

# RESTAURANT OWNER / USER

Investment Opportunity

VACANT  
RESTAURANT

Flexible Zoning | Adjacent to Top-Performing Walmart (3.7M+ Annual Visitors) | Direct Residential Consumer Base



6385 S. Midvale Park Road

**TUCSON** ARIZONA

ACTUAL SITE



**ED BEEH**

**Employing Broker**

**SRS Real Estate Partners-West, LLC**

ed.beeh@srsre.com

D 602.682.6040

3131 East Camelback Road, Suite 110

Phoenix, AZ 85016

AZ License No. BR032807000

**CHUCK GIBSON**

**SVP & Principal**

**National Net Lease**

Chuck.Gibson@SRSRE.com

D 602.682.6035

3131 East Camelback Road, Suite 110

Phoenix, AZ 85016

AZ License No. SA566337000





5

## INVESTMENT SUMMARY

Offering Summary  
Investment Highlights

9

## PROPERTY OVERVIEW

Aerials  
Site Plan  
Location Map

16

## AREA OVERVIEW

Demographics



SRS Real Estate Partners-West, LLC is pleased to offer the fee simple interest in a vacant retail property in Tucson, Arizona, presenting a prime value-add opportunity through lease-up or redevelopment. The site features flexible C-1 zoning, allowing for a variety of low-intensity commercial uses, and includes a large surface lot with 122 dedicated spaces, reducing future redevelopment costs.

Positioned near the signalized intersection of W. Valencia Rd (45,500 VPD) and S. Midvale Park Rd, and minutes from Interstate 19 (80,400 VPD), the property offers excellent visibility, accessibility, and two convenient access points. It sits directly adjacent to Midvale Plaza, a Walmart-anchored center in which the Walmart alone draws over 3.7 million annual visitors (98th percentile nationally, Placer.ai), and is surrounded by strong national brands including Lowe's, Fry's, Starbucks, Dutch Bros, Raising Cane's, and Walgreens. The property is less than 5 miles from Tucson International Airport and near multiple schools and community anchors. It is supported by a dense residential base, including large multifamily complexes like Palomar Apartment Homes (142 units, adjacent) and The Woods Apartments at Midvale Park (359 units). The five-mile trade area includes over 145,100 residents and 73,800 employees. Located within the Tucson MSA, Arizona's second-largest metro with over 1 million residents, the market benefits from a diverse economy anchored by aerospace, defense, education, healthcare, and logistics, with major employers including Raytheon, University of Arizona, and Amazon. The region's affordability, tourism draw, and strategic border location drive long-term growth and stability.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

<b>Price</b>	Inquire with Broker
<b>Tenant</b>	Vacant (Former Golden Corral)
<b>Zoning</b>	C-1: Commercial
<b>Parking</b>	122 Spaces

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	10,808 SF
<b>Land Area</b>	1.84 Acres
<b>Property Address</b>	6385 S. Midvale Park Road Tucson, Arizona 85746
<b>Year Built</b>	1999
<b>Parcel Number</b>	137-27-990A
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

## Value-Add Opportunity | Flexible Zoning | Ample Parking (122 Dedicated Spaces)

- The property is currently vacant, presenting an excellent value-add opportunity through lease-up or redevelopment
- Zoned C-1, the property accommodates low-intensity commercial uses and other activities compatible with nearby residential areas
- A large surface parking lot with 122 dedicated spaces minimizes future redevelopment costs and provides ample capacity for future operators

## Proximity to Signalized, Hard-Corner Intersection | Regional Connectivity | Multiple Access Points

- Located near the signalized intersection of W. Valencia Rd (45,500 VPD) and S. Midvale Park Rd, the property offers strong visibility and accessibility
- Just minutes from Interstate 19 (80,400 VPD), a major north-south arterial providing connectivity to the broader Tucson metro
- Two access points along S. Midvale Park Rd ensure convenient ingress/egress, supporting customer flow and long-term tenant success

## Prime Retail Corridor Position | Numerous Shopping Centers | Adjacent to Top-Performing Walmart (3.7M+ Annual Visitors)

