COMMERCIAL RETAIL ADVISORS, LLC

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Tucson, AZ 85711
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Fax: 520-751-7465
www.cradvisorsllc.com

COMMERCIAL LAND FOR SALE
I-10 & KOLB RD - TUCSON,AZ

Property Description

Location:	NWC of I-10 and Kolb Rd. Tucson, AZ
Land Available:	± 16.42 Acres
Sale Price:	Please Contact Broker
Zoning:	PAD - Freeway Commercial (generally all CB-2 uses allowed)
Parcel No::	141-36-6970

REDUCED PRICE

Demographic Highlights

2025 Estimates	1 Mile	3 Miles	5 Miles
Population:	3,677	30,659	56,245
Households:	1,891	8,839	17,767
Average HH Income:	$95,364	$108,174	$113,063

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

For information, contact:

Craig Finfrock, CCIM,CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com

Highlights

- Corner Parcel with I-10 frontage and interchange.
- Kolb Rd is the only North-South arterial road that crosses the Davis Monthan Air Force Base, connecting all the way north to Tanque Verde Rd.
- Situated near a main entrance to La Estancia, Sunbelt Holdings' recently sold out, 556-acre master-planned community, which includes 2,500 residential lots, and several national homebuilders including Meritage Homes, Lennar, Pulte, and Richmond American Homes.
- Located 2 miles from Port of Tucson, the domestic intermodal contractor for the Southwest region, housing 1.8 million SF of facilities, and conducting more than 11,000 container lifts every year.
- Located 2 miles from the 1.2 million SF Amazon fulfillment center on Kolb, currently being expanded on a 51-acre site across the street.
- Located 3 miles from the UA Tech Park, a 1,345-acre site with over 7,000 employees, 2 million SF of office and laboratory space, and 50 businesses on site, including 6 fortune 500 companies.
- Tucson named #1 Inbound City of 2022 — Allied Van Lines US Migration Report.

Traffic Counts

I-10:	60,622 VPD (2024)
Kolb Road:	13,983 VPD (2025)
Total:	74,605 VPD

(Source: Pima Association of Governments and ADOT)

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

NWC I-10 & Kolb Rd.

COMMERCIAL RETAIL ADVISORS, LLC

Legend

Parcels

SITE

Size: ±16.42 Acres

Zoning: PAD - Freeway Commercial

800.0 0 400.00

Feet

Pima County GIS

This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

9.23.2026

NWC I-10 & Kolb Rd.

