

# AJO CENTER | PADS AVAILABLE

SEC AJO WAY & KINO PARKWAY (CORRIDOR) • TUCSON, AZ



W.M. GRACE COMPANIES  
SINCE 1966

5420 E Broadway Blvd., Ste. 200 Tucson, AZ 85711

520-290-3200

  
COMMERCIAL RETAIL ADVISORS, LLC



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TRADE AERIAL



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12.5.2025



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## PROPERTY INFORMATION

**LOCATION:** 2100 - 21800 E. Ajo Way  
SEC of Ajo Way & Kino Parkway  
Tucson, AZ

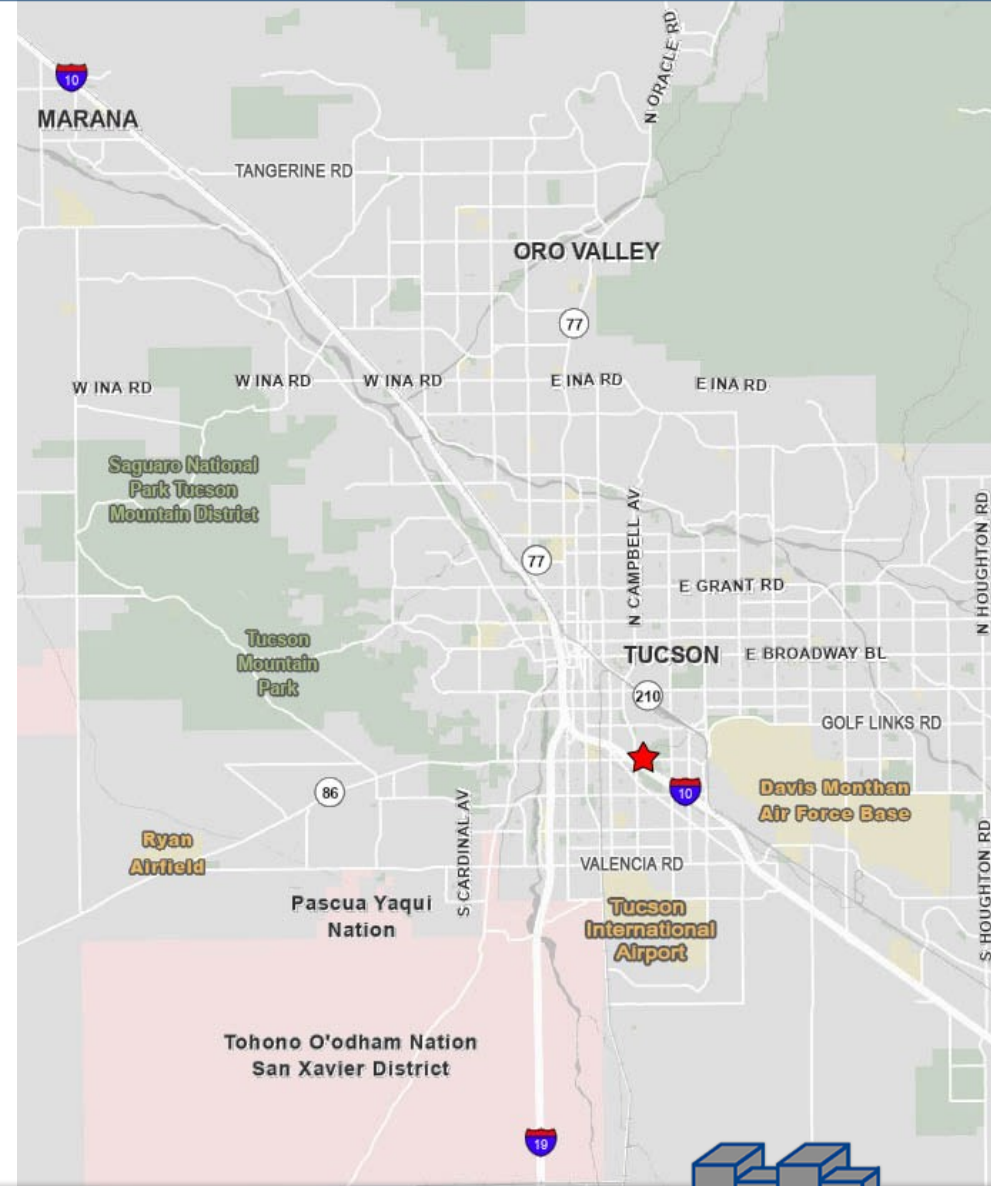
### PADS AVAILABLE

- PAD 1A: ±41,004 SF for Ground Lease or BTS
- PAD 1B: ±47,535 SF for Ground Lease or BTS
- PAD 2: ±47,922 SF for Ground Lease or BTS
- PAD 4: ±61,751 SF for Sale
- PAD 5: ±38,675 SF for Sale

**PRICING:** Please call broker for price.

### HIGHLIGHTS

- 2 miles from the University of Arizona, downtown Tucson and the Tucson International Airport.
- Intersection of three highways.
- Next to ±300 acre Kino Sports and Entertainment Complex, currently undergoing a major 90 acre expansion to include an 8,600 SF ice complex, a 130,000 SF field house, and an 8,500 seat stadium. Additional hotels, restaurants, and several multi-family projects are being planned on an adjacent parcel.
- Next to Banner University Medical Center South Campus.
- Next to ± 350-acre The Bridges master plan development that includes:
