

INDUSTRIAL SPACE AVAILABLE FOR LEASE

LOS RANCHITOS BUILDING #1

2115 E VALENCIA RD | TUCSON, AZ 85706



Exclusive Contacts:

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COMMERCIAL PROPERTIES INC.

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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

LOS RANCHITOS BUILDING #1



INDUSTRIAL SPACE FOR LEASE

Address	2115 E Valencia Rd Tucson, AZ 85706
Bldg Size	±13,000 SF
Bldg Type	Multi-Tenant
Year Built	2008
Parcel	104-28-038
Zoning	P-I, City of Tucson
Available	Suite 101 ±2,600 SF Suite 171 ±3,900 SF
Lease Rate	\$0.98 NNN (NNN's \$0.22) (Suite 101) \$1.10 NNN (NNN's \$0.24) (Suite 171)

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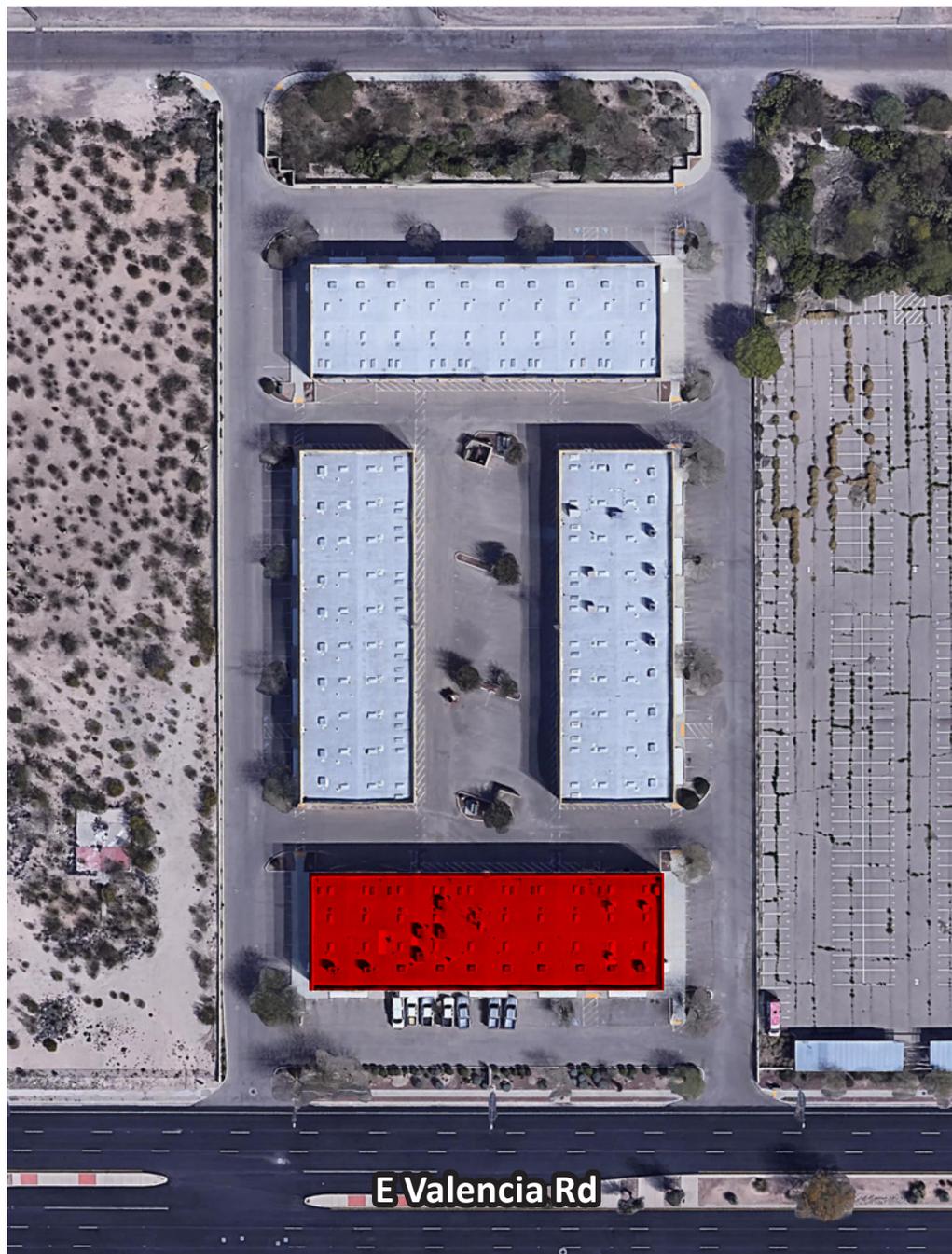
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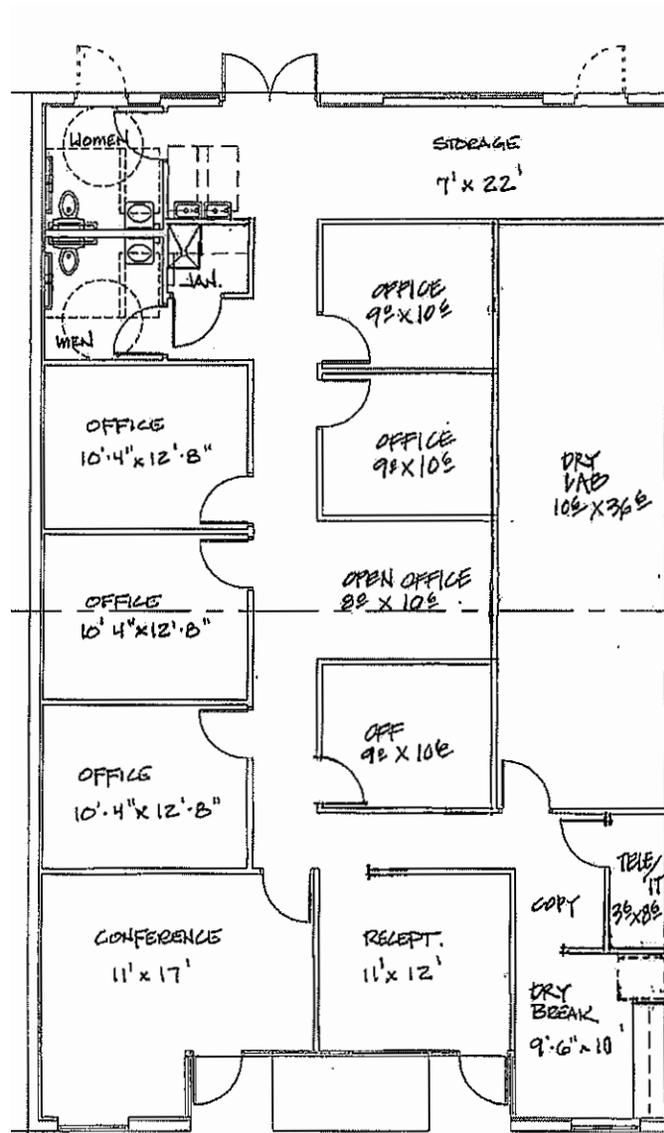
PHOTOS



