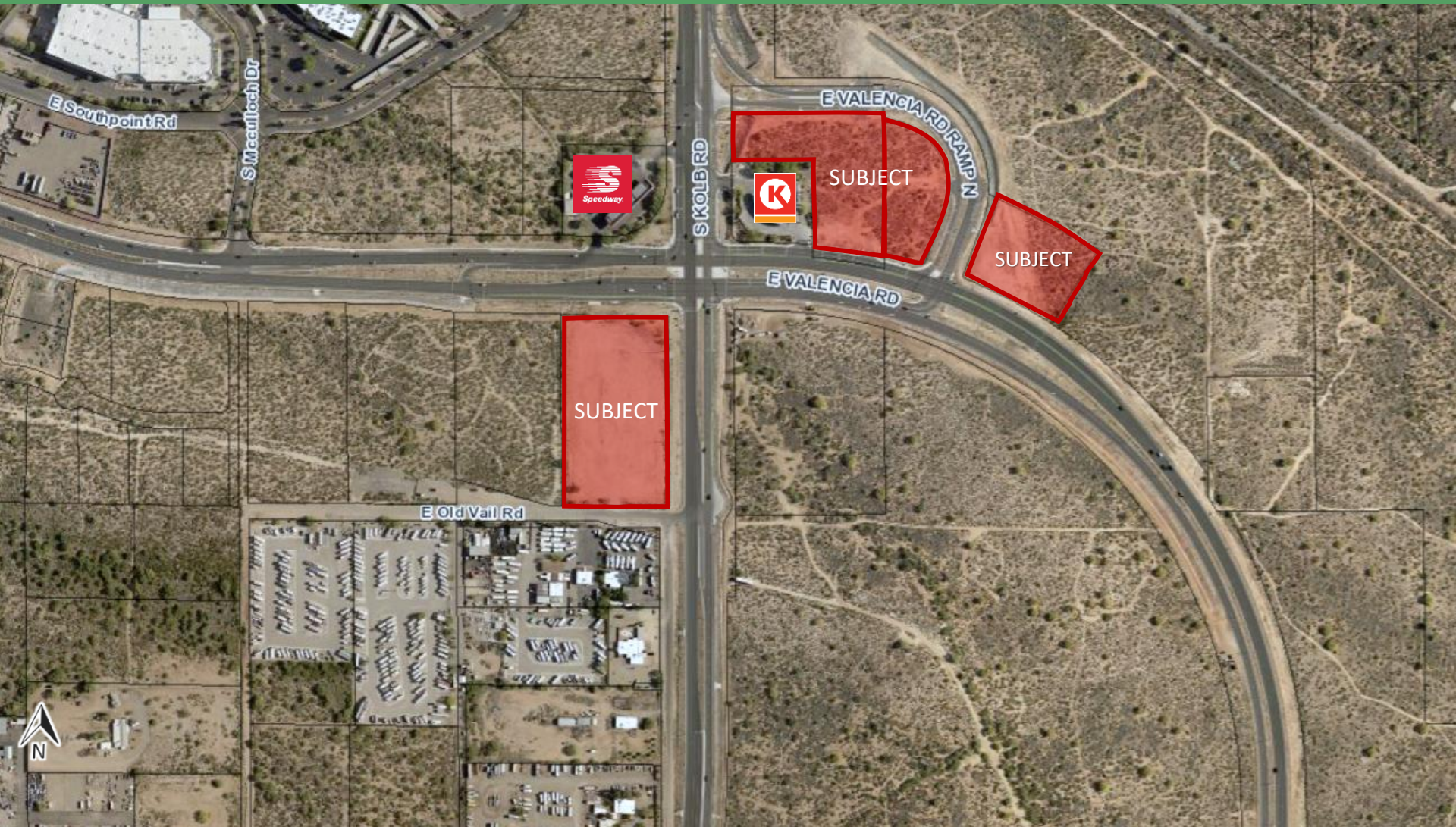


Land at KOLB & VALENCIA

NEC: 7205-7275 S. KOLB ROAD, TUCSON, AZ 85756
SWC: 7071 E. Old Vail Rd, TUCSON, AZ 85756
NEC and SWC of Kolb Rd & Valencia Rd



6298 E. Grant Rd., Suite#100
Tucson, AZ 85712
P: 520.296.0200
F: 520.296.1571
www.larsenbaker.com
Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.

