

FOR SALE / LEASE

SWC Ajo Hwy & Camino de Oeste

Tucson, AZ 85757



PADS 3-4:
±96,337 SFT
CALL FOR PRICING

GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719
520-795-5200 EXT 700

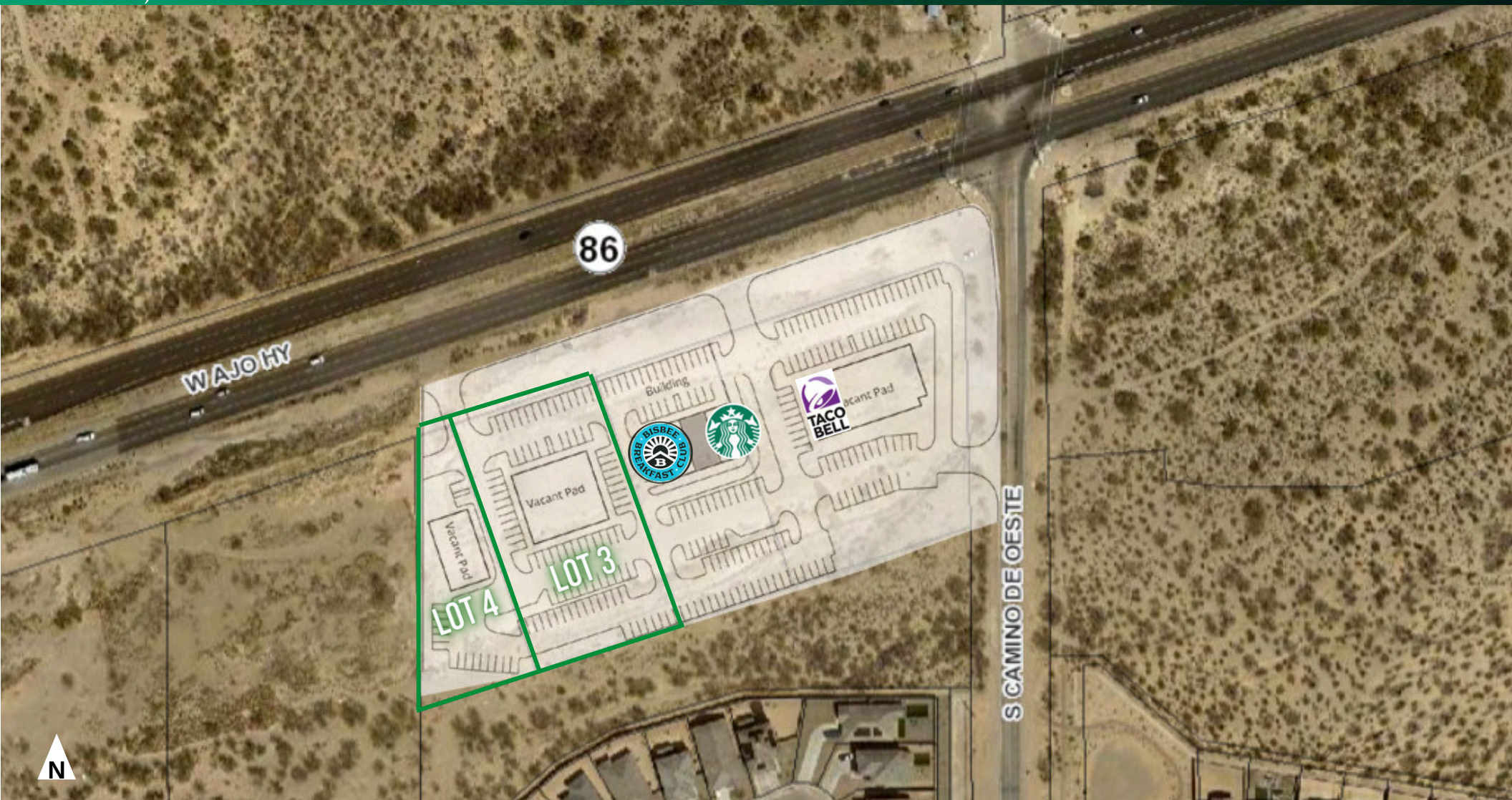
JOSE TERRAZAS 520-484-3046
JUAN C. PANTOJA 520-425-5718
BROKERAGE@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

FOR SALE OR LEASE

SWC Ajo Hwy & Camino de Oeste

Tucson, AZ 85757



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719
520-795-5200 EXT 700

JOSE TERRAZAS 520-484-3046
JUAN C. PANTOJA 520-425-5718
BROKERAGE@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

SWC Ajo Hwy & Camino de Oeste

THE PROPERTY

TAX PARCEL NO:	LAND SIZE:	BUILDING SIZE:
212-50-138C	±59,775 SF	±8,500 SF
212-50-139A	±36,562 SF	±5,000 SF

±96,337 SFT

PADS CAN BE SPLIT OR PORTIONED TO SUIT.

