



LAND FOR SALE

NWC

ALVERNON WAY & FORT LOWELL RD

TUCSON, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

property summary

SIZES: ±2.42 ACRES

AVAILABLE: LAND

ZONING: MU, PIMA COUNTY

ASKING PRICE: \$2,925,000

property highlights

- Located at the hard corner of a full-lighted intersection
- Alvernon Way is a major north-south arterial that leads south to Broadway Boulevard (the main east-west arterial in the Tucson MSA)
- Strong household incomes to the north past River Road
- Dense, well-established housing to the south, east, and west
- Just over 2 driving miles from Tucson Medical Center (over 6,700 employees with additional surrounding employment)
- Approximately 3.5 driving miles from Banner – University Medical Center Tucson (over 3,500 employees with additional surrounding employment)
- Just over 5 driving miles from The University of Arizona (±41,710 students and ±15,000 employees)

traffic count ADOT 2024

Alvernon Way

N ±16,646 VPD (NB & SB)

S ±22,043 VPD (NB & SB)

Fort Lowell Rd

E ±21,704 VPD (EB & WB)

W ±22,695 VPD (EB & WB)

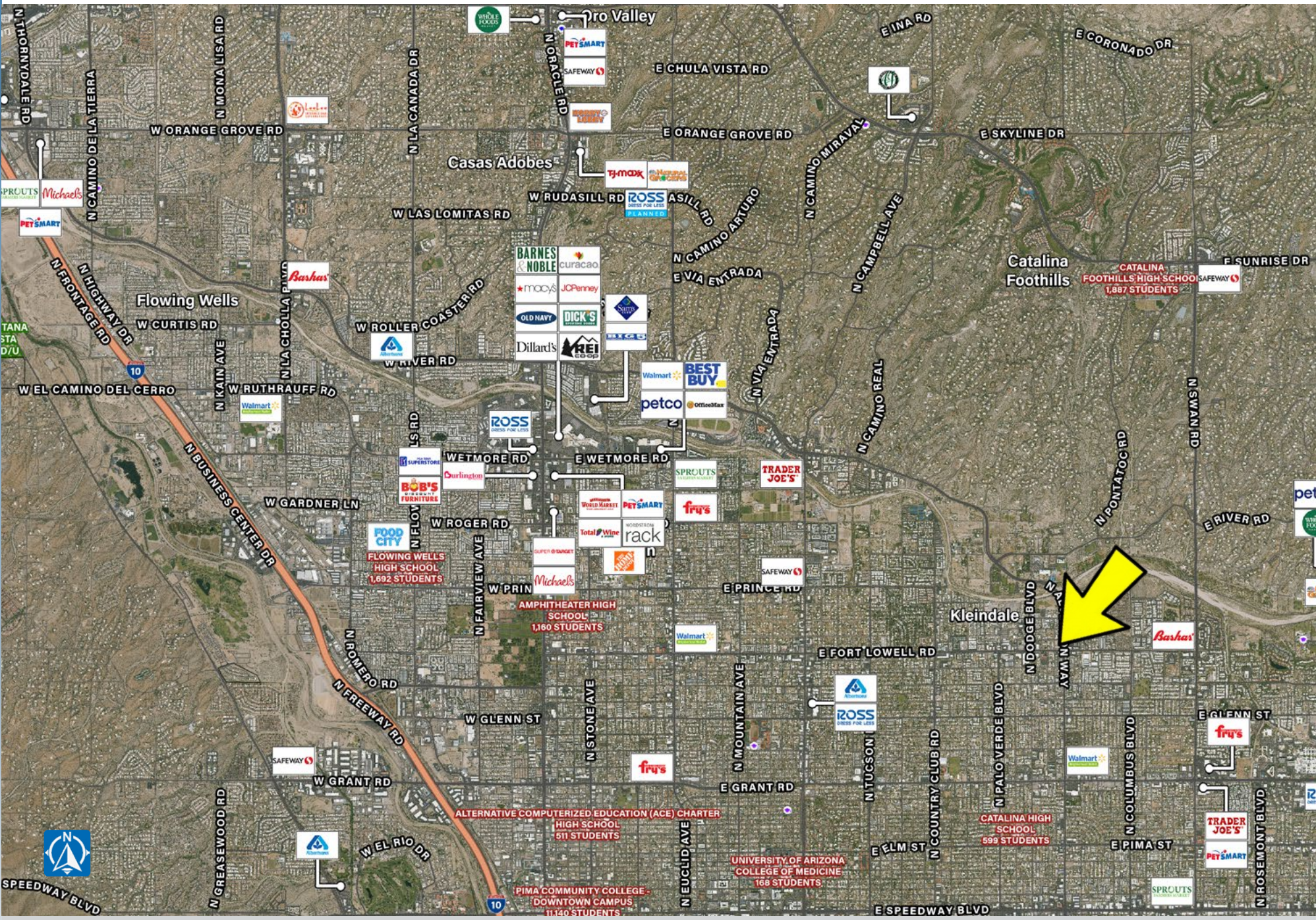
neighboring tenants



zoom aerial

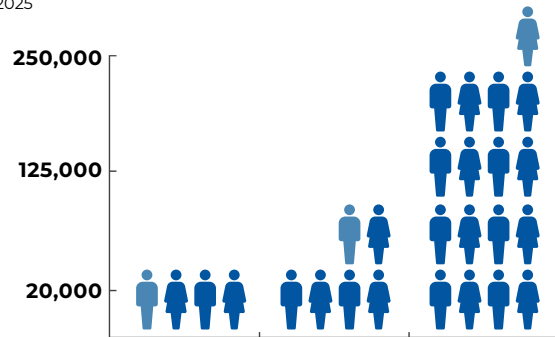


wide aerial



demographics overview

ESRI 2025



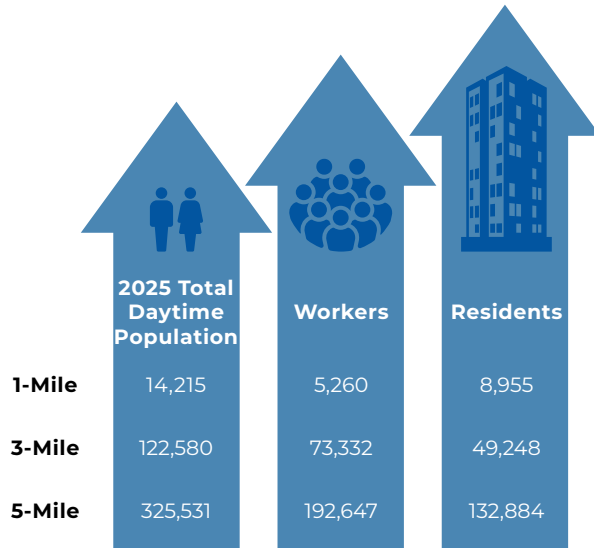
	1-Mile	3-Mile	5-Mile
2025 Total Population	16,759	99,611	258,068
2030 Total Population	16,692	99,861	259,345



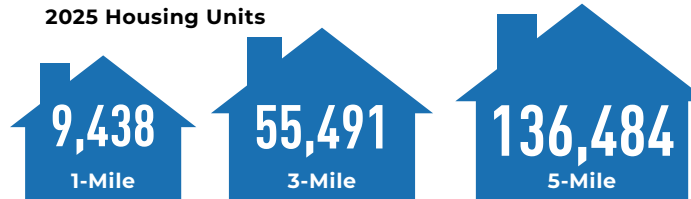
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$42,925	\$61,041	\$31,596
3-Mile	\$55,519	\$85,883	\$43,759
5-Mile	\$55,883	\$89,080	\$42,995



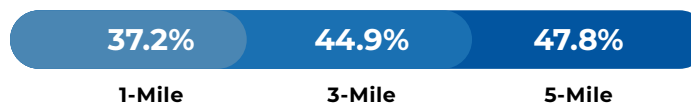
	1-Mile	3-Mile	5-Mile
2025 Households	8,717	50,836	124,191
2030 Households	8,814	51,694	126,912



