



Exclusively represented by

JERAMY PRICE

jprice@volkco.com

520.326.3200

HIGHLIGHTS

- East of NEC of Tanque Verde and Catalina Highway
- Outparcel adjacent to Safeway-anchored shopping center
- Excellent opportunity to service one of Tucson's highest income areas
- Significantly underserved trade area
- Multiple points of access
- Improved commercial lot with power and water
- Previously approved development plans. According to the owner the original cost was \$150,000.

AVAILABLE

Price: \$650,000
Land Size: ±46,140 SF
Zoning: C-1 (City of Tucson)

JOIN NEARBY NATIONAL TENANTS:



DEMOGRAPHICS

(2016 estimates)

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	4,214	59,005	146,247
Median Age	44.0	44.7	44.3
Avg. Family Income	\$115,608	\$95,127	\$96,376
Avg. HH Size	2.26	2.11	2.13
Retail Expenditures	\$57.6 M	\$728 M	\$1.78 B

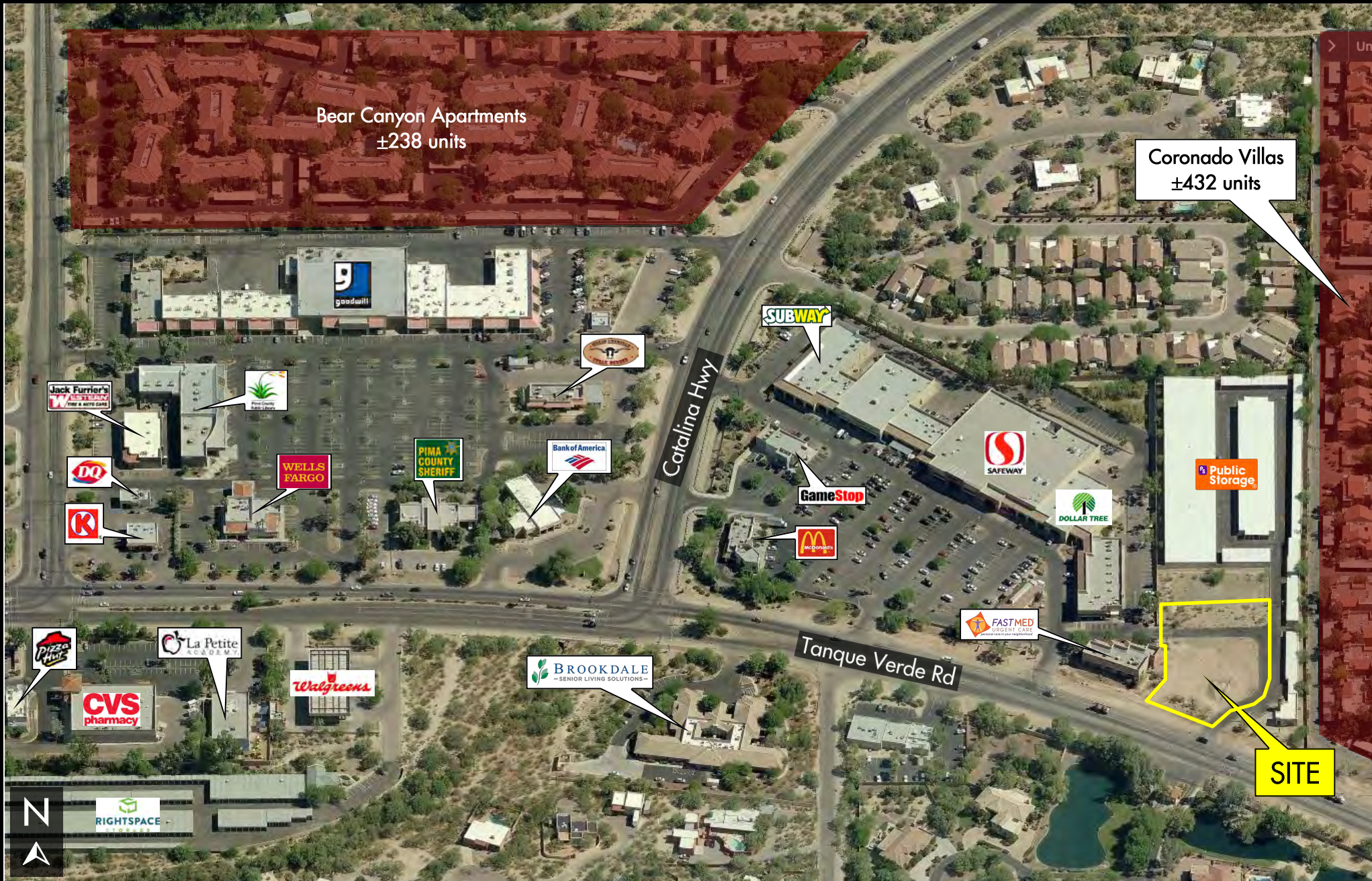
Source: Applied Geographic Solutions/TIGER Geography, October 2016

TRAFFIC COUNTS

Tanque Verde Rd:	13,268 avg. cars per day (2015)
Catalina Hwy:	12,529 avg. cars per day (2014)
Total:	25,797 avg. cars per day

Source: Pima Association of Governments, Traffic Volumes Database

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, parcel boundaries, and locations of the buildings, parking, entrances and common areas shown are approximate and should be verified by Tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.



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 Shopping Center or adjacent areas.