



Aerie La Cholla Apartments:  
±144 Units



River Rd: 20,042 VPD (2024)

La Cholla Blvd: 29,953 VPD (2025)



# LAND AVAILABLE

## ±1.74 Acres (±75,794 SF)

5341 N La Cholla Blvd, Tucson, AZ 85741

For more information  
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3/31/2026



# PROPERTY HIGHLIGHTS

**±1.74 Acres (±75,794 SF)**

**Sale Price: \$649,000**

## HIGHLIGHTS

- Infill land opportunity on high-traffic La Cholla Blvd
- Has Preliminary Development Package approval, subject to certain Rezoning (P19RZ0008) conditions
- Strong visibility and access within an established trade area
- Flexible development potential for retail or office
- Surrounded by dense residential neighborhoods and nearby retail

## PROPERTY DETAILS

**Assessor Parcel No.** 101-13-015N

**Zoning**

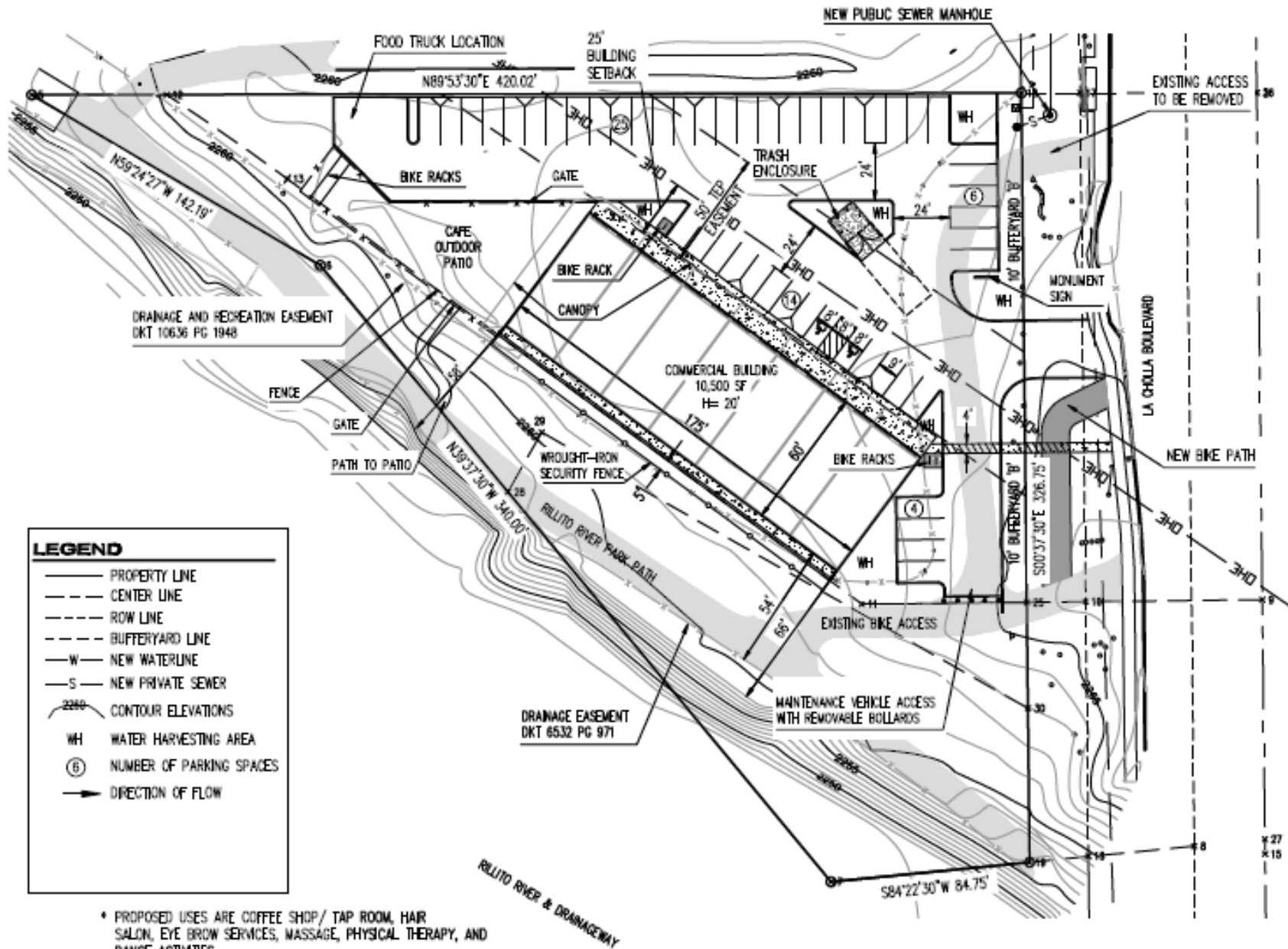
CB-2, General Business Zone (Pima County)

**Property Taxes**

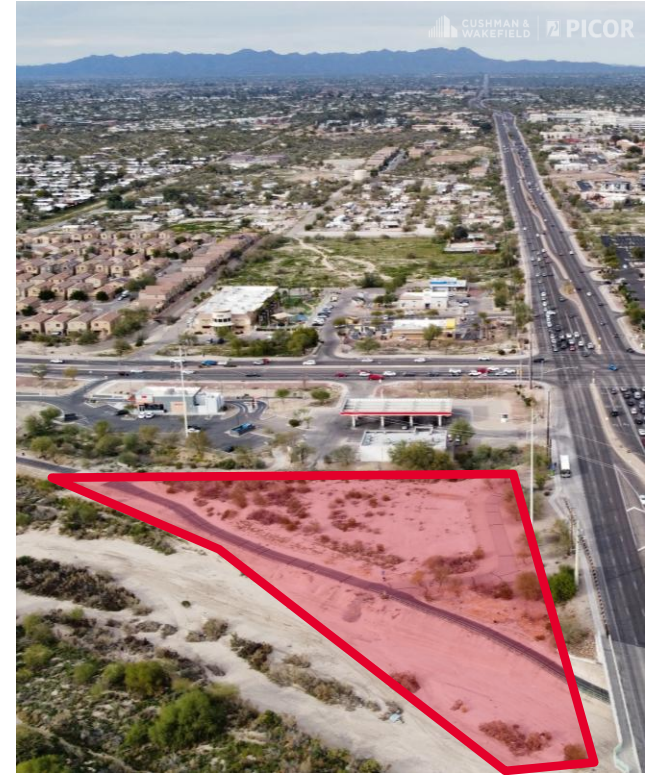
\$1,774.49 (2025)



# DEVELOPMENT PACKAGE SITE PLAN



# LOCATION MAP



## DEMOGRAPHICS

1 MILE	5 MILES
<b>12,239</b> POPULATION	<b>178,992</b> POPULATION
<b>\$99,119</b> AVERAGE HOUSEHOLD INCOME	<b>\$91,965</b> AVERAGE HOUSEHOLD INCOME
<b>7,258</b> DAYTIME POPULATION	<b>76,276</b> DAYTIME POPULATION



# TUCSON MARKET OVERVIEW



**1.08M**

TUCSON MSA  
POPULATION



**456,600**

TOTAL  
HOUSEHOLDS



**35%**

COLLEGE  
EDUCATION



**0.6%**

POPULATION  
GROWTH RATE (YOY)



**\$74,000**

MEDIAN HOUSEHOLD  
INCOME



**4.2%**

UNEMPLOYMENT  
RATE



**±54,384**

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2025

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY





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