

# PREMIUM TUCSON CORRIDOR OPPORTUNITY

**Ironheart Commercial**  
Closing Deals & Protecting Trust  
10265 W Camelback Rd., Ste. 104  
Phoenix, AZ 85017  
brokered by AIRE

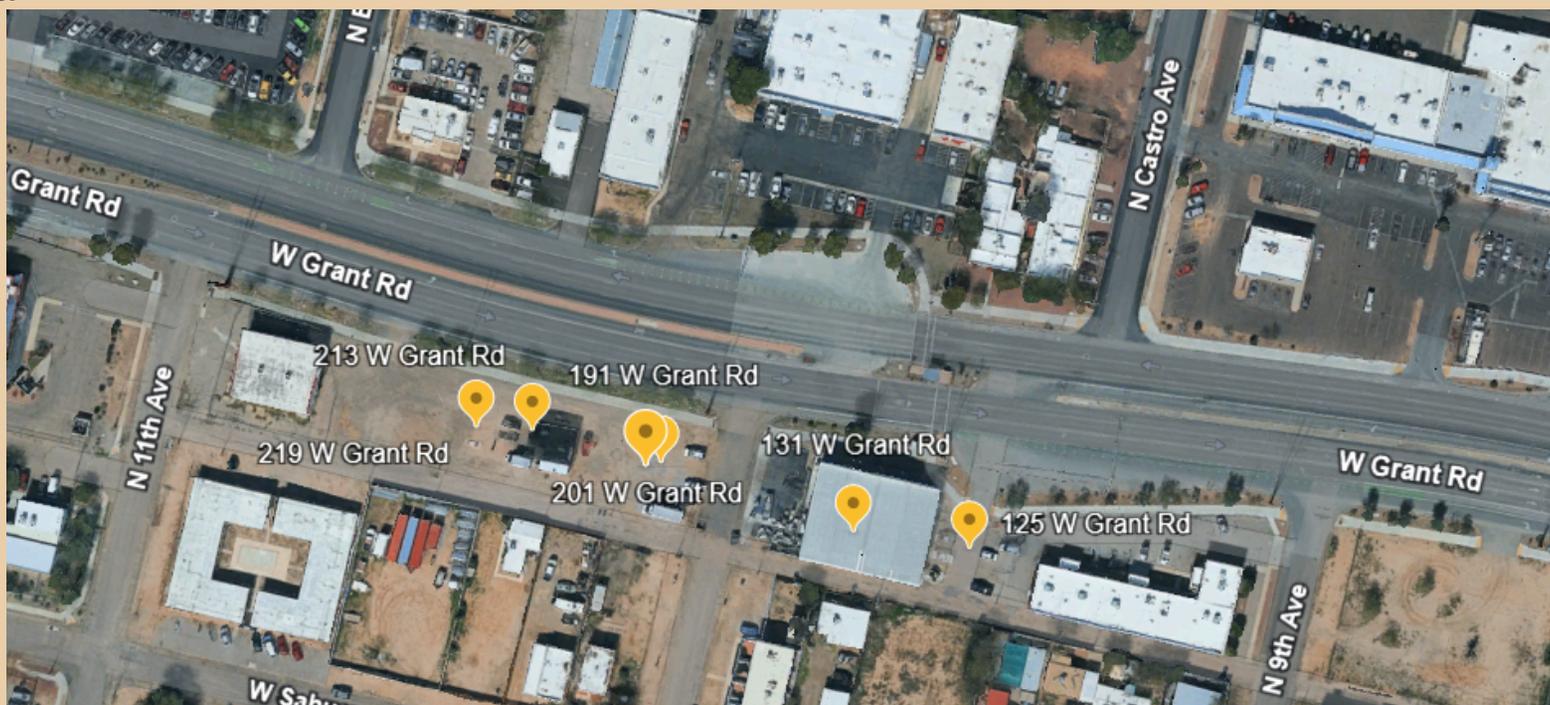
6 Contiguous Commercial Parcels

Lot 131, 125, 219, 213, 201, 191 W Grant Rd | Tucson, AZ 85705

**\$3,500,000**

**Six Parcels | 1.44 Acres Total | C-2 Zoning | Package Sale**

Front-row seats to Tucson's casino boom. Six contiguous C-2 commercial parcels totaling 1.44 acres at Grant Road and Stone Avenue—1.3 miles from Casino Del Sol Vahi Taa'am (opening November 2026) and positioned at the southern edge of the \$350M Thrive in the 05 revitalization zone. With completed six-lane infrastructure, existing income-producing building, and I-10 access, this is the assemblage that delivers.



**Combined Lots Potential (C-2)**

- Retail or Quick-Service Drive-Thru
- Office Complex or Medical Suites
- Automotive or Equipment Services
- Hospitality or Flex Industrial
- Casino-Adjacent Services



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**Property Data**

APN	Address	Zoning	Size (Sq Ft)	Major Use
115-05-042C	131 W Grant Rd	C-2	13,906	Retail (7,814 SF)
115-05-042D	125 W Grant Rd	C-2	3,284	Parking
115-05-063A	219 W Grant Rd	C-2	4,304	Vacant Land
115-05-064A	213 W Grant Rd	C-2	4,482	Vacant Land
115-05-065A	201 W Grant Rd	C-2	8,750	Vacant Land
115-05-086	191 W Grant Rd	C-2	7,156	Vacant Land
<b>TOTAL</b>			<b>41,882</b>	



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## Key Features

- **Casino Proximity = Opportunity:** 1.3 miles from Casino Del Sol Vahi Taa'am (172,000 SF, opening November 2026). Built-in exposure to casino traffic, gaming operations, and regional visitation.
- **Thrive in the 05 Spillover:** Southern edge of \$350M federal revitalization zone. Multiple projects now open (Milagro on Oracle, Amazon Flats) driving corridor transformation.
- **Completed Infrastructure:** Six-lane divided Grant Road finished 2018. Modern drainage, bike lanes, indirect left turns. No future disruption.
- **Interstate 10 Access:** 1 mile to I-10 interchange. Regional connectivity for logistics, hospitality, service businesses.
- **Major Medical Anchor:** Tucson Medical Center (607 beds, 5,000 employees) 3 miles east anchors corridor with professional traffic.
- **Existing Income:** 7,814 SF building at 131 W Grant generating revenue now. Reposition or redevelop.



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## **Strategic Location & Area Benefits**

**Casino Del Sol VahiTaa'am: 1.3 miles west. 500+ jobs, 1,050 parking spaces, Phase 2 hotel/conference center planned. Thrive in the 05: \$350M investment zone (Miracle Mile to Speedway, I-10 to Stone). Active projects include Milagro on Oracle (63 units), Amazon Flats (30 units), Tucson House (17-story renovation). Major Employers: Tucson Medical Center (5,000 employees), Grantstone Supermarket (serving 30+ restaurants), established Grant Road commercial corridor. Transportation: 1 mile to I-10 | 2 miles to downtown Tucson | Sun Tran transit access.**



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**Ironheart Commercial Real Estate is a Phoenix, Arizona–based commercial real estate team operating under AIRE, an Arizona-licensed real estate brokerage. Ironheart Commercial provides full-spectrum commercial real estate services, including investment sales, owner-user representation, leasing, and advisory services throughout Arizona.**

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