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FLOOR PLAN

Suite 101 | ±2,600 SF

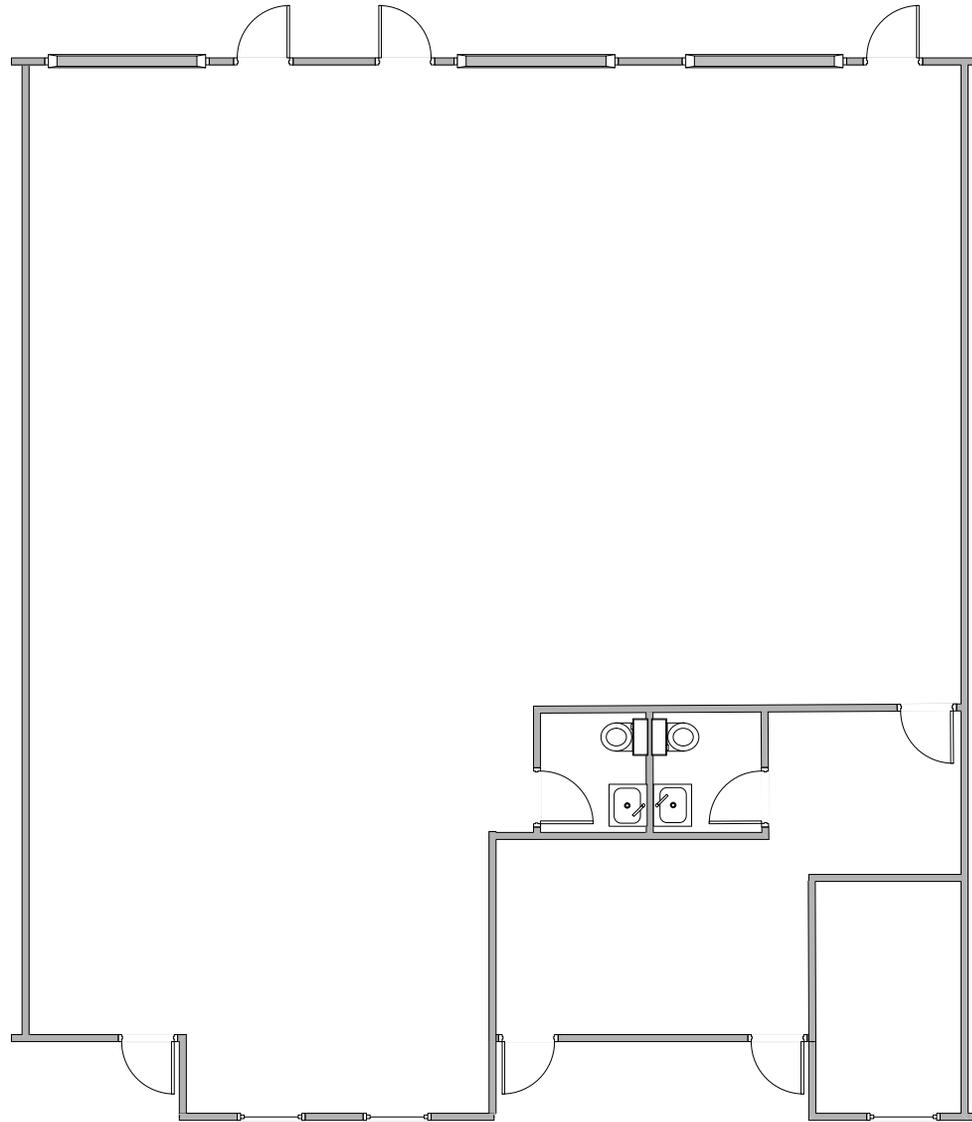


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FLOOR PLAN

Suite 171 | ±3,900 SF



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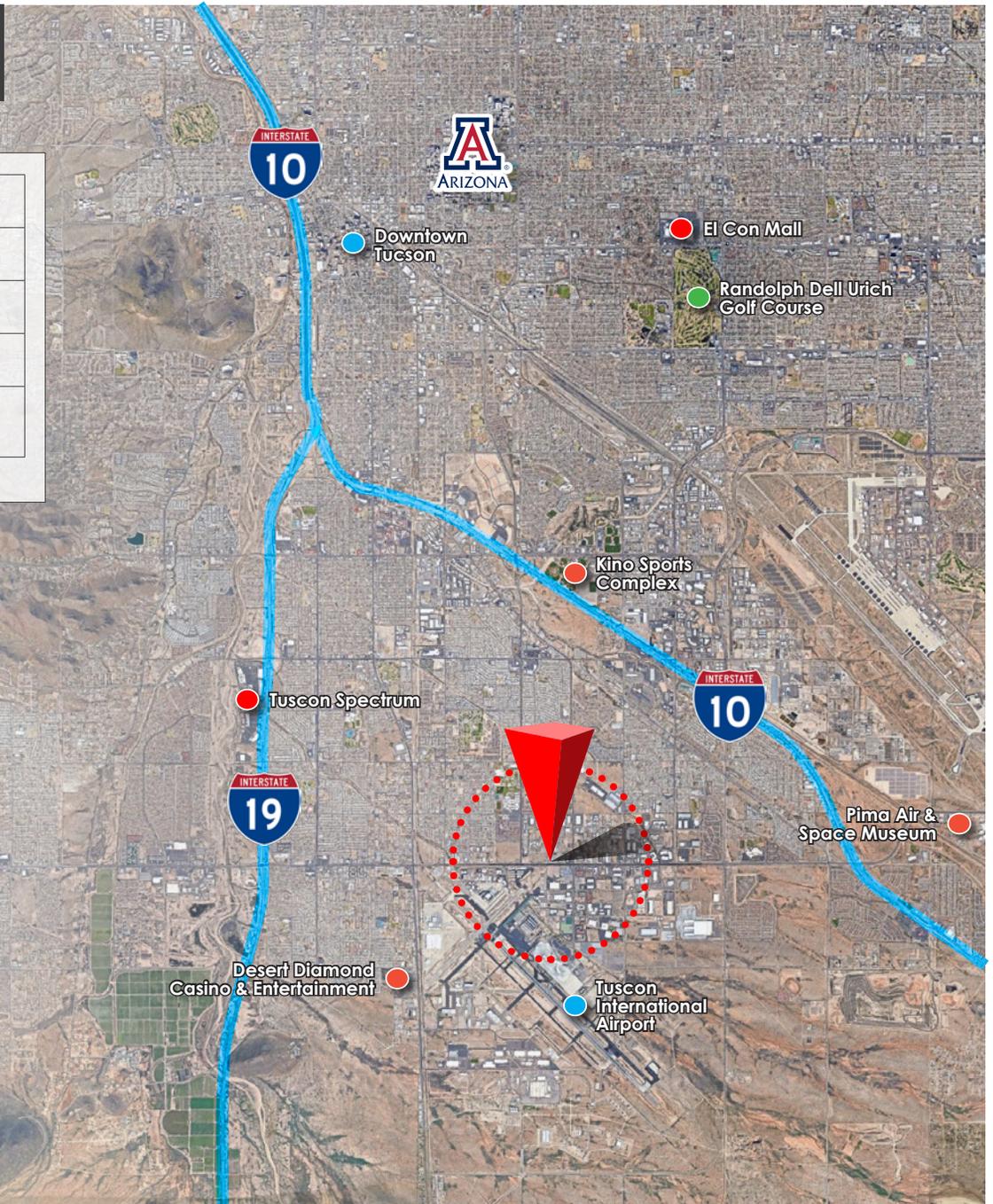


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DEMOGRAPHICS 1, 3, & 5 MILE RADIUS

	1 Mile	3 Mile	5 Mile
2022 Population	6,916	75,196	143,180
Median Age	28.2	31	31.7
2022 Households	2,066	22,632	44,246
2022 Household Income	\$47,480	\$48,599	\$49,055

*CoStar 2022



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