- Directly adjacent to Midvale Plaza, a Walmart-anchored shopping center featuring national retailers such as Chili's, Panda Express, and AT&T
- This Walmart attracts more than 3.7 million annual visitors, placing it in the 98th percentile nationwide among comparable Walmart locations (Placer.ai)
- The property is also near Midvale Park Shopping Center, anchored by Tractor Supply Co., with co-tenants including Dunkin', Dollar Tree, and Supercuts
- Additional national retailers in the immediate corridor, such as Lowe's, Fry's, Starbucks, Dutch Bros, Raising Cane's, and Walgreens, drive strong tenant synergy and sustained consumer traffic

## Surrounded by Community Anchors | Tucson International Airport

- Less than 5 miles from Tucson International Airport, a major regional transportation hub
- Near numerous educational institutions including Santa Clara Elementary School, Elvira Elementary School, Challenger Middle School, San Miguel High School, Sunnyside High School, and the University of Arizona Sunnyside Property

## Direct Residential Consumer Base | Strong Trade Area Demographics

- The property is surrounded by residential communities, including large multifamily complexes such as Palomar Apartment Homes (142 units, directly adjacent), Estes Garden Apartments (57 units), The Woods Apartments at Midvale Park (359 units), and Icon on Headley (136 units)
- The 5-mile trade area is home to over 145,100 residents and 73,800 employees, offering a stable consumer base and workforce to support retail demand

## Tucson MSA | Growing Economic Hub

- The property is located within the Tucson Metropolitan Statistical Area (MSA), the second-largest metro in Arizona with a population exceeding 1 million
- Tucson benefits from a diverse economy anchored by aerospace, defense, education, healthcare, and logistics, supported by major employers such as Raytheon Missiles & Defense, University of Arizona, Davis-Monthan Air Force Base, and Amazon
- The region's affordable cost of living, strong tourism sector, and proximity to the U.S.-Mexico border contribute to sustained population and job growth, making it one of the most dynamic and resilient markets in the Southwest

## LOCATION



Tucson, Arizona  
Pima County  
Tucson MSA

## ACCESS



S. Midvale Park Road: 2 Access Points

## TRAFFIC COUNTS



W. Valencia Road: 45,500 VPD  
Interstate 19: 80,400 VPD

## IMPROVEMENTS



There is approximately 10,808 SF of existing building area

## PARKING



There are approximately 122 parking spaces on the owned parcel.  
The parking ratio is approximately 11.28 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 137-27-990A  
Acres: 1.84  
Square Feet: 80,020

## CONSTRUCTION



Year Built: 1999

## ZONING



C-1: Commercial



**Midvale Park Shopping Center**

- TSC TRACTOR SUPPLY CO
- HARBOR FREIGHT
- DOLLAR TREE
- DUNKIN'
- SUPERCUTS
- SALLY.
- goodwill
- Little Caesars
- Carl's Jr.
- ups
- FirstCash
- DQ
- H&R BLOCK

**Midvale Plaza**

- Walmart Supercenter
- GameStop
- BRAKE MAX TIRE & SERVICE CENTERS
- PAPA MURPHY'S
- PAPA JOHNS
- dd's DISCOUNTS
- SUSPIROS CAKES
- Wenerschitzel
- Blake's LOTABURGER
- IT'S JUST WINGS
- AT&T
- FirstDental CENTER
- TACO BELL
- PANDA EXPRESS CHINESE KITCHEN
- NAPA

