



# 90,000SF+ COMMERCIAL BUILDING/FREEWAY FRONTAGE SWC INTERSTATE 10 AND 6TH AVENUE TUCSON, ARIZONA



Exclusively represented by  
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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the property or adjacent areas.

**PROPERTY HIGHLIGHTS**

- ±90,224 SF on ±5.55 AC (per Pima County Assessor’s website)
- Highly Visible Building and Monument Signage to I-10 Traffic
- Multiple access points: From 6th Avenue and from 44th Street (traffic light)
- Cross-Easements with Grocery-Anchored Center
- CB-2 Zoning - City of Tucson
- Built in 2008
- High ceilings, wide open floor plan – Adaptable to alternate uses
- Call Listing Agent for Details



**TRAFFIC COUNTS**

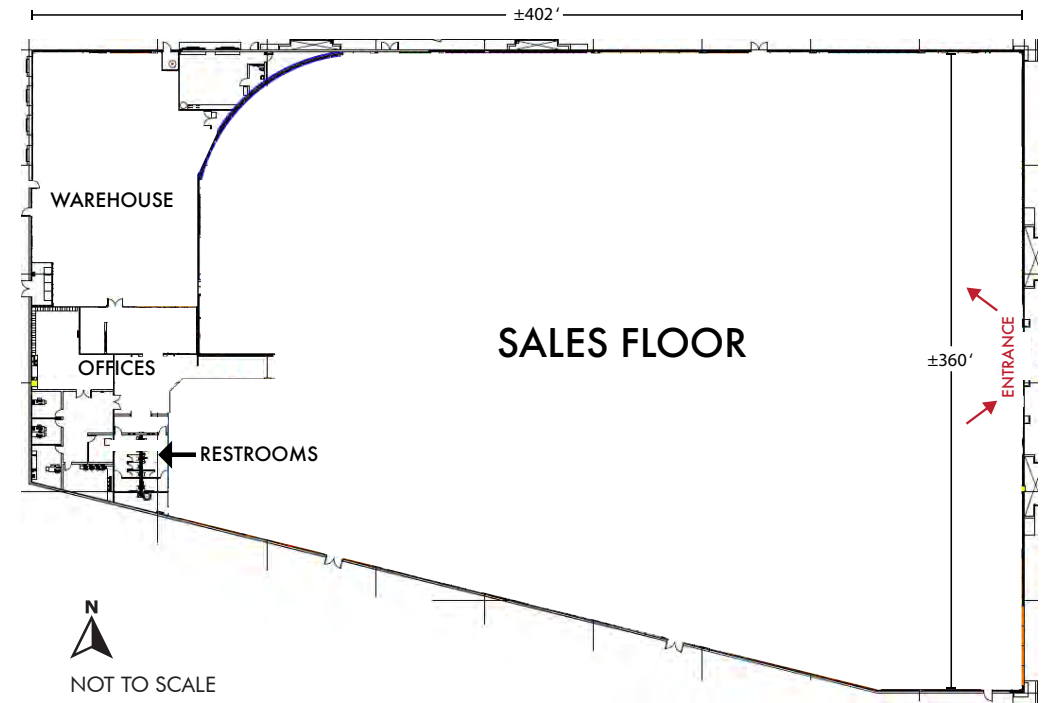
<b>INTERSTATE 10</b>	<b>103,473 VPD</b>
<b>6TH AVENUE</b>	<b>29,521 VPD</b>

SOURCE: APPLIED GEOGRAPHIC SOLUTIONS/TIGER GEOGRAPHY

**DEMOGRAPHICS**

<u>2020 ESTIMATES</u>	<u>10 MINS</u>	<u>15 MINS</u>
<b>POPULATION</b>	167,579	301,105
<b>AVERAGE HH INCOME</b>	\$49,475	\$54,929
<b>TOTAL EMPLOYEES</b>	101,300	158,563