  - ◇ ±350,000 SF Tucson Marketplace at The Bridges (up to 1,000,000 SF).
  - ◇ 120,000 SF The Refinery, Phase I of the ±3,000,000 SF UA Tech Park at The Bridges.
  - ◇ ±200,000 SF Geico Regional Headquarters building with ±2,000 employees.
  - ◇ 50,000 SF (up to 150,000 SF) JTED - Joint Technical Educational Facility, with ±25,000 students in first phase.



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SITE PLAN

## SITE DATA

EXISTING ZONING: C-2  
SITE AREA: 369,676.11 S.F. (8.49 AC)  
TOTAL BUILDING AREA: 41,141 S.F.  
LOT COVERAGE: 11.13%  
TOTAL PARKING:  
REQUIRED: 387 SPACES  
PROVIDED: 405 SPACES  
ZONING: 9.84 PER 1,000

### PARCEL 1A:

PAD A1 - RESTAURANT  
PARCEL AREA: 41,004 SF (.94 AC)  
BUILDING AREA: 3,400 SF  
COVERAGE: 8.29%  
PARKING REQUIRED: (1 SPACE / 100 S.F.) 34 SPACES  
PARKING PROVIDED: 39 SPACES  
PARKING RATIO: 11.47 PER 1,000

### PARCEL 1B:

PAD A2 - RESTAURANT  
PARCEL AREA: 47,535 SF (1.09 AC)  
BUILDING AREA: 3,400 SF  
COVERAGE: 7.15%  
PARKING REQUIRED: (1 SPACE / 100 S.F.) 34 SPACES  
PARKING PROVIDED: 44 SPACES  
PARKING RATIO: 12.94 PER 1,000

### PARCEL 2:

PAD F - RESTAURANT  
PARCEL AREA: 47,922.34 SF (1.10 AC)  
BUILDING AREA: 3,194 SF  
COVERAGE: 6.7%  
PARKING REQUIRED: (1 SPACE / 100 S.F.) 32 SPACES  
PARKING PROVIDED: 67 SPACES  
PARKING RATIO: 16.89 PER 1,000