Tucson, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

TRADE AERIAL

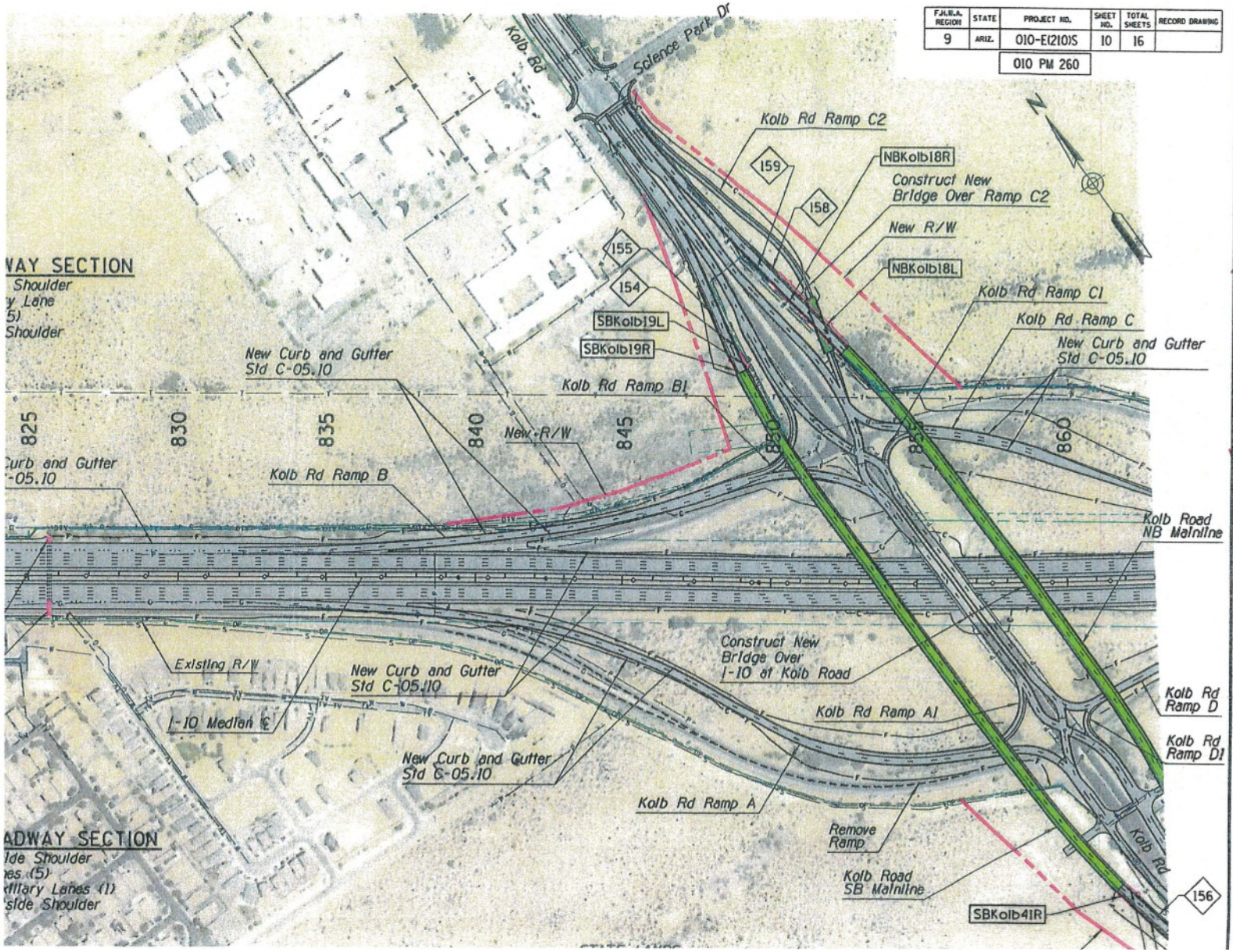
9.23.2026

NWC I-10 & Kolb Rd.

Tucson, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

PROPOSED ADOT EXPANSION PLANS (DATE UNDERTERMINED)



9.23.2026

NWC I-10 & Kolb Rd.

