE-THRU (INSTEAD OF 8,000 SF BUILDING)

VC (VILLAGE COMMERCIAL ZONING