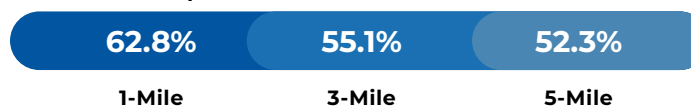
2025 Housing Units



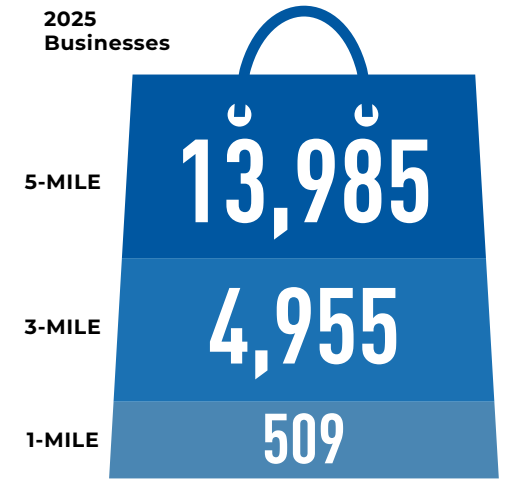
Owner Occupied



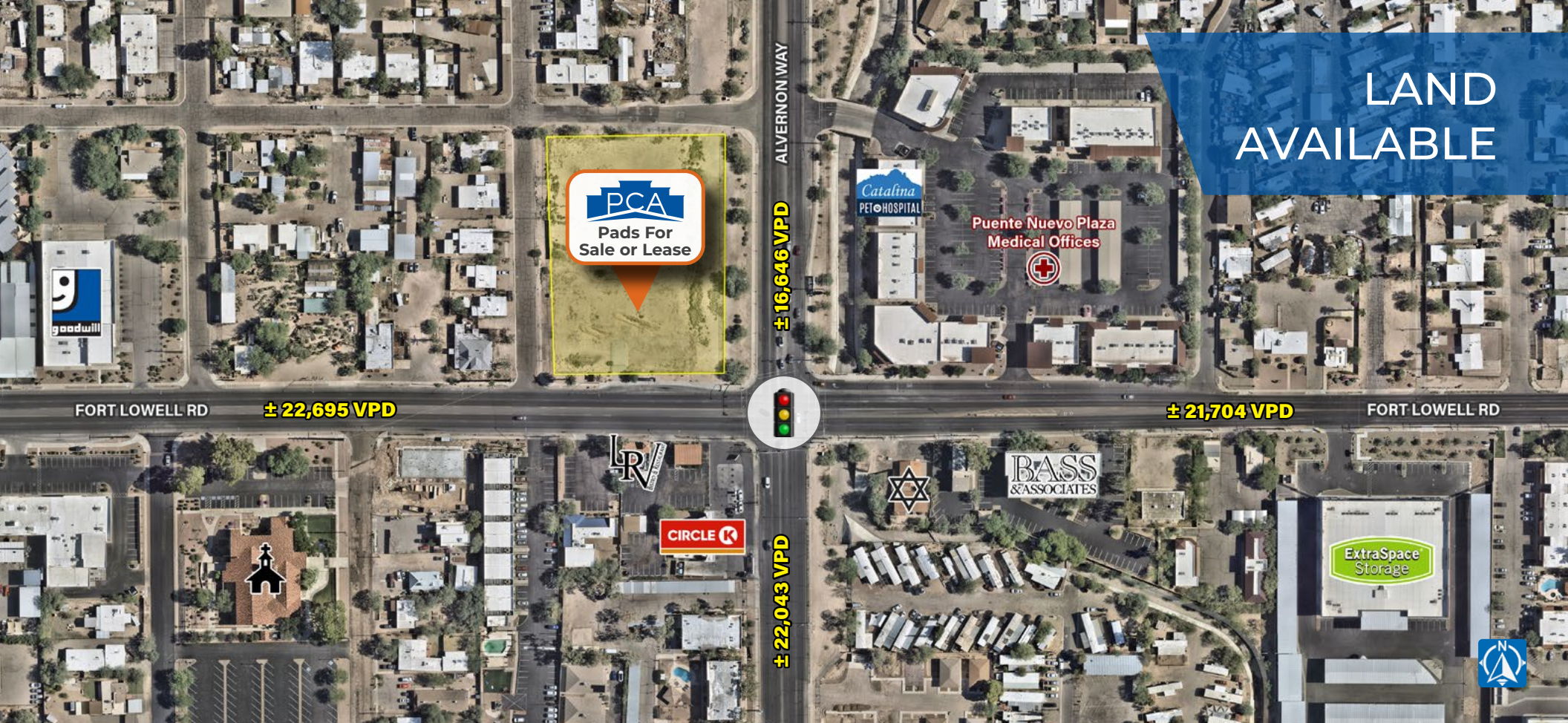
Renter Occupied



2025 Businesses



LAND
AVAILABLE



exclusively listed by

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