



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

PREMIUM TUCSON CORRIDOR OPPORTUNITY

6 Contiguous Commercial Parcels
Lot 131, 125, 219, 213, 201, 191 W Grant Rd | Tucson, AZ 85705
\$3,200,000

Six Parcels | .96 Acre Total | C-2 Zoning | Package Sale

Front-row seats to Tucson's casino boom. Six contiguous C-2 commercial parcels totaling 0.96 acre 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



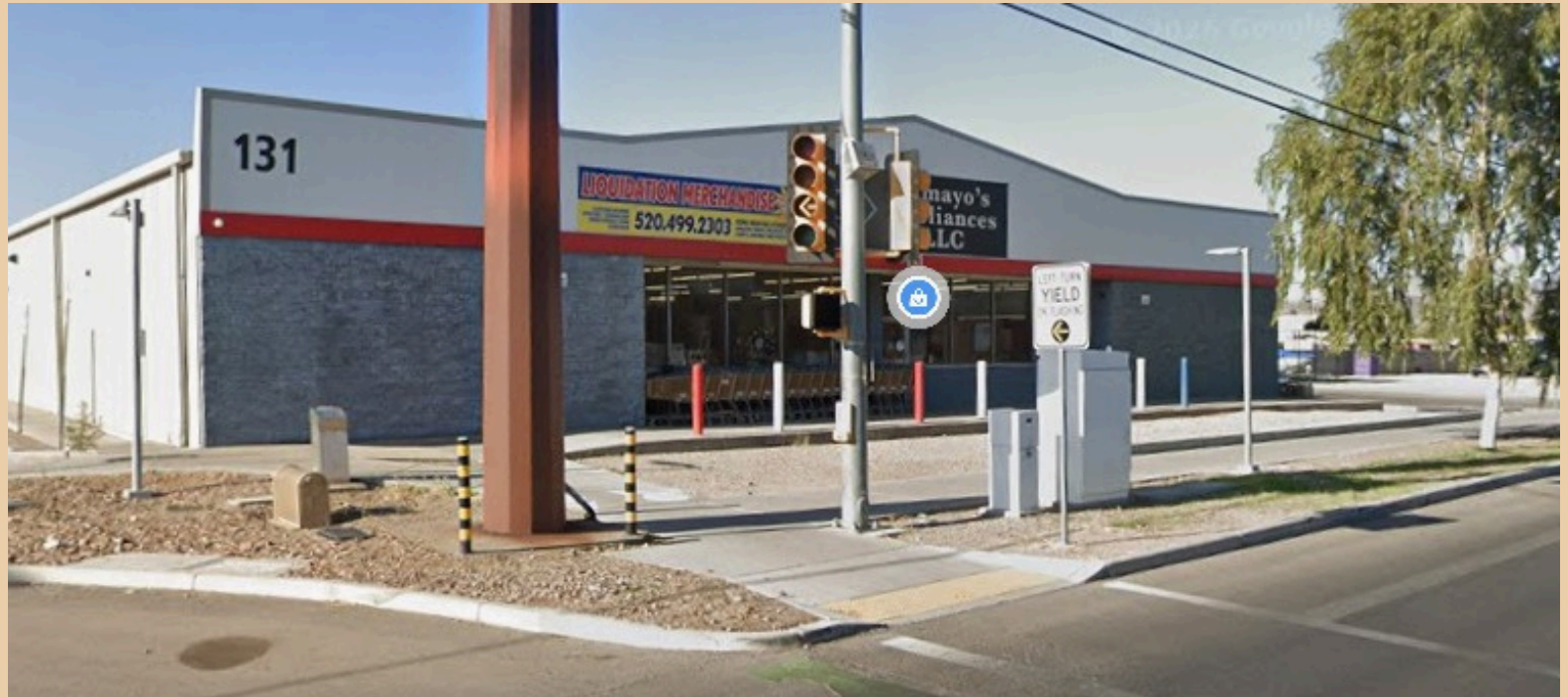
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Property Data

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-	3,284	Parking Vacant
115-05-063A	219 W Grant Rd	2 C-2	4,304	Land Vacant
115-05-064A	213 W Grant Rd	C-2	4,482	Land Vacant
115-05-065A	201 W Grant Rd	2 C-2	8,750	Land Vacant
115-05-086	191 W Grant Rd		7,156	Land
TOTAL			41,882	



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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 DelSol 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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