SOURCE: APPLIED GEOGRAPHIC SOLUTIONS/TIGER GEOGRAPHY







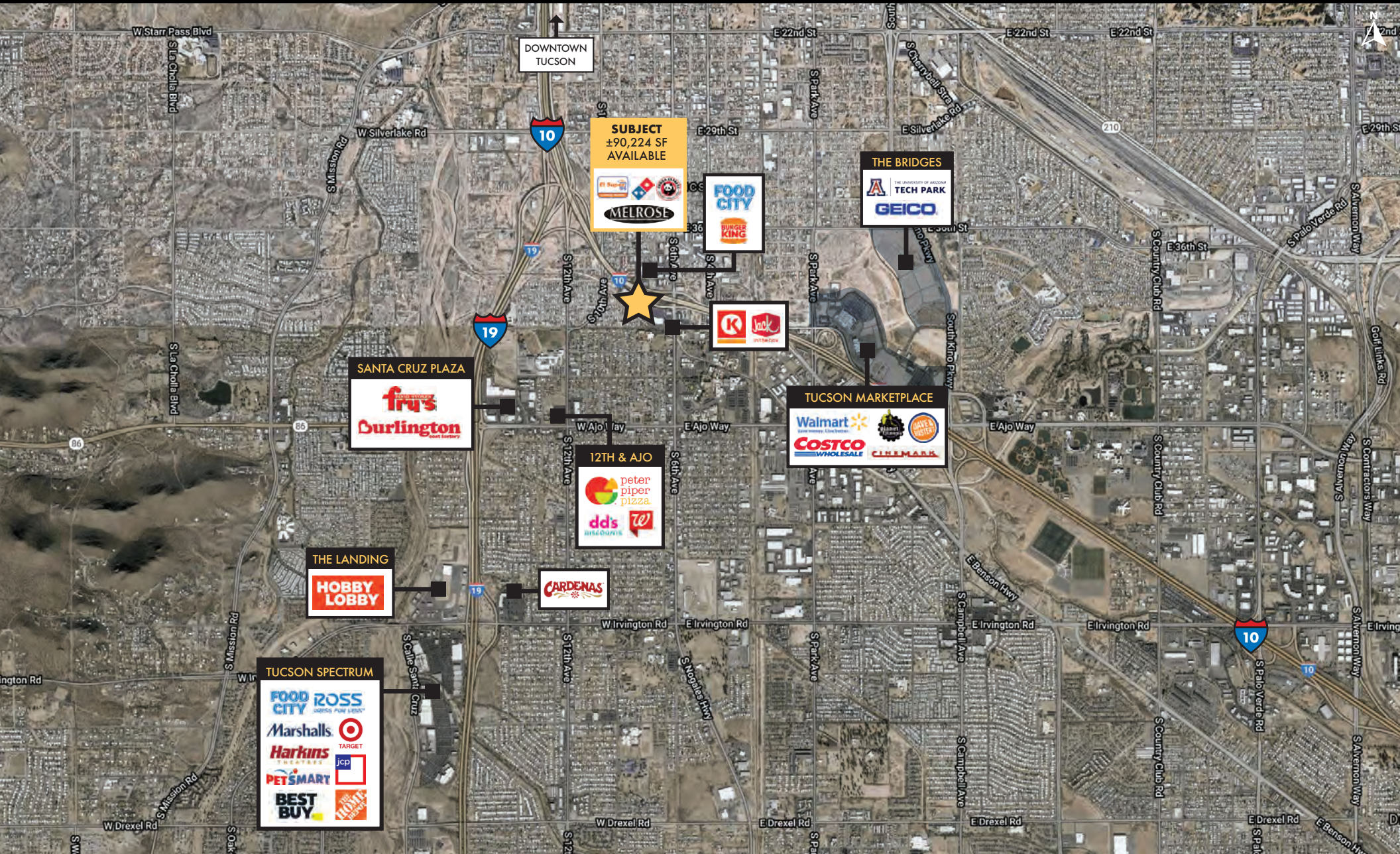
LARGE PARKING LOT IN FRONT WITH HUGE SIGNAGE



OPEN BRIGHT INTERIOR WITH HIGH WAREHOUSE-STYLE CEILINGS



MULTIPLE LOADING DOCKS WITH ROLL-UP DOORS, LARGE FASCIA FOR ADDITIONAL SIGNAGE AND GENEROUS REAR PARKING LOT



**SUBJECT**  
±90,224 SF  
AVAILABLE



**THE BRIDGES**  
TECH PARK  
**GEICO**

**SANTA CRUZ PLAZA**  
**Fry's**  
**Burlington**

**TUCSON MARKETPLACE**  
**Walmart**  
**COSTCO WHOLESALE**  
**CLUB MARKET**

**12TH & AJO**  
**peter piper pizza**  
**dd's DISCOUNT STORES**

**THE LANDING**  
**HOBBY LOBBY**

**CARDENAS**

**TUCSON SPECTRUM**  
**FOOD CITY**  
**Marshall's**  
**Harkins**  
**PETSMART**  
**BEST BUY**

Located in the heart of Southern Arizona, Tucson is strategically positioned in the Sonoran desert between Phoenix and Mexico along Arizona's "Sun Corridor" business and trade route. The county seat of Pima County, Tucson is Arizona's second-largest city and the 33rd largest city in the country, with a metropolitan area population of nearly one million people. Tucson's expanding economy is based on technology, tourism, and education. Large institutions like Raytheon Missile Systems, the Davis-Monthan Air Force Base, and the University of Arizona complement and support Tucson's status as a growing entrepreneurial hub (one of five recently recognized by Entrepreneur magazine). Tucson also supports a more than \$2 billion per year tourism industry due to its attractive climate, natural wonders, and unique cultural events like the Tucson Gem and Mineral Show and El Tour de Tucson bicycling event, and benefits from the estimated \$1 billion per year in direct economic benefit to Southern Arizona from Mexican citizens who travel north to shop in the community.

With its low cost of living and educated workforce, Tucson has shown significant economic strength. There has been a surge of public and private investment into the downtown area following the construction of the new streetcar line, which has led to an explosion of new dining and nightlife options and plans for extensive hotel, office, and residential development. Large employers who have made recent commitments to Tucson include Caterpillar with a new HQ Facility for over 600 executive employees; HomeGoods with a new 800,000 square foot distribution center housing 900 jobs; Comcast, which has invested in a customer care center to accommodate 1,200 new employees; and GEICO opened a new regional headquarters with 1,900 initial employees next the new UA Tech Park now under construction.

Tucson was named as one of the top 10 U.S. Cities likely to thrive following the pandemic in the Moody's Analytics reported released May 2020.