Tucson, Arizona

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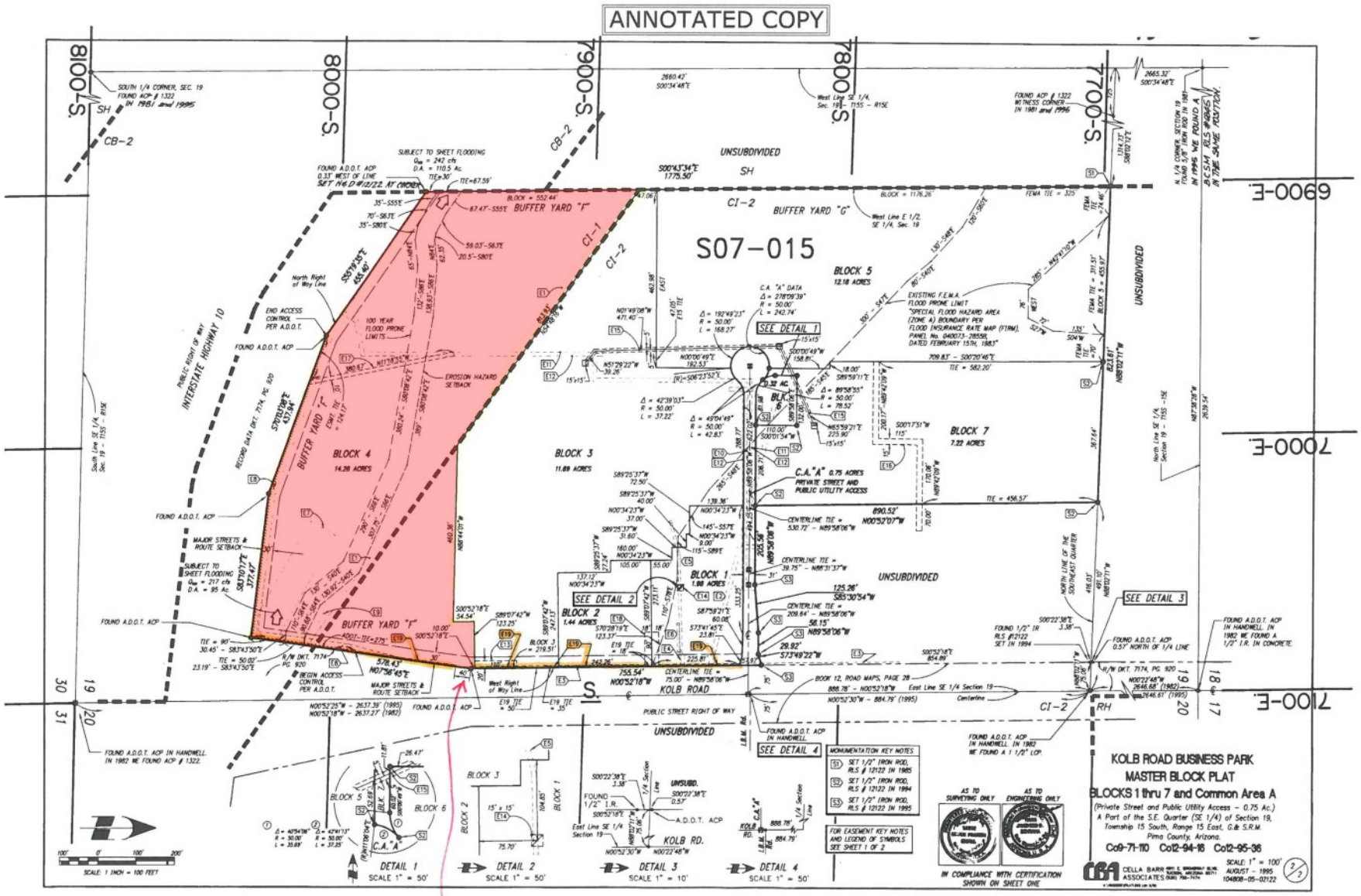
MASTER BLOCK PLAT MAP



9.23.2026

NWC I-10 & Kolb Rd.

Tucson, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

NWC I-10 & Kolb Rd.

