

FOR SALE: Corner at Entrance to Park Place Mall

1.46 Acre Retail PAD

Park Place Drive & S Wilmot Road, Tucson, AZ 85711



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.

NAIHorizon

±63,571 SF Retail / QSR PAD at Corner of Park Place Drive

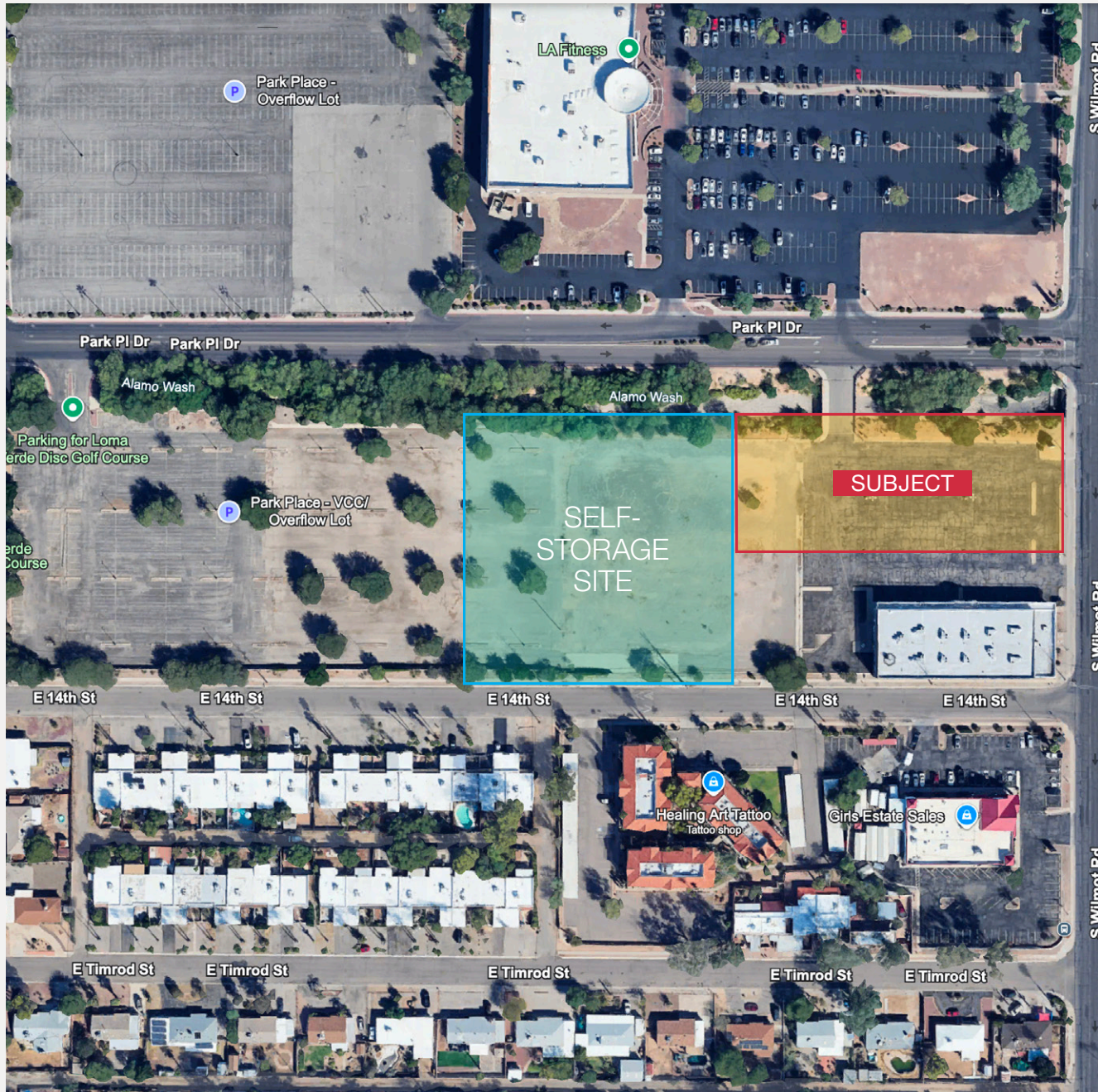


Aerial

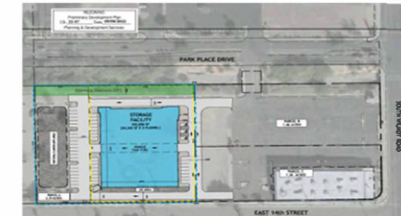
Active retail/office market in Tucson's southeast submarket adjacent to the Park Place Mall.



Property Aerial & Adjacent Parcels



Self-Storage Site at Wilmot & Park Place Drive Sells for \$1.95 Million



TUCSON, ARIZONA, February 22, 2023 – Vacant land at 302 S Wilmot Road in Tucson sold for \$1.95 million (\$19 PSF) to CAP Storage of Greenville, SC. Located at the NW corner of Wilmot & 14th

Street and near the SWC of Wilmot & Park Place Drive, the 3-acres is vacant land next to the former Handy Andy and Silo Connection store near Park Place Mall.