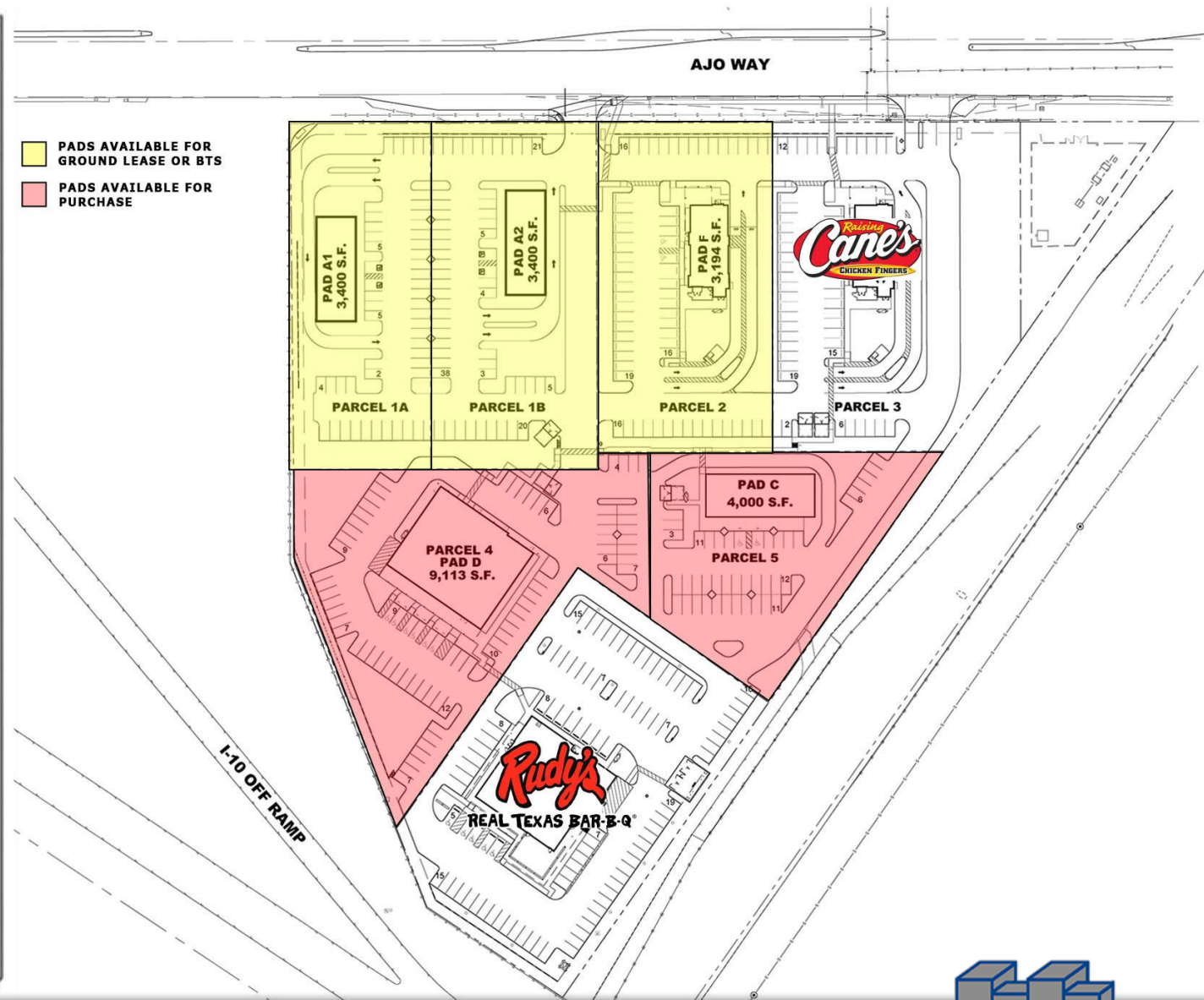
### PARCEL 4:

PAD D - RESTAURANT  
PARCEL AREA: 61,751.67 SF (1.42 AC)  
BUILDING AREA: 9,113 SF  
COVERAGE: 14.76%  
PARKING REQUIRED: (1 SPACE / 100 S.F.) 92 SPACES  
PARKING PROVIDED: 77 SPACES  
PARKING RATIO: 8.45 PER 1,000

### PARCEL 5:

PAD C - RESTAURANT  
PARCEL AREA: 38,675.47 SF (.89 AC)  
BUILDING AREA: 4,000 SF  
COVERAGE: 10.34%  
PARKING REQUIRED: (1 SPACE / 100 S.F.) 40 SPACES  
PARKING PROVIDED: 42 SPACES  
PARKING RATIO: 10.5 PER 1,000