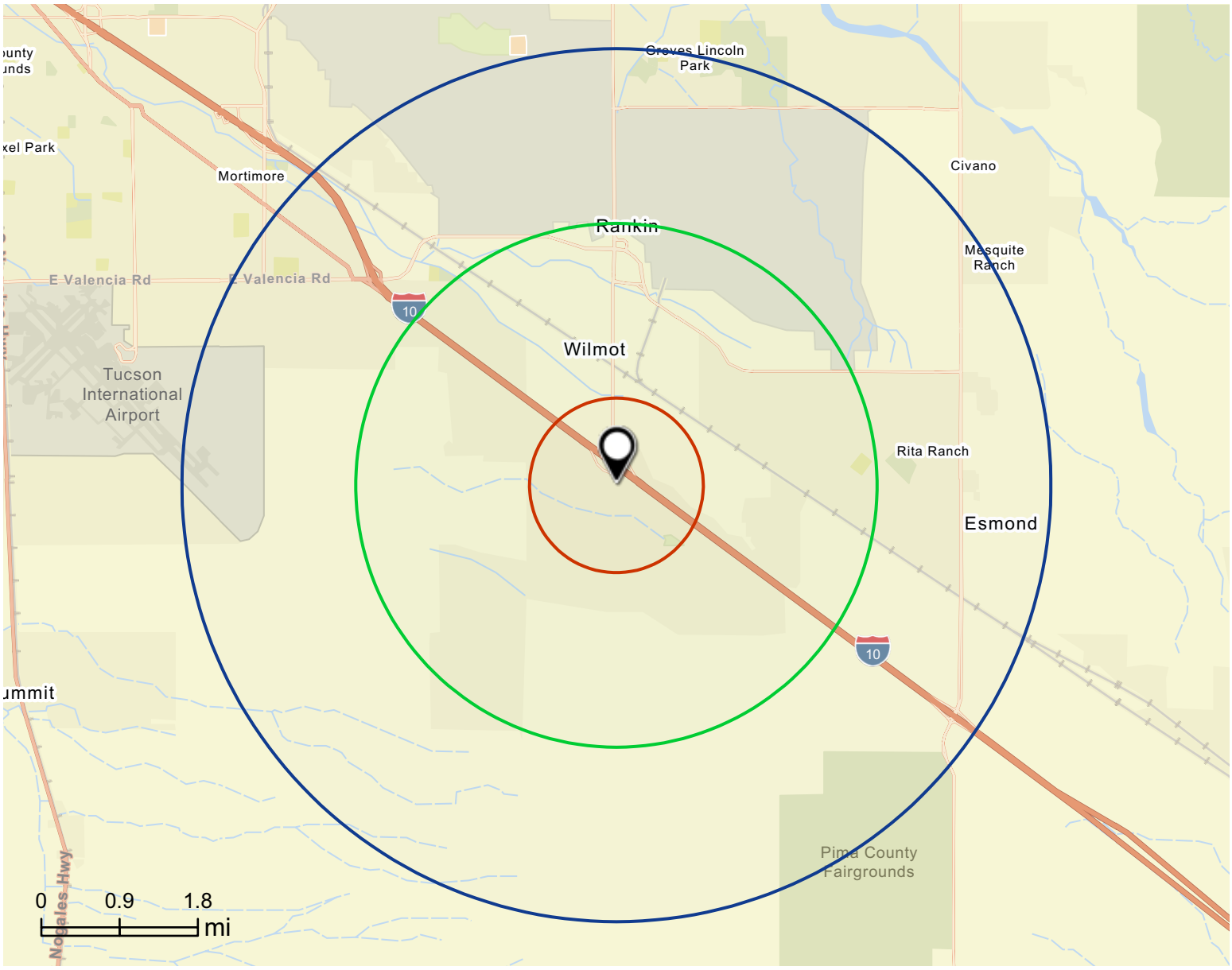
Tucson, Arizona

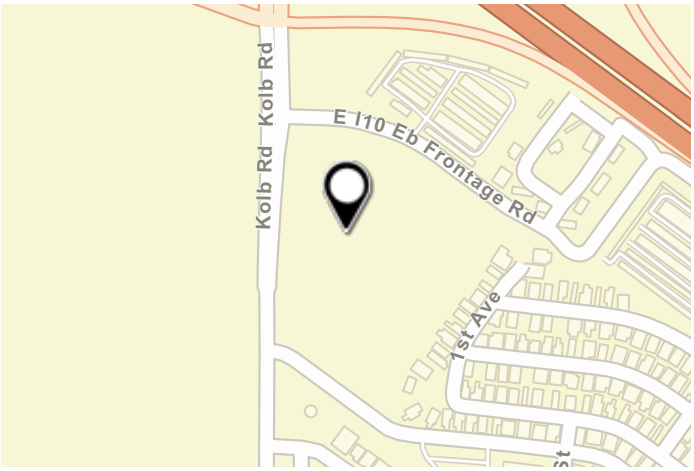
COMMERCIAL RETAIL ADVISORS, LLC

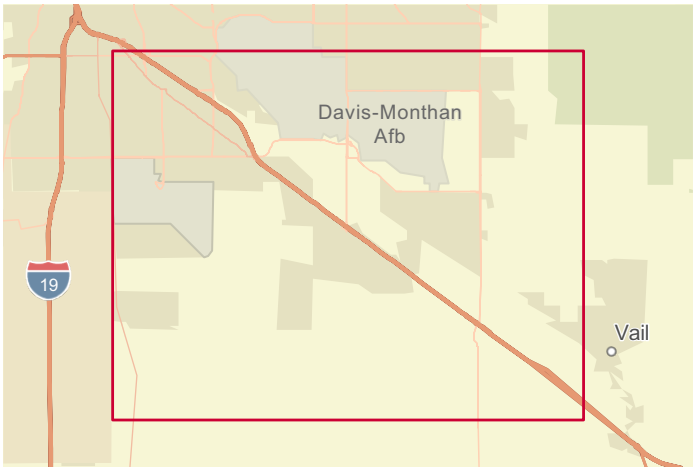
Site Map

I-10 & Kolb
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.10013
Longitude: -110.84024







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Executive Summary

I-10 & Kolb
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	2,748	23,006	46,393
2020 Population	3,782	28,466	52,949
2025 Population	3,677	30,659	56,245
2030 Population	3,674	31,641	57,918
2010-2020 Annual Rate	3.25%	2.15%	1.33%
2020-2025 Annual Rate	-0.53%	1.42%	1.16%
2025-2030 Annual Rate	-0.02%	0.63%	0.59%

Age			
2025 Median Age	67.4	37.4	36.6
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	78.2%	55.5%	54.0%
Black Alone	3.9%	9.3%	7.7%
American Indian Alone	0.8%	2.3%	2.1%
Asian Alone	1.9%	3.4%	3.4%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	5.0%	14.6%	15.1%
Two or More Races	10.0%	14.6%	17.4%
Hispanic Origin	17.6%	37.7%	41.3%
Diversity Index	55.6	80.9	81.8

Households			
2010 Total Households	1,389	6,186	13,876
2020 Total Households	1,878	7,752	15,998
2025 Total Households	1,891	8,839	17,767
2030 Total Households	1,918	9,314	18,651
2010-2020 Annual Rate	3.06%	2.28%	1.43%
2020-2025 Annual Rate	0.13%	2.53%	2.02%
2025-2030 Annual Rate	0.28%	1.05%	0.98%
2025 Average Household Size	1.94	2.73	2.80
Wealth Index	126	92	92

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	14.8%	23.7%	22.1%

