

For Sale/Lease

3.0 Acre Shopping Center Pad

NEC of I-19 & Irvington Road
Tucson, Arizona



Tucson's First **CARDENAS** Now Open!
AutoZone Coming Soon!

Complete Remodel/Redevelopment in 2020!



Location Advantages

Placita del Rio is located at the "Main & Main" position in the SW Tucson trade area. The area hosts strong present day demographics with estimated growth that will exceed other established areas in the metropolitan area.

The quality of the trade area and the specific location of Placita del Rio is demonstrated daily by the high number of national and regional brand names that have located in the immediate area of the I-19 and Irvington interchange and their typically strong sales performance.

The redeveloped property includes 3 available restaurant/retail/automotive PADs. New parking ratio of $\pm 5.6/1,000$ SF (± 765 spaces), Irvington Rd monument signage and I-19 highway signage opportunities available for select tenants.

The shopping center pad is located adjacent west of the shop space and along the I-19 right-of-way with. Access to the pad is vested through the shopping center. Existing zoning of the parcel allows for, retail, restaurant, office, self-storage and/or hospitality land uses. All in Tucson's best trade area.

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Demographics:	3 Miles	15 Min.
Estimated Population (2020)	116,356	349,878
Average Household Income (2020)	\$48,759	\$54,618
Households (2020)	35,793	124,781
Traffic Counts:	Vehicles Per Day	
I-19, N of Irvington:	87,876	
I-19, S of Irvington:	73,091	