**VACANT RESTAURANT**

Palomar Apartment Homes



Tucson Spectrum


Estes Garden Apartments

TUCSON

Palomar Apartment Homes

Veteran's Hospital

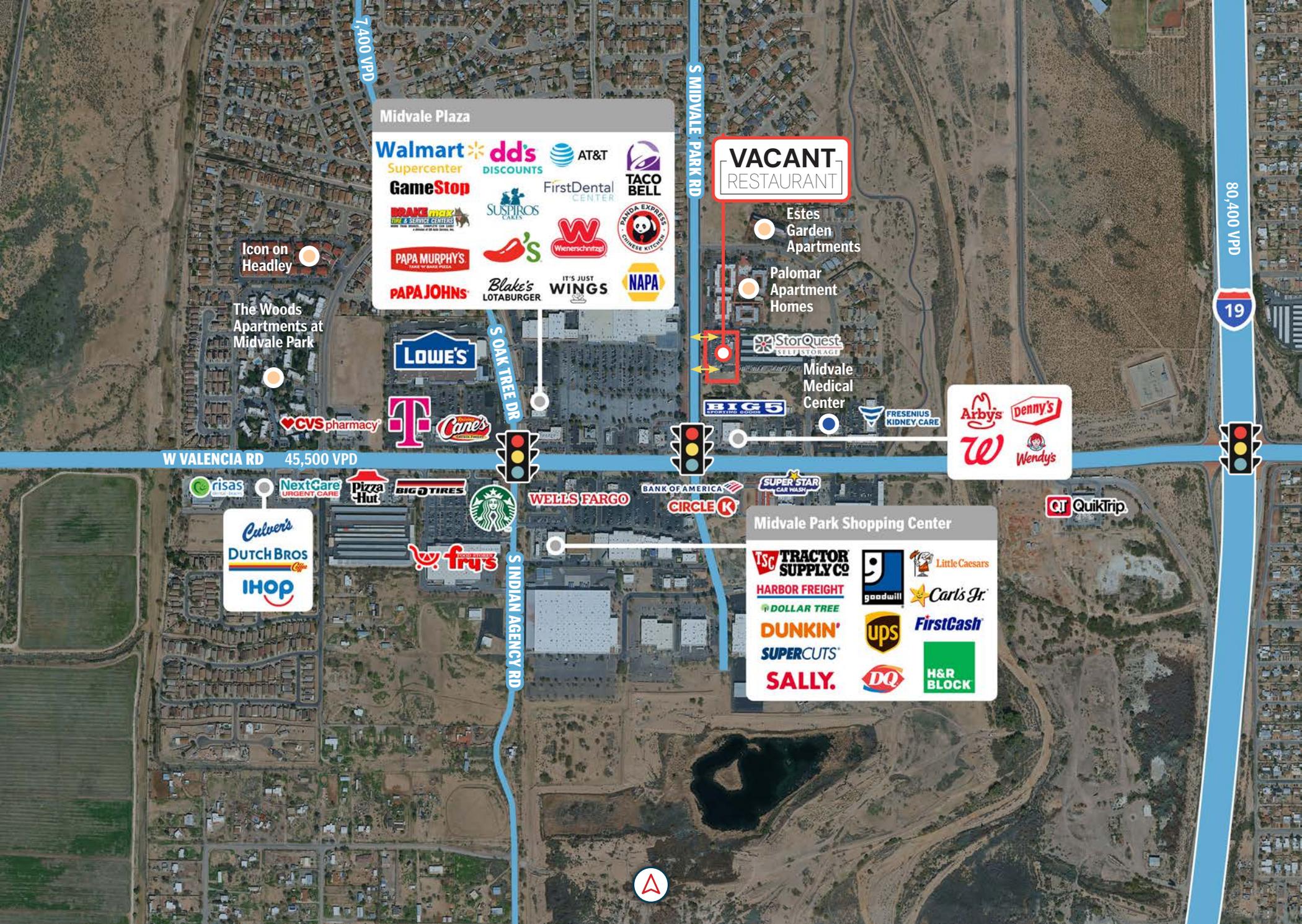
Pima Community College - Desert Vista Campus