AVAILABILITY

Land Size:

PAD B & E

173,864 sf

PAD C & D

69,062 sf (7205 E Valencia Rd)

PAD F

88,588 sf (7275 E Valencia Rd)

PAD G

193,373 sf (7071 E. Old Vail Rd)

For:

Purchase, Ground Lease, or Build to Suit

Use:

Ideal for Retail or Flex Industrial Site

Price:

Call for pricing

PROPERTY HIGHLIGHTS

Zoning:

NEC: PAD-26

SWC: C-2

Tax Parcels:

PAD B/E: 141-06-009G

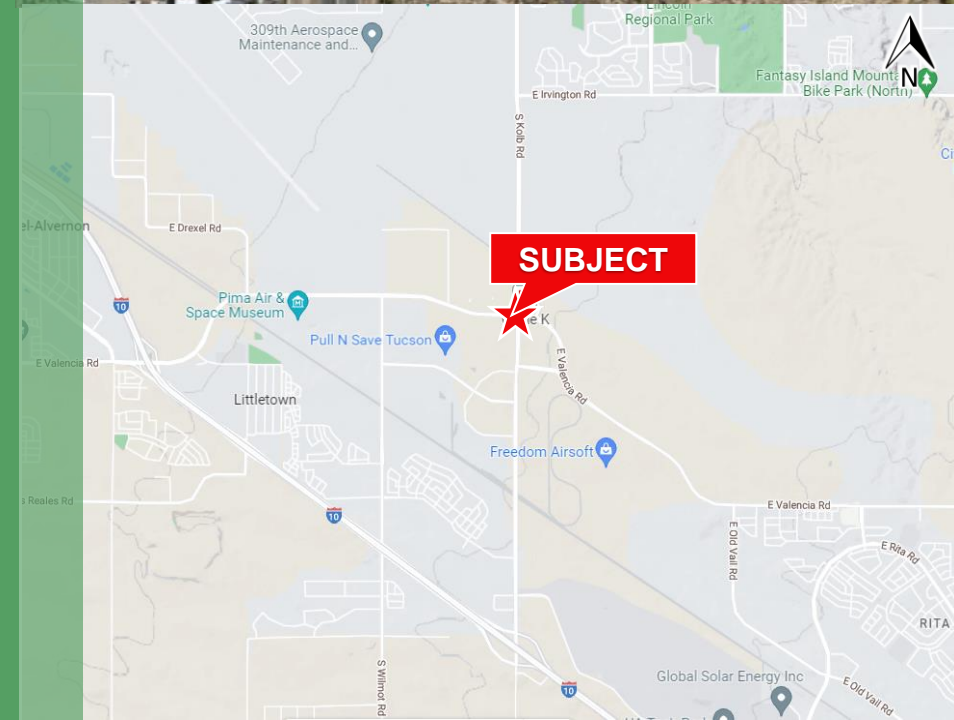
PAD C/D: 141-06-020A

PAD F: 141-06-020E

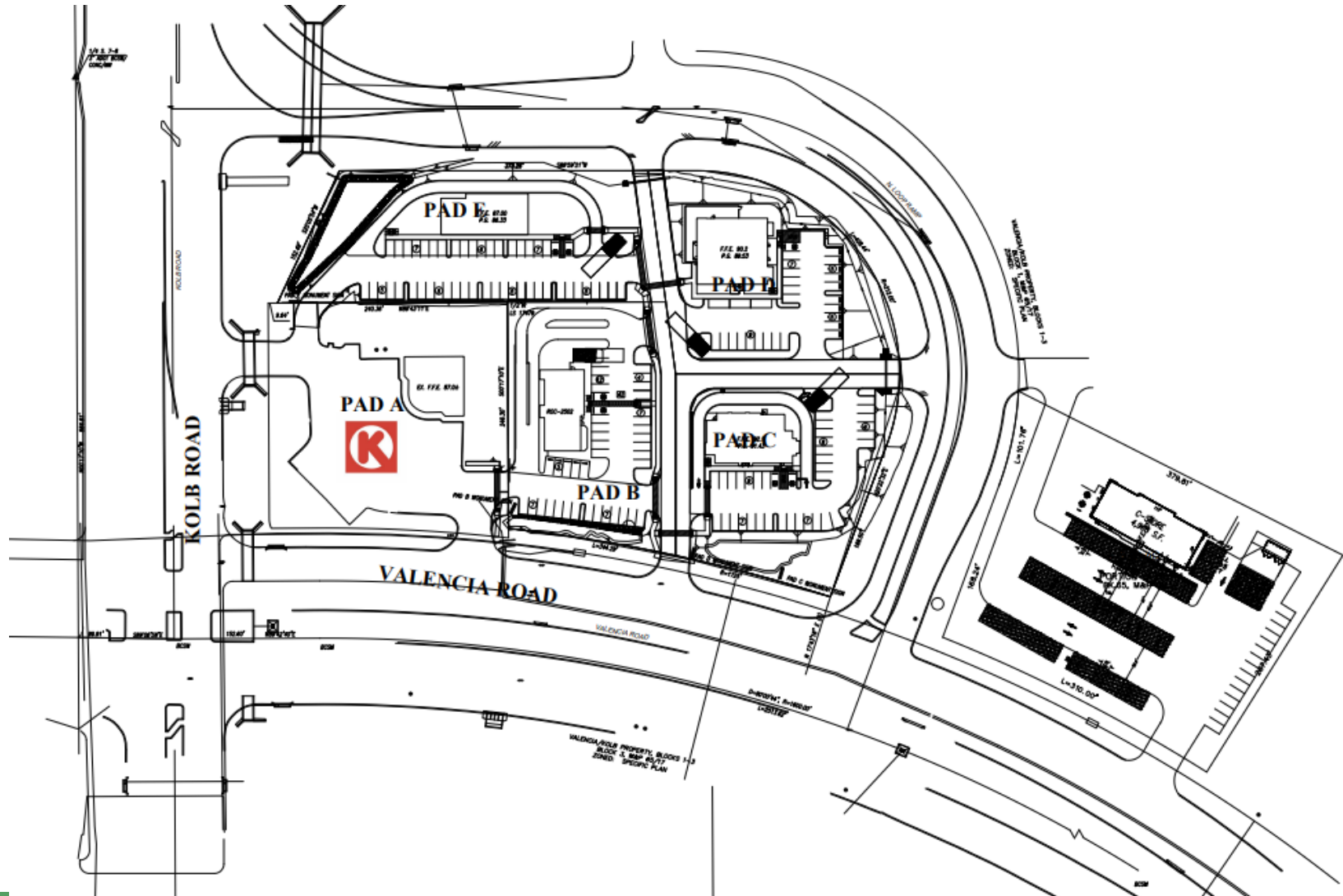
PAD G: 141-03-039A

PROPERTY FEATURES