 PADS AVAILABLE FOR  
GROUND LEASE OR BTS  
 PADS AVAILABLE FOR  
PURCHASE



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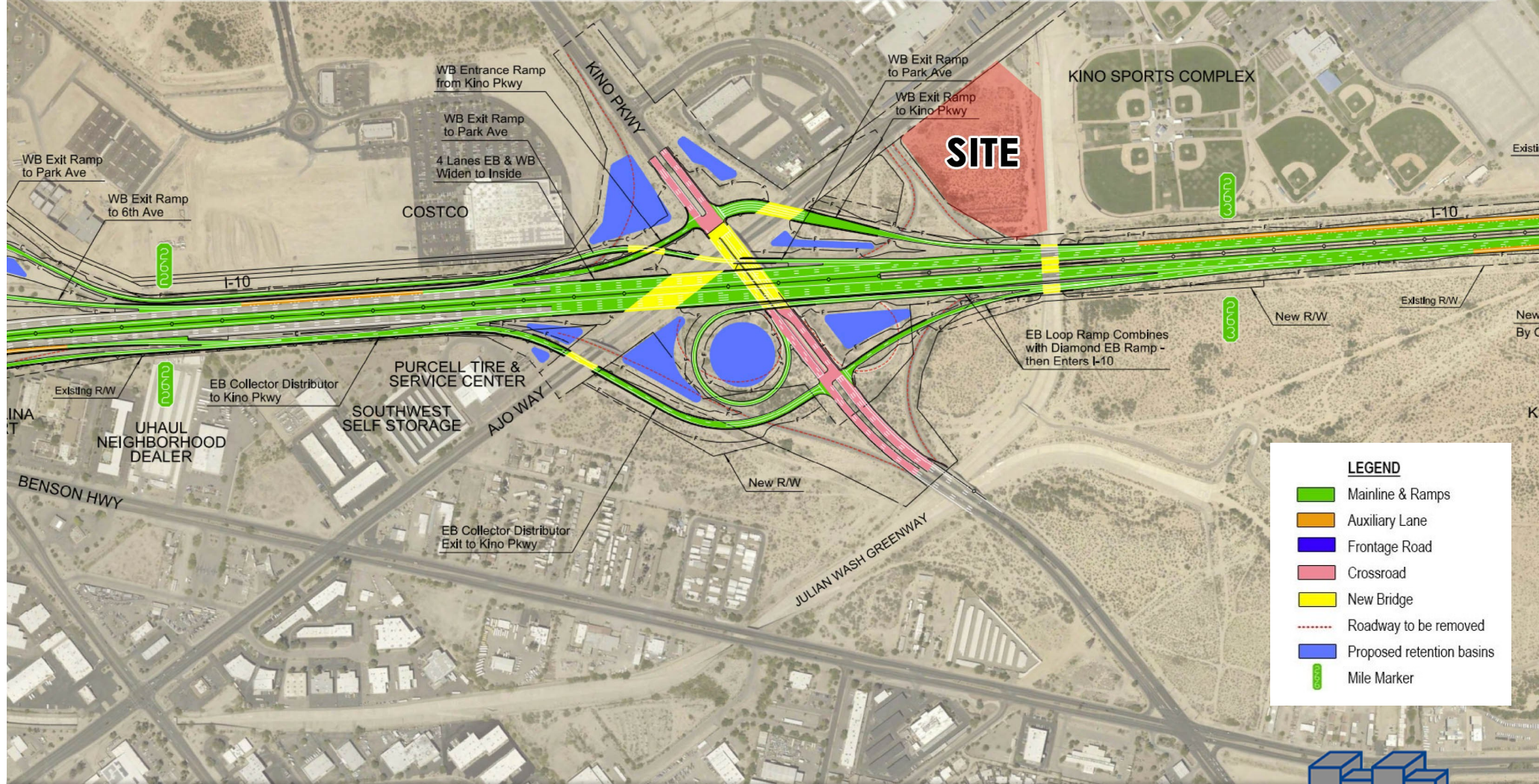
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## I-10 at Kino Pkwy & Ajo Way Interchange Improvements - Now Under Construction





