



# 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 of Vehicle Service Center (service or retail)

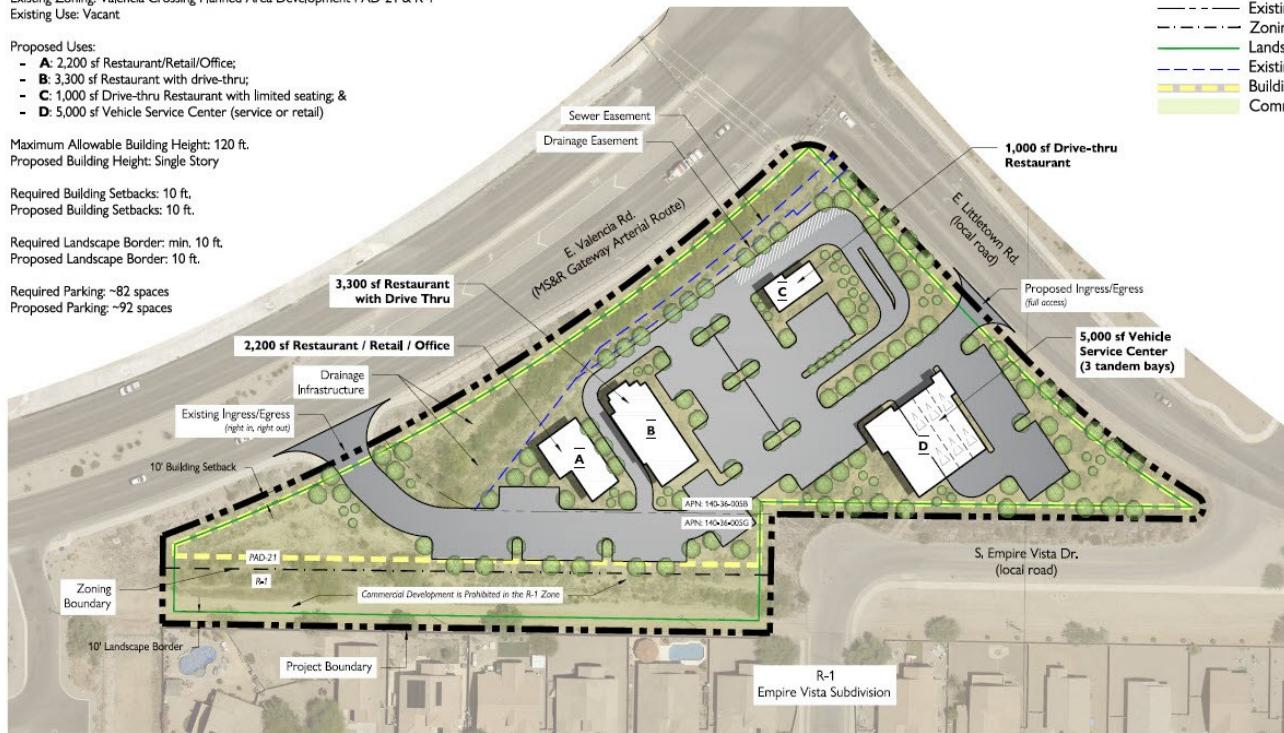
Maximum Allowable Building Height: 120 ft.  
 Proposed Building Height: Single Story

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



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.

#### 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

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