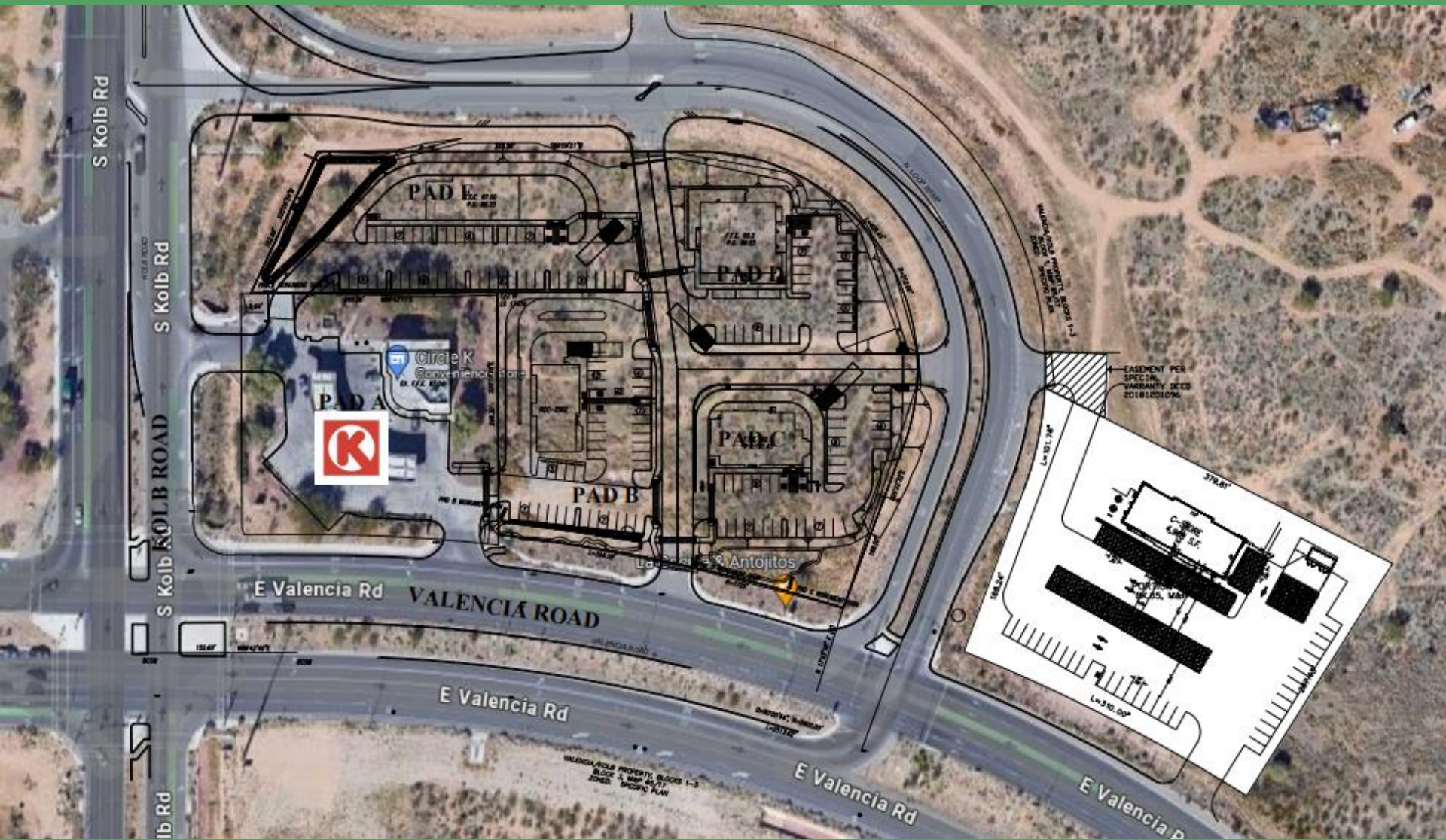
- Located near the Amazon Distribution Center
- Located at a stop light
- Intersection Monument Signage Available
- High Traffic Counts \pm 79,000 Vehicles Per Day
- Located Near Major Daytime Employment Hubs of Davis Monthan Air Force Base, The University of Arizona Science & Tech Park
- Great Access to I-10 & Tucson International Airport
- Fastest Growing Residential Area in Tucson
- Located near the new Valencia Road Bridge that leads to Rocking K Ranch
- Located 15 minutes from Rocking K Ranch (Scheduled to have \pm 6,100 New Homes)



SITE PLAN- POTENTIAL PADS



SITE PLAN- OVERLAY



6298 E. Grant Rd., Suite #100
 Tucson, AZ 85712
 P: 520.296.0200
 F: 520.296.1571
www.larsenbaker.com
 Owner/Agent

Isaac Figueroa, CCIM, SIOR
 Principal, Vice President
 520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

DEMOGRAPHICS (2029)

	10 Minute Drive	20 Minute Drive	30 Minute Drive
Population	26	26,895	129,335
Average Household Income	\$121,342	\$108,477	\$108,211
Households	5	10,001	49,693
Employees	726	5,486	30,910

