

FOR SALE / LEASE

SWC Ajo Hwy & Camino de Oeste

Tucson, AZ 85757



PADS 3-4: ±96,337
SFT CALL FOR
PRICING

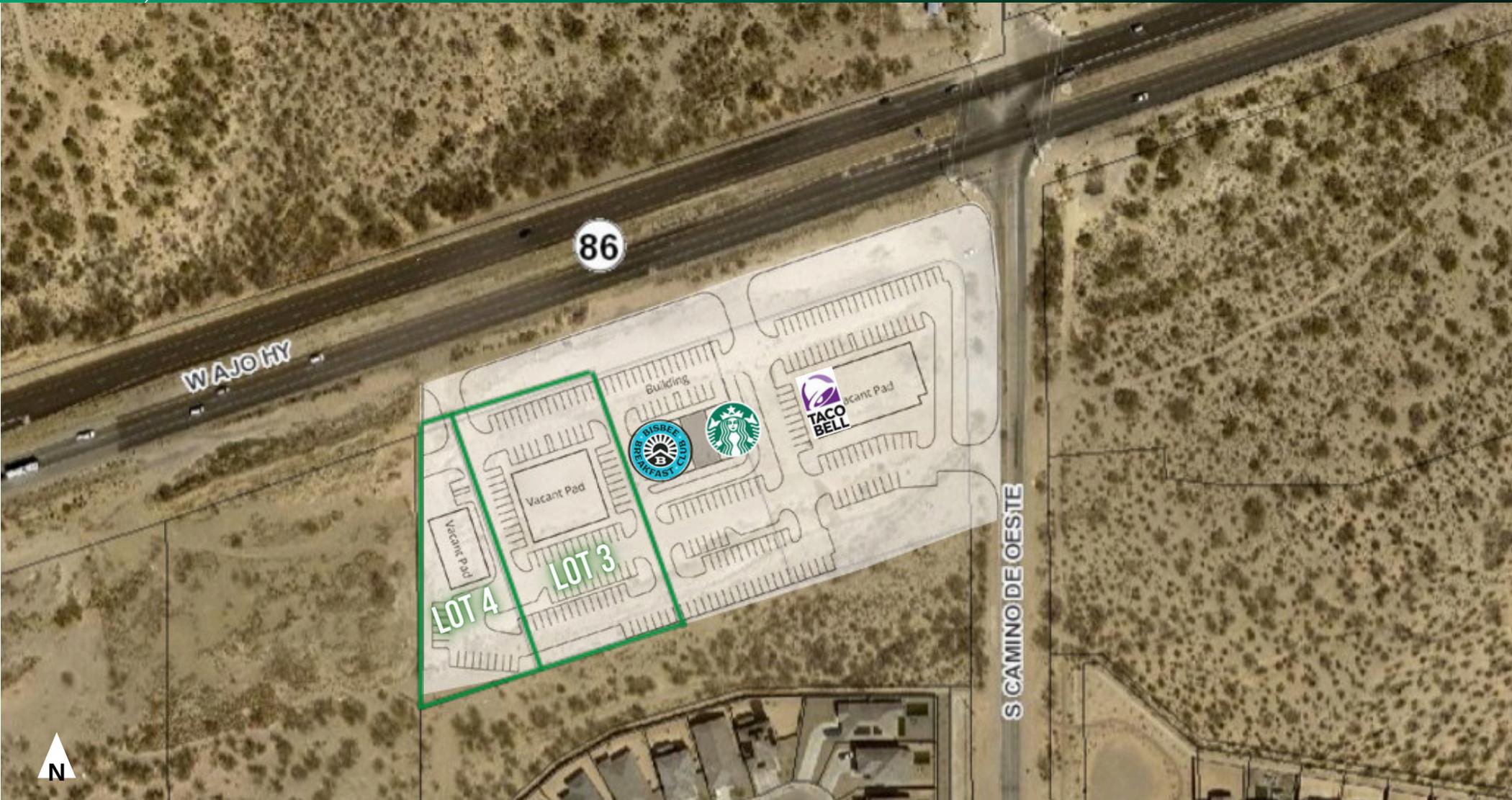
GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719
520-795-5200 EXT 700

