

INDUSTRIAL SPACE AVAILABLE FOR LEASE

LOS RANCHITOS BUILDING #1

2115 E VALENCIA RD | TUCSON, AZ 85706



Exclusive Contacts:

Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpiaz.com

Cliff Jenkins
D: 480.634.2332
M: 480.888.6017
cjenkins@cpiaz.com

Caleb Allen
D: 480.621.3290
M: 480.622.4174
callen@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, 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)

Exclusive Contacts:

Tyson Breinholt
D 480.966.7513

M 602.315.7131
tbreinholt@cpi.az.com

Cliff Jenkins
D: 480.634.2332

M: 480.888.6017
cjenkins@cpi.az.com

Caleb Allen
D: 480.621.3290

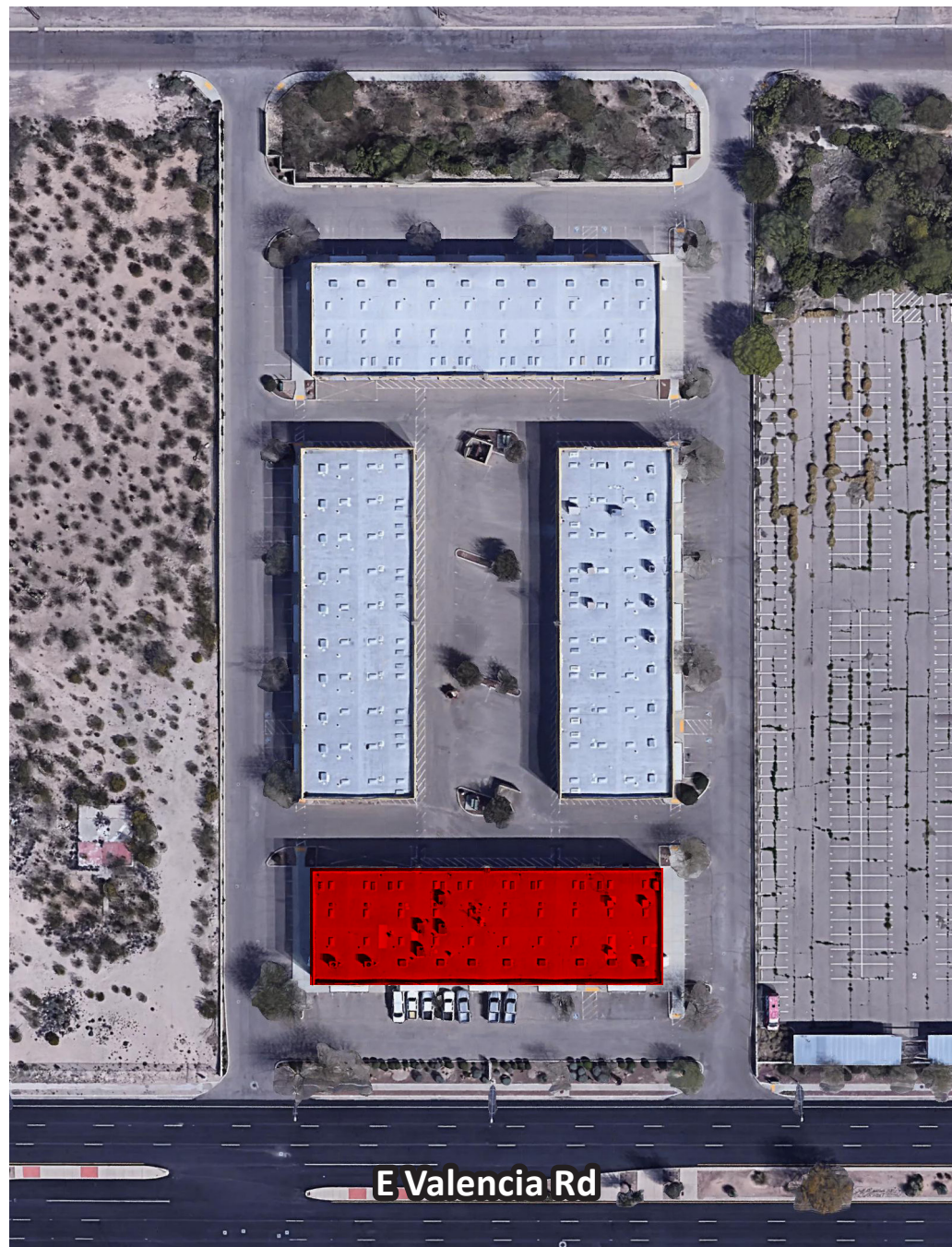
M: 480.622.4174
callen@cpi.az.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 01 25

