

## WEST/NORTHWEST CORNER

# I-10 & INA ROAD

## Marana, AZ

# PRICE REDUCED \$795,000

**SOLD**

PRICE  
REDUCED

**SOLD**

The QuikTrip logo, featuring the letters "QT" in a bold, white, sans-serif font inside a red square, with the word "QuikTrip" in a smaller, white, sans-serif font below it.

±13,266 VPD

10  
±93,817 VPD

Best Western

**SOLD**

100

**Denny's**

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An aerial photograph of a highway interchange. Two thick red diagonal stripes run from the top-left towards the bottom-right. Overlaid on these stripes is the text "±107,500 VPD" in a large, bold, black font, and "N CASA GRANDE HWY" in a smaller, black font below it. The background shows the multi-lane highway and surrounding desert landscape.

WINARD  $\pm 3,921$  VPD

## SPORTS PARK

# PAD AVAILABLE



# PROPERTY SUMMARY

AVAILABLE ±72,123 SF Available (\$795,000)

## PROPERTY HIGHLIGHTS

- ▶ Close proximity to I-10 and the full-diamond interchange with Ina Road
- ▶ The immediate area is dense with over 56,000 people residing within 3 miles
- ▶ Sports Park Tucson (softball and sand volleyball leagues) is located south of the site
- ▶ Zoned: Transportation Corridor Zone

## TRAFFIC COUNTS

I-10

**N** ±93,817 VPD (NB/SB)

**S** ±107,500 VPD (NB/SB)

ADOT 2020

INA RD

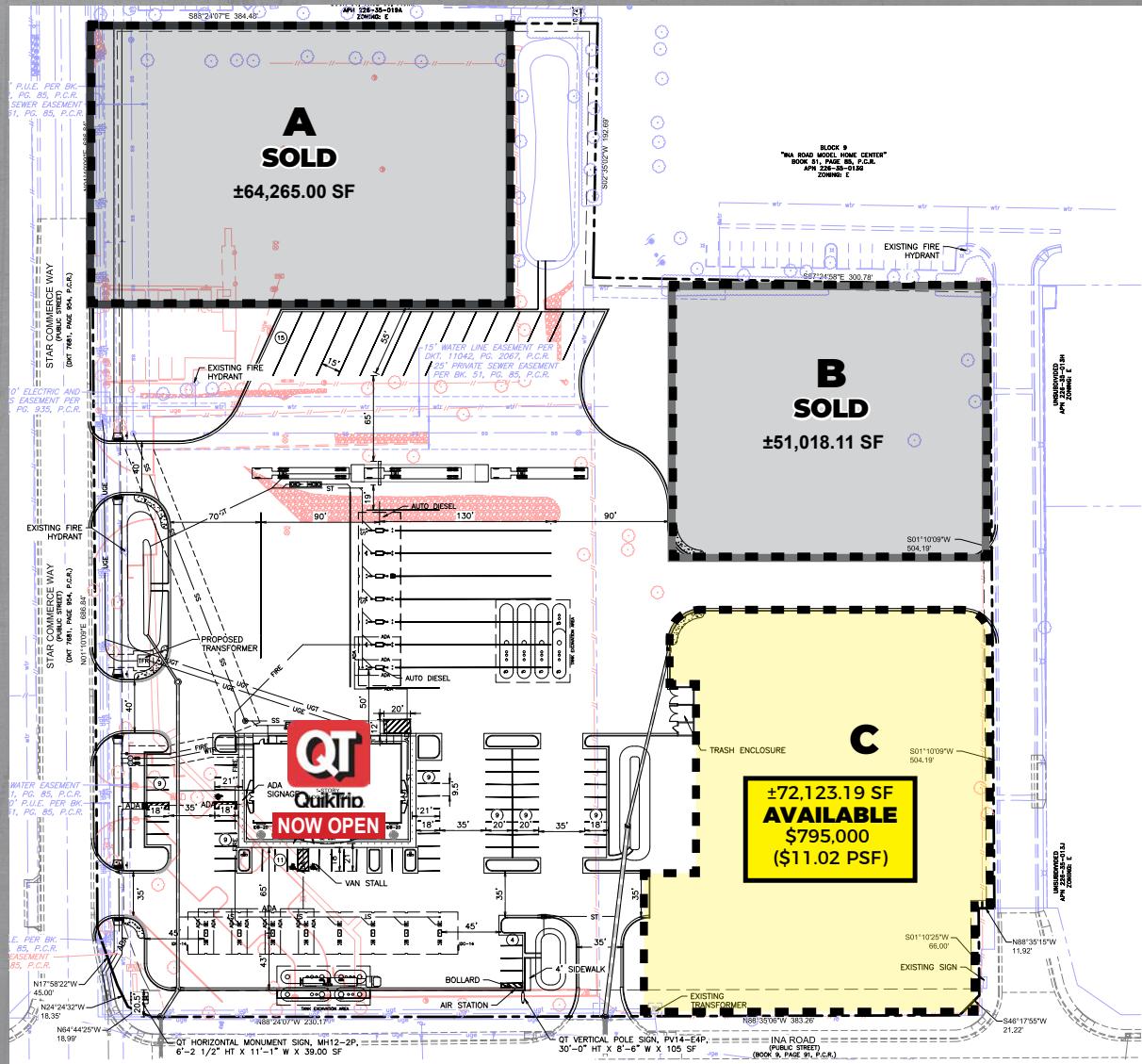
**E** ±3,921 VPD (EB/WB)