PCC Desert Vista Park

80,400 VPD

**VACANT**  
RESTAURANT

S MIDVALE PARK RD





7,400 VPD  
S OAK TREE DR

19  
80,400 VPD

Midvale Plaza

Walmart Supercenter

GameStop

AT&T

dd's DISCOUNTS

NAPA

**VACANT RESTAURANT**

Icon on Headley

LOWE'S

BIG 5 SPORTSWEAR & GOODS

SOUTHGATE ACADEMY

FOODCITY

The Apex Apartments

UArizona Sunnyside Property

Sunnyside High School

HOME2 TOWNEPLACE SUITES

COURTYARD BY MARRIOTT

STAYBRIDGE SUITES

W VALENCIA RD 45,500 VPD

Calver's

DUTCH BROS

IHOP

Midvale Park Shopping Center

TRACTOR SUPPLY CO

HARBOR FREIGHT

SALLY. FirstCash

genoa healthcare

goodwill

CLARITY AUTO PARTS

DOLLAR TREE

boost mobile

W WHATABURGER

San Miguel High School

Elvira Elementary School

CIRCLE K

COUNTRY INN & SUITES

Residence INN BY MARRIOTT

WYNDHAM

SONESTA INTERNATIONAL HOTELS

BAYMONT INN & SUITES

spark by Hilton

LA QUINTA

Hampton by Hilton

DOUBLE TREE by Hilton

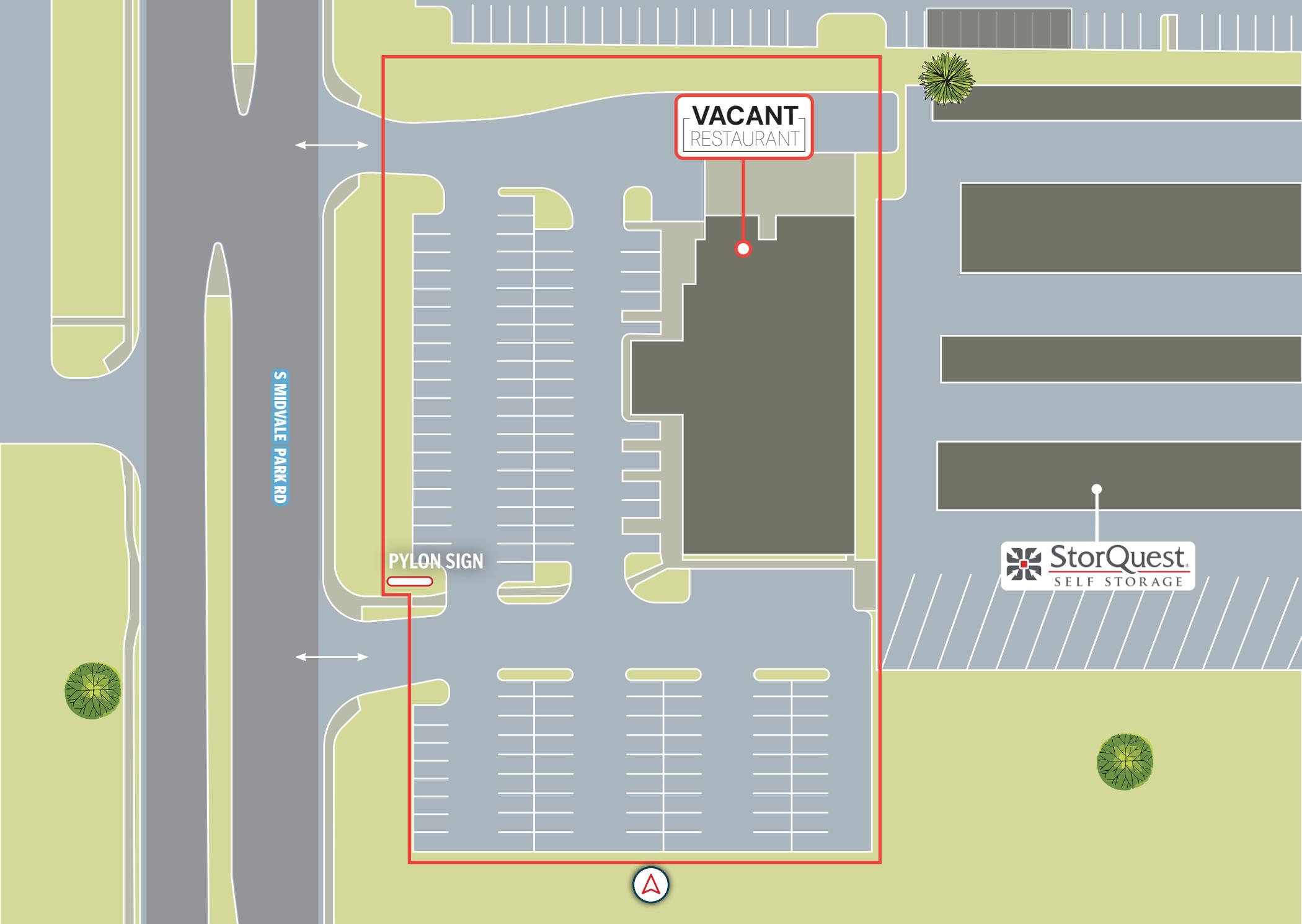
Challenger Middle School

Santa Clara Elementary School

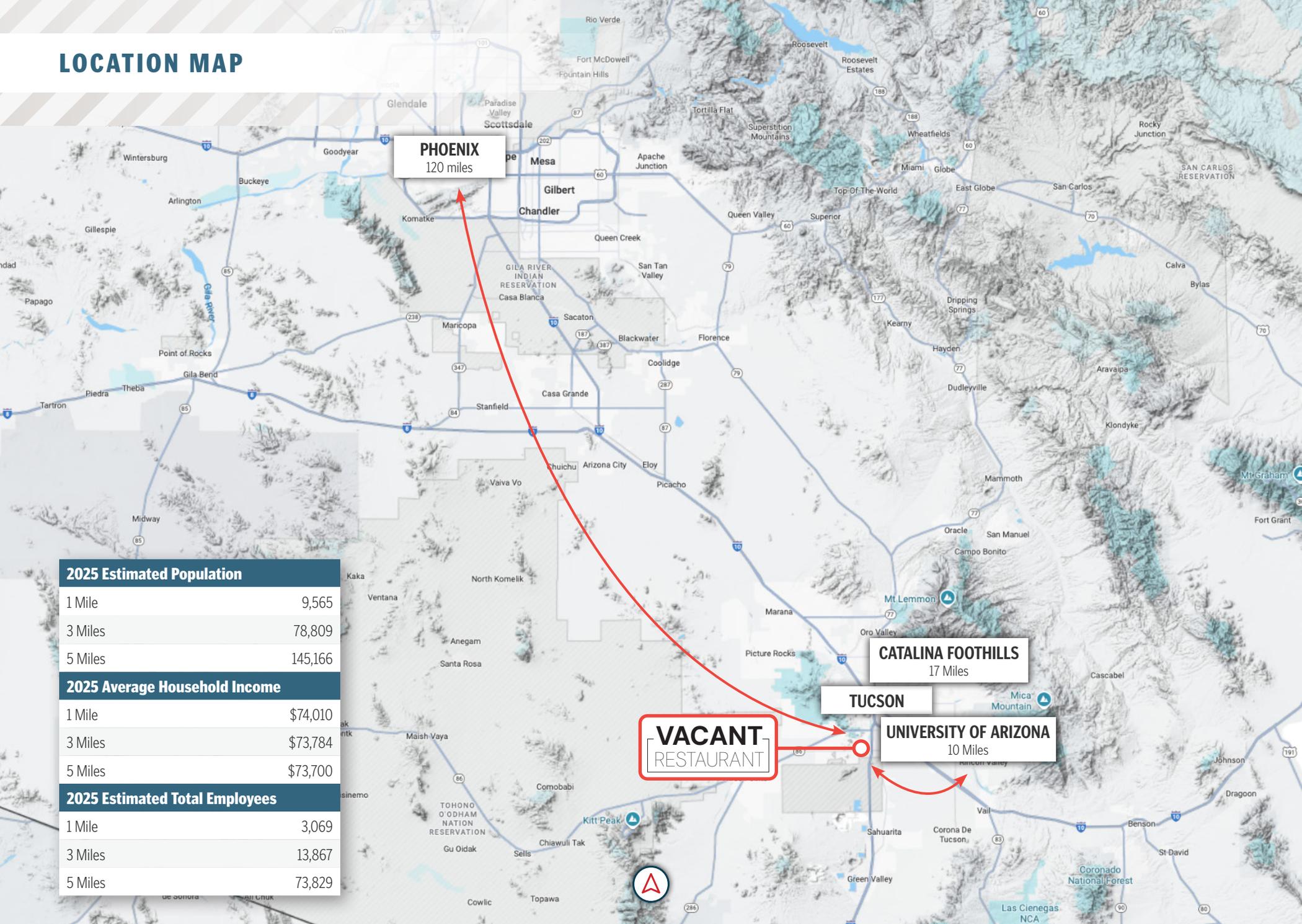
Tucson International Airport

DESERT DIAMOND CASINO





# LOCATION MAP



2025 Estimated Population	
1 Mile	9,565
3 Miles	78,809
5 Miles	145,166
2025 Average Household Income	
1 Mile	\$74,010
3 Miles	\$73,784
5 Miles	\$73,700
2025 Estimated Total Employees	
1 Mile	3,069
3 Miles	13,867
5 Miles	73,829



## TUCSON, ARIZONA

Tucson is the second largest city in the State of Arizona. It is located 100 miles southeast of Phoenix and 60 miles north of the U.S. – Mexico border. Tucson is situated in the Sonoran Desert and is surrounded by five mountain ranges. The city is home to the University of Arizona and Davis-Monthan Air Force Base. The City’s industries include electronics and missile production. Tucson is the seat of Pima County. The City has a population of 547,699 as of July 1, 2024.