STEPHEN GRIMM 520-323-9752
JUAN C. PANTOJA 520-425-5718
BROKERAGE@GRIMMCOMMERCIAL.COM

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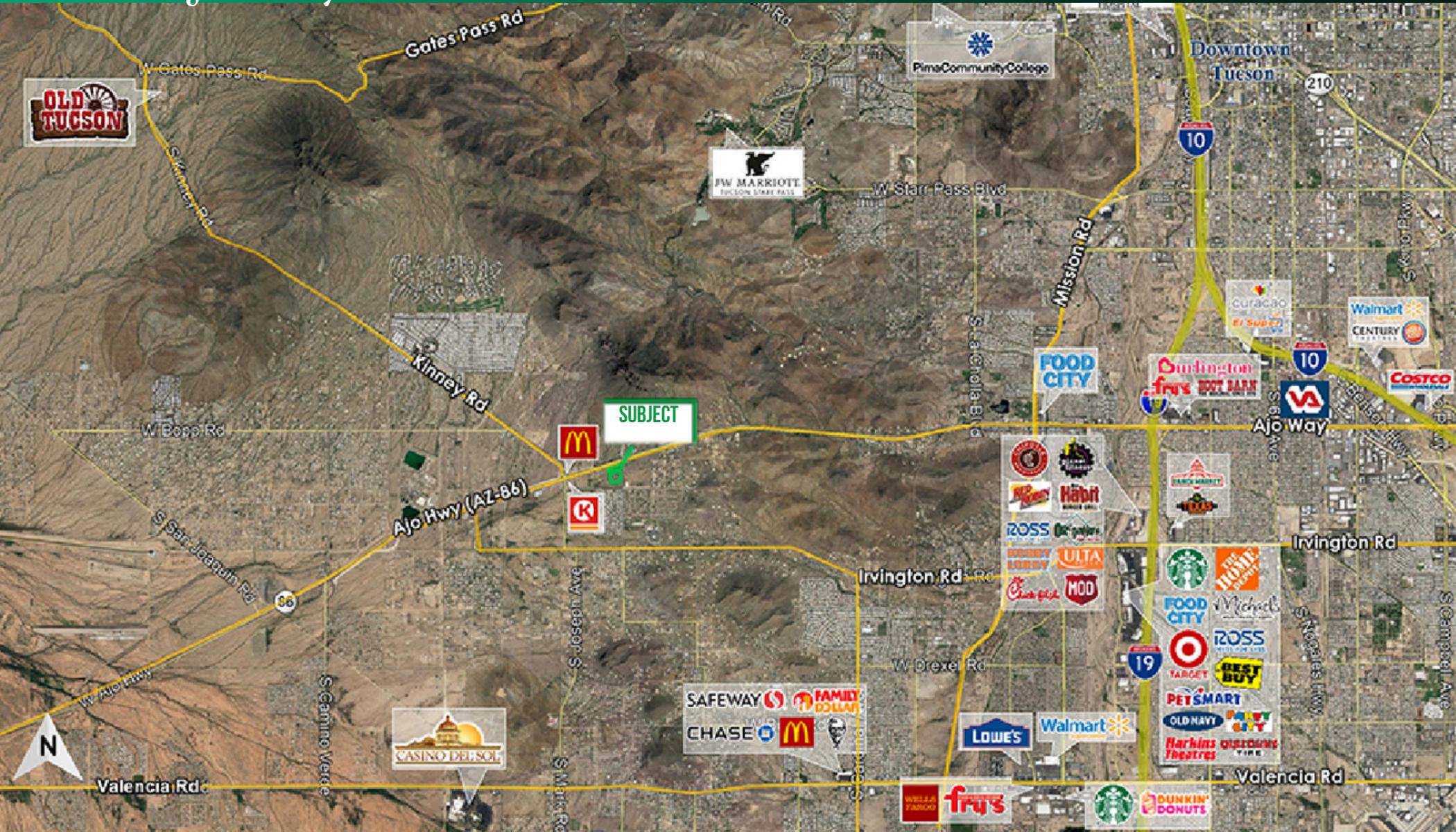


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THE PROPERTY

TAX PARCEL NO:	LAND SIZE:	BUILDING SIZE:	SIZE:
212-50-1380	±64,033 SF	±8,500	SF
212-50-1390	±36,542 SF	±5,000 SF	
	±96,313 SF		

PADS CAN BE SPLIT OR PORTIONED TO SUIT.

ZONING: COMMERCIAL, CB-1 & CB-2

PROPERTY HIGHLIGHTS

- COMMERCIAL-ZONED PADS WITH UTILITIES, PARKING. UNDERSERVED TRADE AREA WITH A GROWING
- POPULATION. JOIN STARBUCKS, BISBEE BREAKFAST CLUB, AND MORE TO COME
- TRAFFIC COUNT ON AJO HWY (SR 86) OVER 24,001 VEHICLES PER DAY (2022)