ZONING: COMMERCIAL, CB-1 & CB-2

PROPERTY HIGHLIGHTS

- COMMERCIAL-ZONED PADS WITH UTILITIES, PARKING.
- UNDER-SERVED TRADE AREA WITH A GROWING POPULATION.
- JOIN STARBUCKS, BISBEE BREAKFAST CLUB, AND MORE TO COME
- TRAFFIC COUNT ON AJO HWY (SR 86) OVER 24,001 VEHICLES PER DAY (2022)

DEMOGRAPHICS	3 MILE	5 MILE
2022 EST. POPULATION	22,734	139K
MEDIAN HOUSEHOLD INCOME	\$83.1K	\$62.6K
HOUSEHOLDS DAYTIME	8,734	36,514
TOTAL RETAIL EXPENDITURE	\$273.5M	\$1.1B

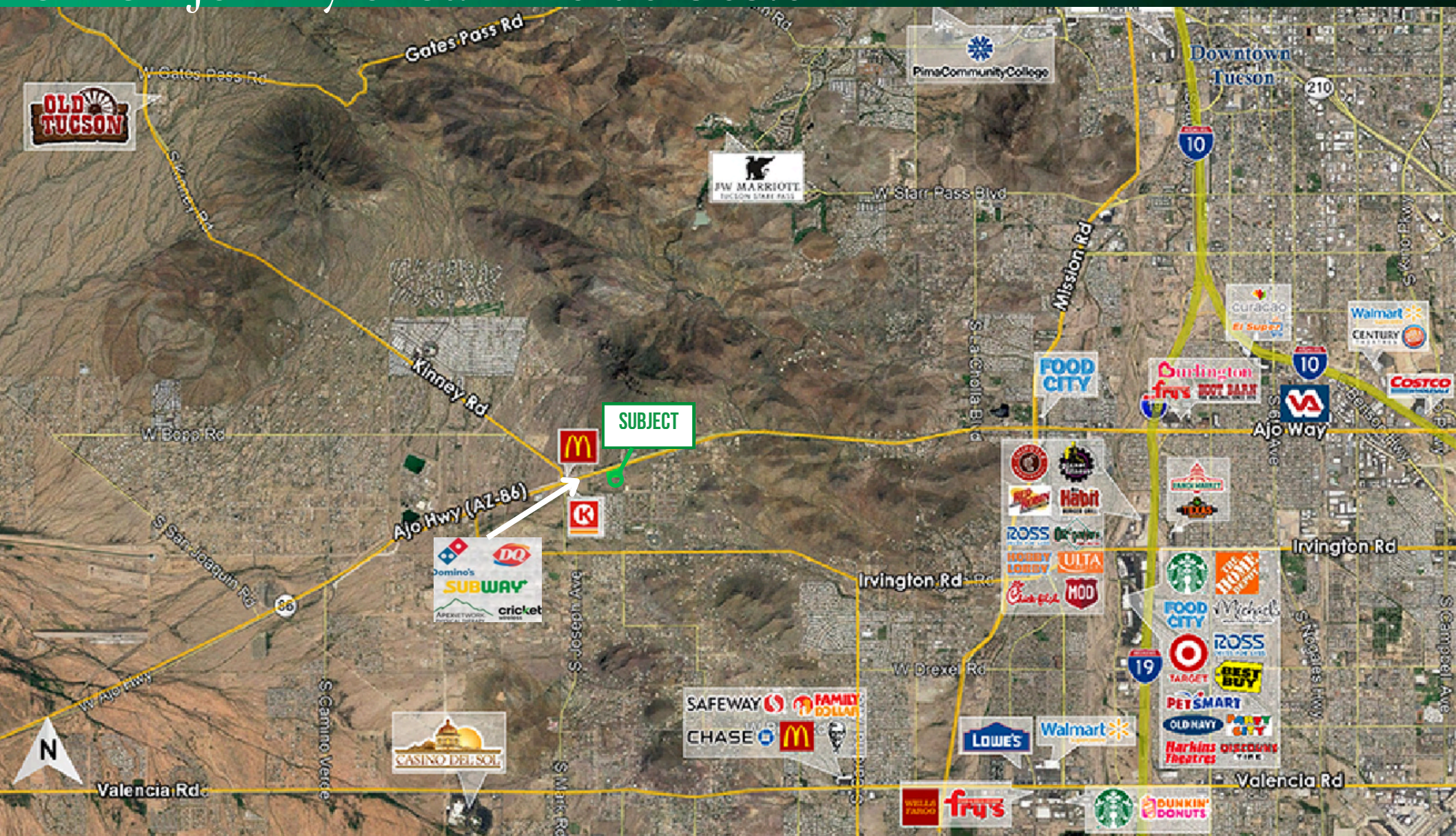
GRIMM COMMERCIAL LLC
 3776 N 1ST AVE STE.200
 TUCSON, ARIZONA 85719
 520-795-5200 EXT 700

JOSE TERRAZAS 520-484-3046
 JUAN C. PANTOJA 520-425-5718
 BROKERAGE@GRIMMCOMMERCIAL.COM

FOR SALE OR LEASE



SWC Ajo Hwy & Camino de Oeste



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719
520-795-5200 EXT 700

JOSE TERRAZAS 520-484-3046
JUAN C. PANTOJA 520-425-5718
BROKERAGE@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.