PHOTOS

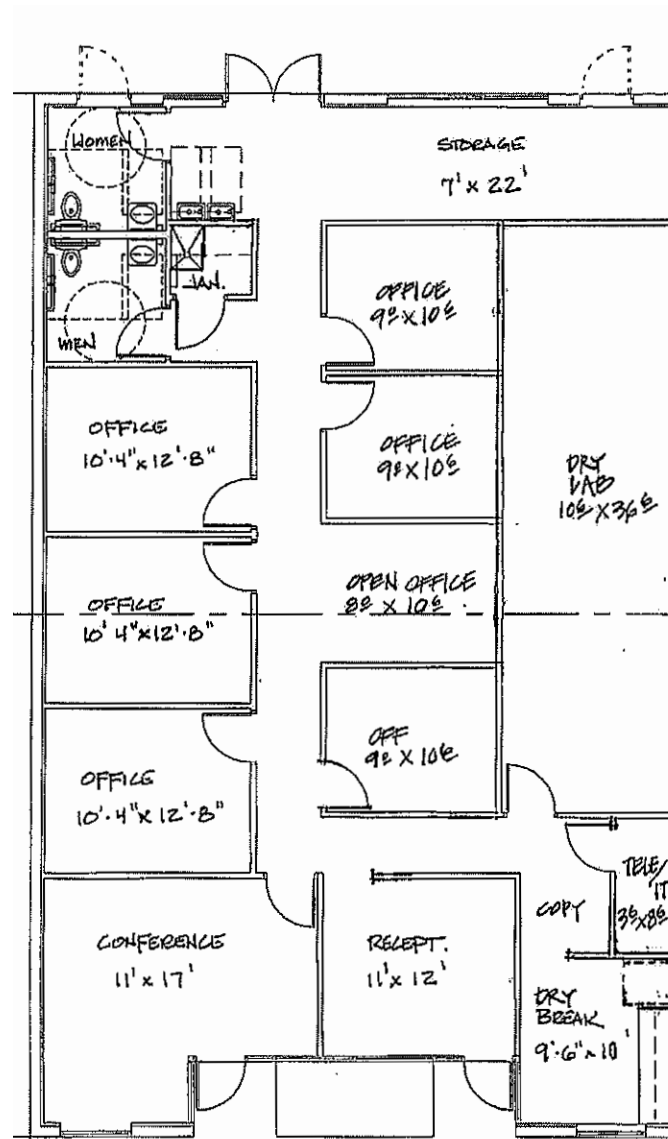


The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 01 25

FLOOR PLAN

Suite 101 | ±2,600 SF



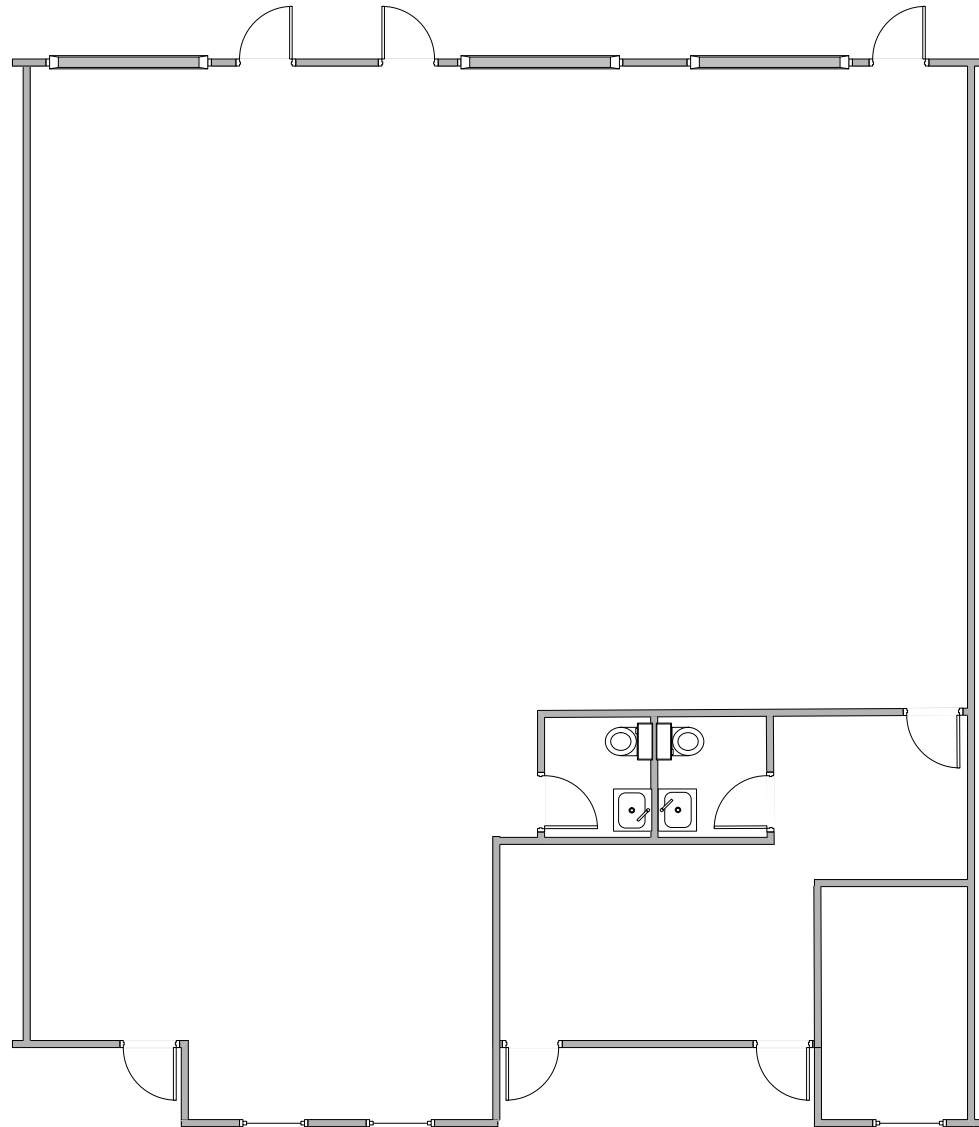
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 01 25



