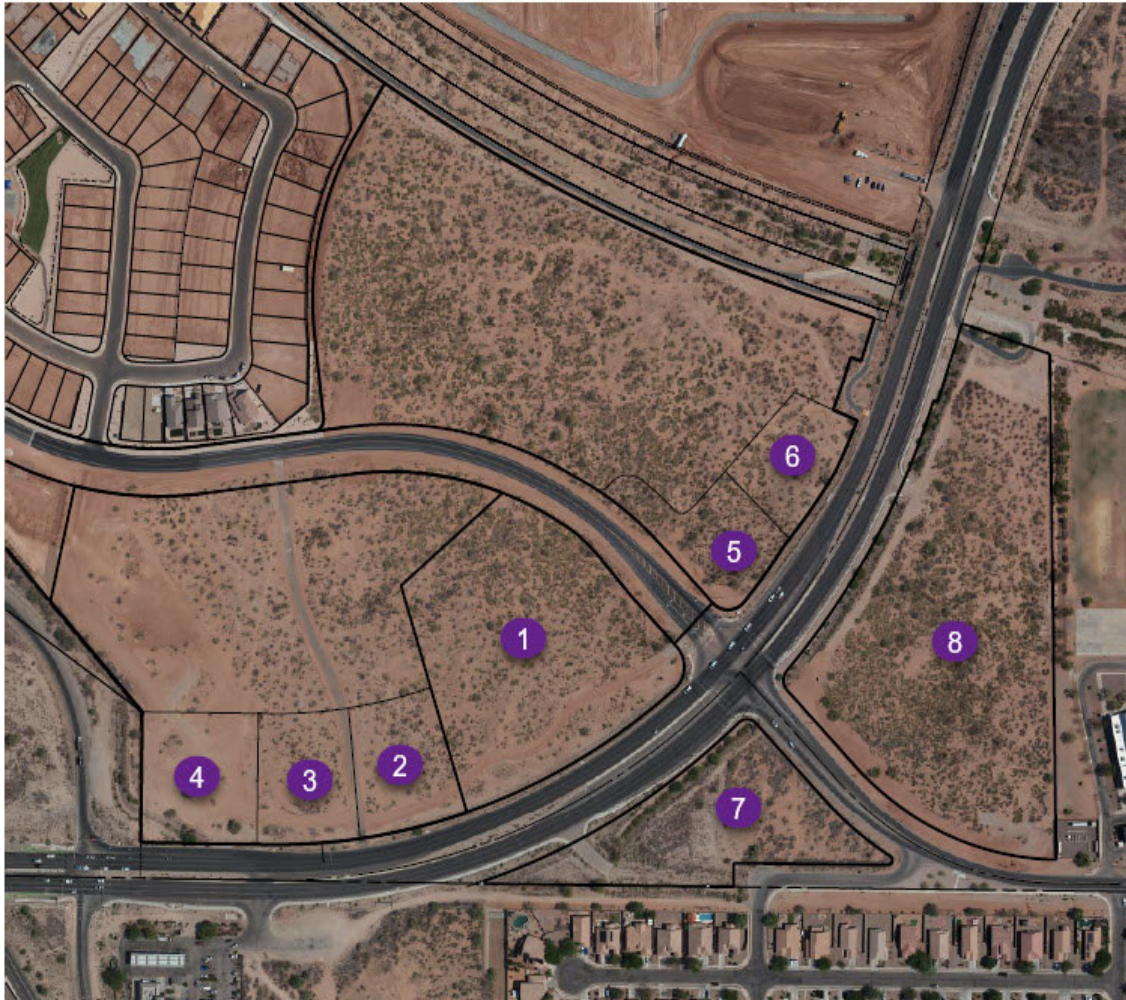




VALENCIA CROSSING

RETAIL PAD SITES | TUCSON, AZ 85622



OFFERING:

- Pad 1:** 6.02 AC sold to QT
- Pad 2:** 61,834 SF sold Super Star Carwash
- Pad 3:** 61,623 SF Lot 2 \$1,000,000 (\$16.23 PSF)
- Pad 4:** 73,944 SF Lot 3 \$1,000,000 (\$13.34 PSF)
- Pad 5:** Sold-McDonald's
- Pad 6:** 49,033 SF Lot 6 \$1,050,000 (\$21.41 PSF)
- Pad 7:** 3.9 AC priced at \$1,200,000 (\$7.07 PSF)
- Pad 8:** Sold- KB Homes for a 50-Lot development

Zoning: Valencia Crossing Planned Area Development.

Utilities: Electric, Water, Natural Gas and Cable will be at property line at COE.

Comments:

Valencia Crossing Drive (VC Drive) was completed in the 1st 1/4 of 2021. The intersection of Valencia Road and VC Drive is signalized. QT built a 7,328 SF travel center C-store with a 16-lane gas island and a 6-lane diesel islands on the NW corner. Lennar has sold 162 homes on the east side of VC Drive. Meritage is developing 165 lots to the north of Lennar. The property north of the pad areas east and west of VC Drive has been sold to an apartment developer with

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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.