The buyer has rezoned a portion of the property to C-2 zoning to construct a 103,026-square-foot, three-story (40-foot height) personal storage building that will have the look and feel of an office/retail building. Design includes climate-controlled storage units and a centralized interior loading/unloading area. Units will be access-controlled and limited to customers only, with a 500-ft office space located on the first floor.

The global self-storage market size was valued at \$58.279 billion USD in 2022 and is expected to expand at a compounded annual growth rate (CAGR) of 7.5% from 2023 to 2028, reaching \$89.941 billion USD by 2028.

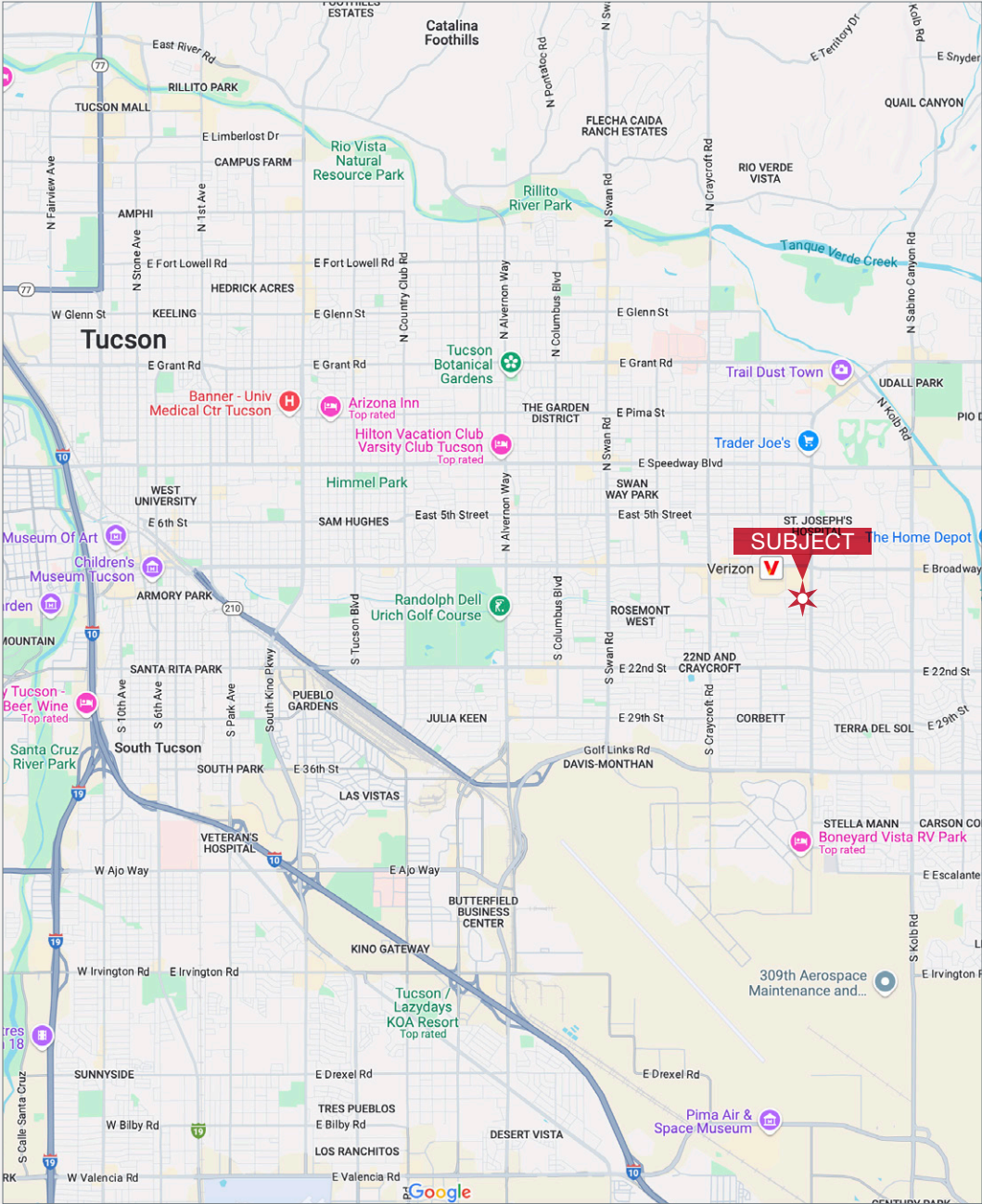
The seller was K-GAM 302/320 South Wilmot, LLC c/o Margaret Kivel, manager.