FLOOR PLAN

Suite 171 | ±3,900 SF



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 01 25



PHOTOS



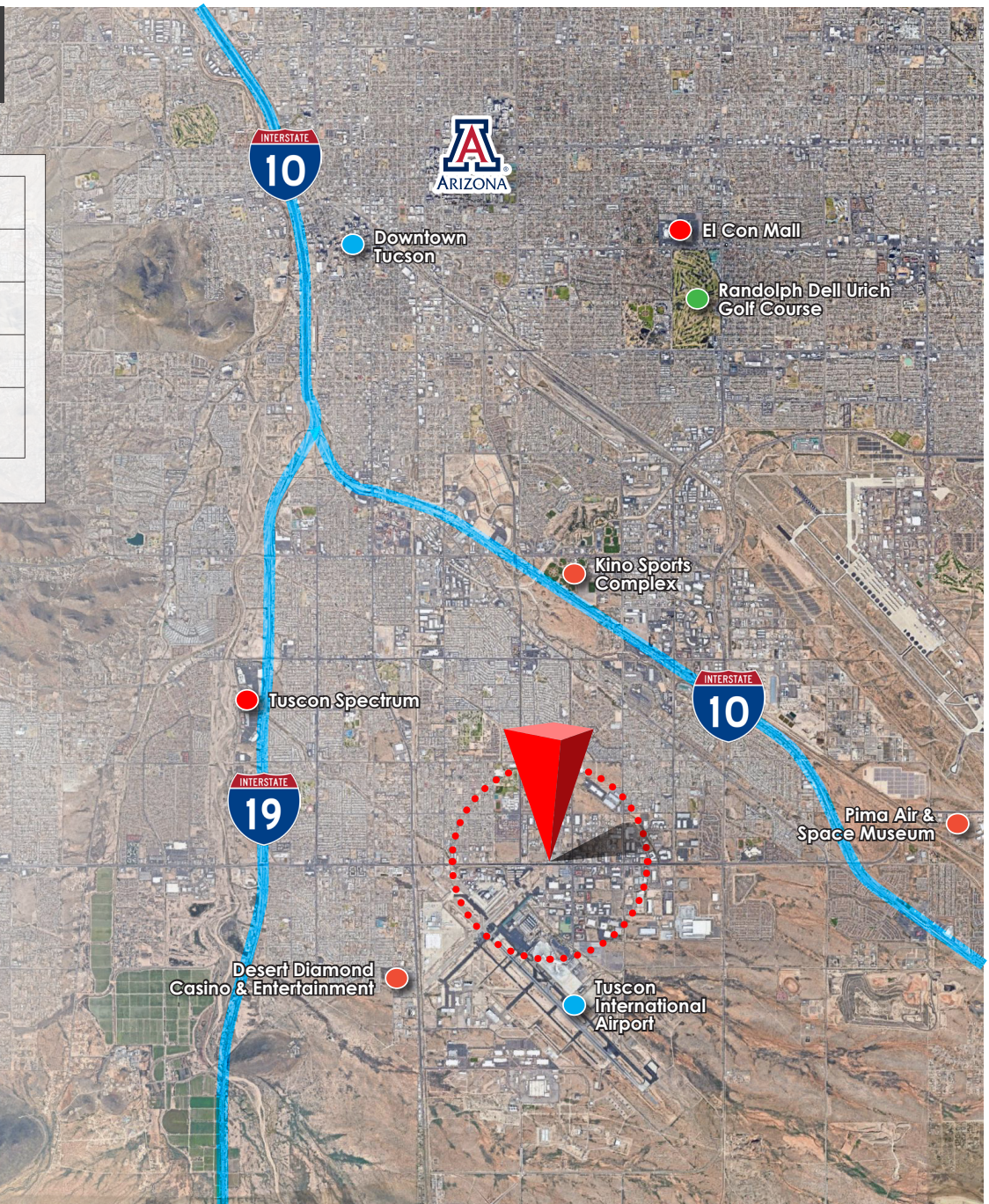
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 01 25

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



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 01 25