



FOR SALE ~ \$8.50 PSF or Built-to-Suit

3271 E. Valencia (1.834 Acres)

Located Approx 2 Miles from Tucson International Airport Main Entrance
Restaurant / Retail / Hotel



For more information, contact:

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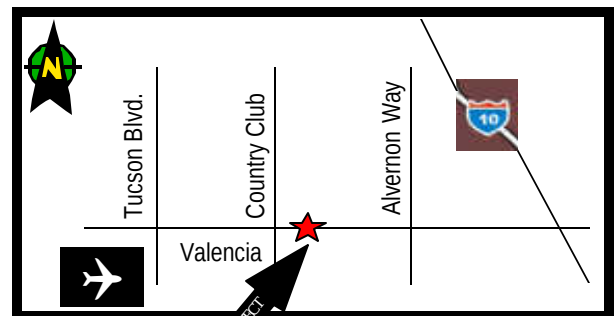
Restaurants in the area include:



AND

- Kyoto Bowl
- Jerry Bob's
- Los Beto's
- Sachiko Sushi
- Eegee's

Demographics 2002	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	3,610	25,076	116,373
Average Family Income	\$35,556	\$39,181	\$40,412
Total # of Employees	3,168	29,329	88,954
Estimated Retail Sales	\$26,217,000	\$451,556,000	\$1,532,861,000
Consumer Expenditure (Food and Beverage)	\$7,000,000	\$45,000,000	\$219,000,000
Traffic Count (2003)	40,100 cars per day		



Tucson International Airport

LOCATION MAP