To learn more, see RED Comp #10467

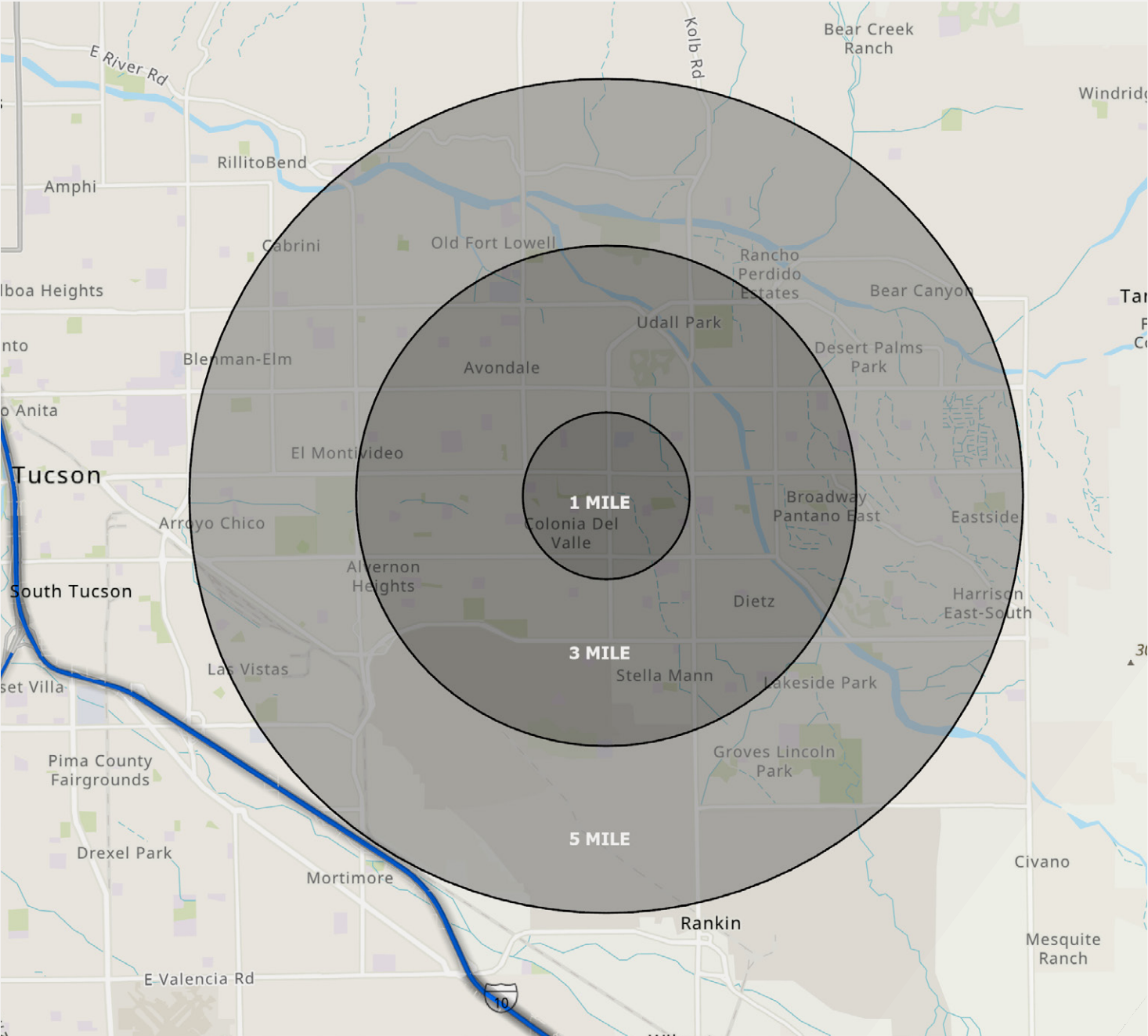
Property Information

PAD

ADDRESS	320 S Wilmot Road, Tucson, AZ 85711
OWNER	K-GAM 302/320 S. Wilmot, LLC
PARCEL NO.	128-01-011D
PARCEL SIZE	±1.46 Acres (±63,571 SF) Per Pima County
ZONING	C-1, City of Tucson
ELECTRICITY	Tucson Electric Power
GAS	Southwest Gas
SEWER	Tucson Water
FLOOD ZONE	FEMA Zone (X 67.32%) (AE 21.63%) (AH 5.2%)
2024 TAXES	\$17,238 (2021)



Tucson Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2024	12,748	126,806	253,166
2029	12,648	125,328	250,522



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	6,563	63,583	129,854



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	5,852	58,476	116,732
2029	5,937	59,274	118,474



Average Home Value

	1 MILE	3 MILES	5 MILES
2024	\$330,715	\$321,531	\$353,970
2029	\$462,251	\$496,253	\$514,011



AVERAGE HH INCOME

	1 MILE	3 MILES	5 MILES
2024	\$72,008	\$71,551	\$82,769
2029	\$87,604	\$87,052	\$99,444



MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
2024	\$51,701	\$52,011	\$58,547
2029	\$64,755	\$64,844	\$74,110

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