A diverse and welcoming community, Tucson offers an outstanding quality of life along with a low cost of doing business. Manufacturers lead the way in innovation, in sectors as varied as aerospace, biotech, defense, information technology, optics, solar, and water. Tucson has the highest concentration of startups of any U.S. city its size. Just 60 miles from the Mexico border, with high-capacity border and transportation infrastructure, Tucson is the natural choice for companies doing business in the U.S. and Mexico. Tucson has a broad-based economy that is anchored in tourism, higher education, retail, military, government, various high – tech and health care employers.



The Tucson region is fast becoming one of the nation’s most innovative business centers. Life sciences programs at the University of Arizona are international leaders in scientific research and education. The aerospace and defense sector is a major contributor to the region’s economy. The neighboring State of Sonora is quickly becoming one of Mexico’s biggest and most important aerospace clusters as well, making Tucson the closest major U.S. city to companies manufacturing there. Tucson is ranked as one of the top 5 areas in the U.S. for these industries. Tucson’s optics industry is world-renowned and composed of companies ranging from large aerospace corporations to research facilities and entrepreneurial start-ups.

While Tucson is already well known for its abundant sunshine, the region is also becoming known for its abundant human capital, state of the art research and development, ample supply chain opportunities and competitive operating costs.

# AREA DEMOGRAPHICS

VACANT  
RESTAURANT

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	9,565	78,809	145,166
2030 Projected Population	9,367	78,123	144,750
2010 Census Population	9,891	82,685	153,251
<b>Households &amp; Growth</b>			
2025 Estimated Households	3,409	27,966	51,182
2030 Projected Households	3,405	28,338	52,124
2010 Census Households	3,171	25,633	47,151
Projected Annual Growth 2025 to 2030	-0.02%	0.26%	0.37%
Historical Annual Growth 2010 to 2020	0.70%	0.70%	0.57%
<b>Race &amp; Ethnicity</b>			
2025 Estimated White	56.46%	57.89%	55.51%
2025 Estimated Black or African American	2.73%	2.20%	2.84%
2025 Estimated Asian or Pacific Islander	1.13%	0.83%	0.86%
2025 Estimated American Indian or Native Alaskan	5.67%	6.40%	7.52%
2025 Estimated Other Races	31.12%	31.71%	31.60%
2025 Estimated Hispanic	79.45%	80.66%	77.66%
<b>Income</b>			
2025 Estimated Average Household Income	\$74,010	\$73,784	\$73,700
2025 Estimated Median Household Income	\$60,722	\$58,697	\$57,253
2025 Estimated Per Capita Income	\$25,910	\$26,108	\$26,001
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	213	1,138	3,111
2025 Estimated Total Employees	3,069	13,867	73,829





# THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners-West, LLC

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

© 2025 SRS Real Estate Partners-West, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners-West, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

**SRSRE.COM**