DEMOGRAPHICS

2022 EST. POPULATION

MEDIAN HOUSEHOLD INCOME

HOUSEHOLDS

DAYTIME POPULATION

TOTAL RETAIL EXPENDITURE

3 MILE

22,734

\$57,902

8,734

1,445

\$273.5M

5 MILE

105,290

\$52,170

36,514

1,249

\$1.1B

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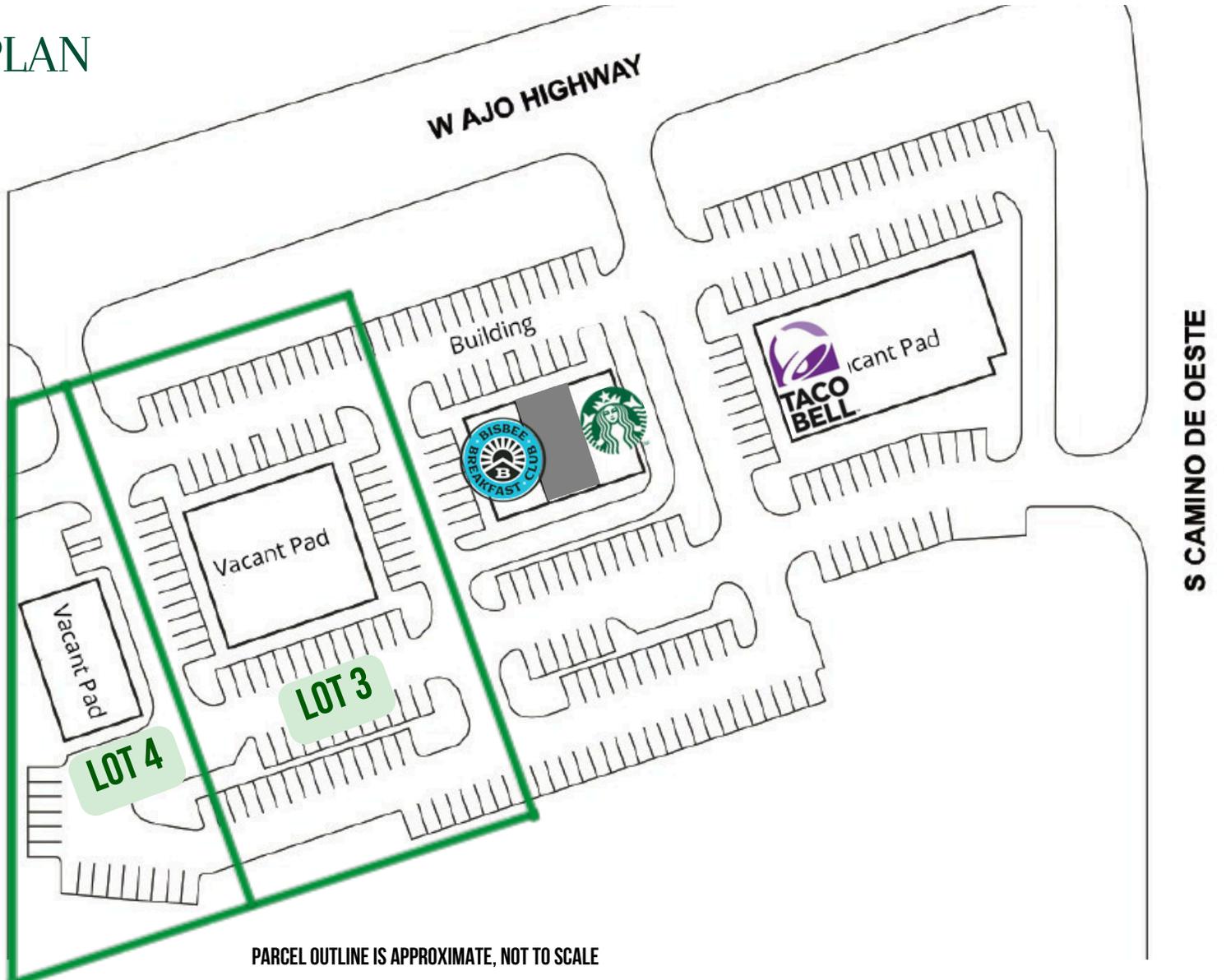
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SITE PLAN



PARCEL OUTLINE IS APPROXIMATE, NOT TO SCALE



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W AJO HWY

N 71°36'33" E
164.26'
L=47.12'
R=25.00'
D=107°59'14"

N 71°37'48" E
12.00'
N 71°36'28" E
168.44'

N 71°36'29" E
17.44'
N 71°36'22" E
170.34'

N 71°36'30" E
104.00'

LOT 1A
AREA = ±49764 SQ. FT. =
±1.1424 ACRES

S 00°23'08" E 338.74'

LOT 1B
AREA = ±36907 SQ. FT. =
±0.8473 ACRES

N 18°23'30" W 354.87'
S 18°23'28" E 354.86'

LOT 2
AREA = ±60449 SQ. FT. =
±1.3877 ACRES

N 18°23'28" W 354.86'
S 18°23'30" E 354.87'

LOT 3
AREA = ±59,775 SQ. FT. =
±1.3722 ACRES

N 18°23'33" W 354.87'

83.32'
104.00'
N 71°36'30" E
N 71°36'30" E
N 71°37'48" E
17.44'

170.34'
N 71°36'22" E
168.44'
N 71°36'31" E
12.00'

LOT LINE ADJUSTMENT

of Lots 1, 2 and 3 EL PORTAL DORADO as recorded
in Sequence No. 20182060009 within Section 36,
T-14S, R-12E, G&SRM, Pima County, AZ



S CAMINO DE OESTE