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DEMOGRAPHIC HIGHLIGHTS

## RADIUS

2025 Estimates	1 Mile	3 Miles	5 Miles
Population:	5,734	90,756	242,724
Median Age	35.6	35.5	33.9
Households:	1,988	33,619	95,265
Average HH Income:	\$74,267	\$68,882	\$73,331
Total # of Businesses	483	3,815	10,048
Total # of Employees	9,042	55,532	162,156

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010 & 2020)



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## DEMOGRAPHIC HIGHLIGHTS

### DRIVE TIME

2025 Estimates	5 Mins	10 Mins	15 Mins
Population:	37,591	219,744	473,004
Median Age	35.5	33.7	36.6
Households:	13,534	84,562	198,036
Average HH Income:	\$72,896	\$73,204	\$75,535
Total # of Businesses	1,805	9,116	18,046
Total # of Employees	28,027	134,917	281,994

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010 & 2020)

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# TUCSON, AZ OVERVIEW



Tucson, AZ is one of the fastest growing cities in the US. Located between Phoenix and the U.S./Mexico border, Tucson is situated along two key Interstates, the major east/west Interstate 10 and the north/south Interstate 19. Also contributing to it's place as a major trade route, Tucson is home to one of the only inland Ports of Entry in the U.S.

Tucson has a population of 550,000 and with surrounding towns Oro Valley, Marana, and Sahuarita, the MSA is over 1,050,000. Surrounded by five mountain ranges and at an elevation of about 2,600 feet, this picturesque Sonoran Desert city has a complete appeal of beauty, weather, and lifestyle going for it. As discussed in this overview, Tucson is well positioned for growth for the foreseeable future.

The University of Arizona is located in Tucson and has an enrollment of about 53,000 students. In 2023 US News included the UofA in its annual edition of Best Colleges and Universities with a ranking of #97.

Tucson is the home of Davis-Monthan Air Force Base, Raytheon Missile Systems, and emerging biosciences and optics industries. The mining industry is one of Tucson's base industries, evidenced by the fact that Caterpillar, Inc. moved a complete division to Tucson in 2019.

## The list of major employers in Tucson 2024 include\*:

#	Employer	# of Employees
1	Raytheon Missile Systems	13,000
2	University of Arizona	11,251
3	Davis-Monthan Air Force Base	10,868
4	Tucson Unified School District	7,770
5	Banner – University Medical Center	7,000
6	Pima County	6,800
7	Carondelet Health Network	4,600
8	TMC Healthcare	4,300
9	City of Tucson	3,956
10	Freeport-McMoRan Copper & Gold	3,500
11	Walmart	3,200
12	Tohono O'odham Nation	2,700
13	Caterpillar Inc.	2,400
14	Carondelet Health Network	2,500
15	Pima Community College	2,360
16	GEICO	2,500
17	Asarco, LLC	2,000
18	La Frontera Arizona	2,000
19	Intuit	2,000
20	Ventana Medical Systems (Roche Group)	1,500
21	Tucson Electric Power	1,500
22	Safeway/Albertsons	1,500
23	Amphitheater Public Schools	1,445
24	Southern Arizona VA Health Care System	1,425
25	IBM	1,200



\*Sources: Tucson Metro Chamber, [tucsonchamber.org](http://tucsonchamber.org), Pima County Economic Development [www.pima.gov/2229/Economic-Development](http://www.pima.gov/2229/Economic-Development), Davis-Monthan Air Force Base Public Affairs, [www.dm.af.mil/About-Us/Library/Community-Relations](http://www.dm.af.mil/About-Us/Library/Community-Relations), University of Arizona human Resources, <https://hr.arizona.edu>, Raytheon Technologies' official reports [www.rtx.com](http://www.rtx.com), Davis Monthan Air Force Base Public Affairs, [www.dm.af.mil](http://www.dm.af.mil), City of Tucson, [www.tucsonaz.gov/Home](http://www.tucsonaz.gov/Home), and Pima County official websites, Tohono O'odham Nation.



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**R. Craig Finfrock, CCIM, CRX, CLS**

**Managing Member, Designated Broker  
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