



VALENCIA CROSSING

SPECIFIC PLAN | TUCSON, AZ 85622

OFFERING: Prime Commercial Corner Site – 3.9± Acres | Offered at \$1,200,000

SITE INFORMATION

Property Acreage: ~3.9AC
 Assessor Parcel No: 140-36-005B & 140-36-005G
 Address: Southwest Corner of E. Valencia Rd. & E. Littletown Rd.
 Jurisdiction: City of Tucson
 Existing Zoning: Valencia Crossing Planned Area Development PAD-21 & R-1
 Existing Use: Vacant

Proposed Uses:

- **A:** 2,200 sf Restaurant/Retail/Office;
- **B:** 3,300 sf Restaurant with drive-thru;
- **C:** 1,000 sf Drive-thru Restaurant with limited seating; &
- **D:** 5,000 sf Vehicle Service Center (service or retail)

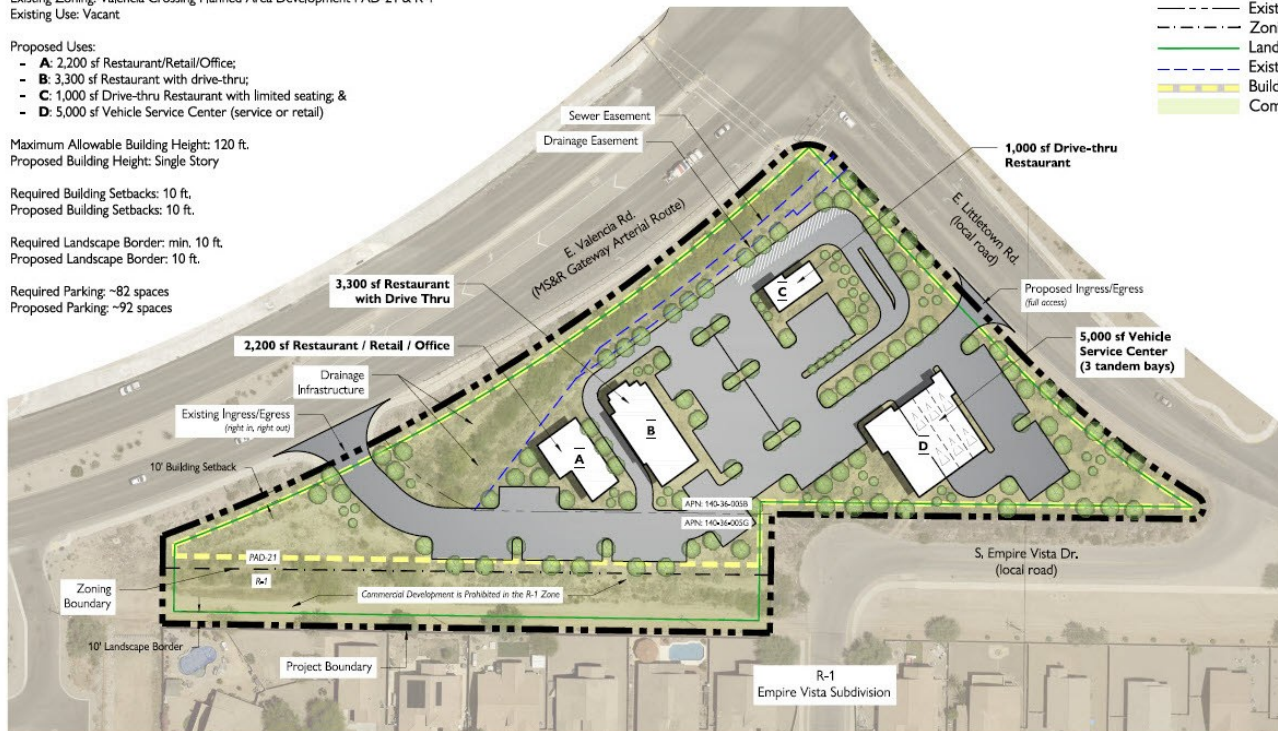
Maximum Allowable Building Height: 120 ft.
 Proposed Building Height: Single Story

Required Building Setbacks: 10 ft.
 Proposed Building Setbacks: 10 ft.

Required Landscape Border: min. 10 ft.
 Proposed Landscape Border: 10 ft.

Required Parking: ~82 spaces
 Proposed Parking: ~92 spaces

Conceptual Site Plan



LEGEND

- Project Boundary
- Existing Parcels
- Zoning Boundary
- Landscape Border
- Existing Easement
- Building Setback
- Common Area

Identification:

140-36-005B — 112,254 SF

140-36-005G — 57,456 SF

Zoning:

PAD (City of Tucson)

Utilities:

Water: Tucson Water

Natural Gas: SW Gas

Electricity: Tucson Electric Power

Waste Water: Pima County

Comments:

The property is improved with a concrete lined drainage channel and driveway providing access from Valencia Road. Join national brands including Quicktrip, Super Star Car Wash, and McDonalds within the development. Additional national users are planned, supporting strong traffic and long-term demand.

Contact

Derrick J Sinclair, CCIM | Terramar Properties, Inc.
 2200 East River Road, Suite 105,
 Tucson, AZ 85718
 Phone: (520) 577-7800 | Cell: (520) 360-1951 | Email: dsinclair@ccim.net

The information contained herein has been provided to us by sources deemed reliable. While we have no reason to question its accuracy, we do not guarantee it. Anyone interested in the subject property is advised to independently verify all information and seek legal and tax assistance in forming an opinion. All offerings are subject to prior sale, lease or withdrawal from the market without notice.