**W** ±13,266 VPD (EB/WB)

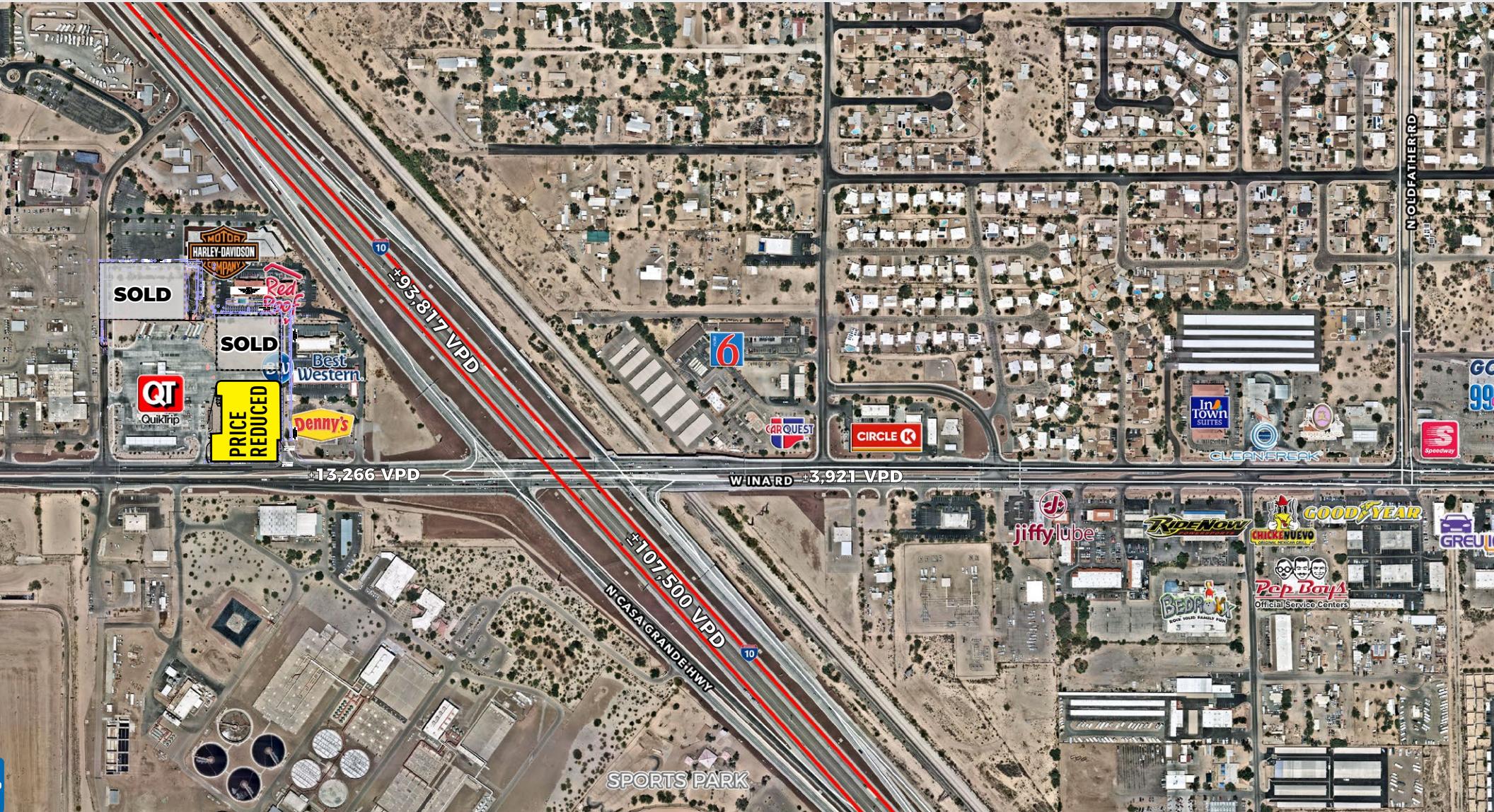


# SITE PLAN

TENANT	SIZE (SF)	PSF
<b>A</b> <b>SOLD</b>	±65,265 SF	\$10
<b>B</b> <b>SOLD</b>	±51,018 SF	\$10
<b>C</b> <b>AVAILABLE</b>	±72,123 SF	\$11.02



# AERIAL



# DEMOGRAPHICS

2024 ESRI ESTIMATES



	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
2024 Total Population	3,890	54,183	118,046
2029 Total Population	4,156	56,858	121,215



	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
2024 Households	1,550	22,109	47,724
2029 Households	1,749	23,894	50,315



	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
Average HH Income	\$104,663	\$104,486	\$110,716
Median HH Income	\$86,052	\$84,399	\$87,075



	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
Housing Units	1,619	23,479	50,625
Owner Occupied	79.2%	68.0%	70.8%
Renter Occupied	16.5%	26.2%	23.5%
Vacant	4.3%	5.8%	5.7%



	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
Total Daytime Pop	5,370	46,856	103,109
Workers	3,475	20,859	43,474
Residents	1,895	25,997	59,635



FOOD AWAY FROM HOME  
SPENDING OVER

**\$171M**

WITHIN 5-MILES



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