Median Household Income			
2025 Median Household Income	$65,722	$85,982	$90,958
2030 Median Household Income	$76,208	$101,255	$105,360
2025-2030 Annual Rate	3.00%	3.32%	2.98%

Average Household Income			
2025 Average Household Income	$95,364	$108,174	$113,063
2030 Average Household Income	$110,616	$124,308	$129,393

Per Capita Income			
2025 Per Capita Income	$48,912	$31,288	$35,845
2030 Per Capita Income	$57,569	$36,677	$41,788
2025-2030 Annual Rate	3.31%	3.23%	3.12%

Income Equality			
2025 Gini Index	44.7	39.3	40.3

Socioeconomic Status			
2025 Socioeconomic Status Index	58.3	50.9	49.2

Housing Unit Summary			
Housing Affordability Index	156	100	108
2010 Total Housing Units	2,104	7,223	15,397
2010 Owner Occupied Hus (%)	94.0%	86.4%	81.2%
2010 Renter Occupied Hus (%)	6.0%	13.6%	18.8%
2010 Vacant Housing Units (%)	34.0%	14.4%	9.9%
2020 Housing Units	2,416	8,479	17,136
2020 Owner Occupied HUs (%)	91.2%	82.8%	78.9%
2020 Renter Occupied HUs (%)	8.8%	17.2%	21.1%
Vacant Housing Units	22.2%	8.7%	6.7%
2025 Housing Units	2,403	9,495	18,752
Owner Occupied Housing Units	93.0%	86.8%	81.3%
Renter Occupied Housing Units	7.0%	13.2%	18.7%
Vacant Housing Units	21.3%	6.9%	5.3%
2030 Total Housing Units	2,427	9,943	19,605
2030 Owner Occupied Housing Units	1,805	8,269	15,653
2030 Renter Occupied Housing Units	113	1,045	2,998
2030 Vacant Housing Units	509	629	954

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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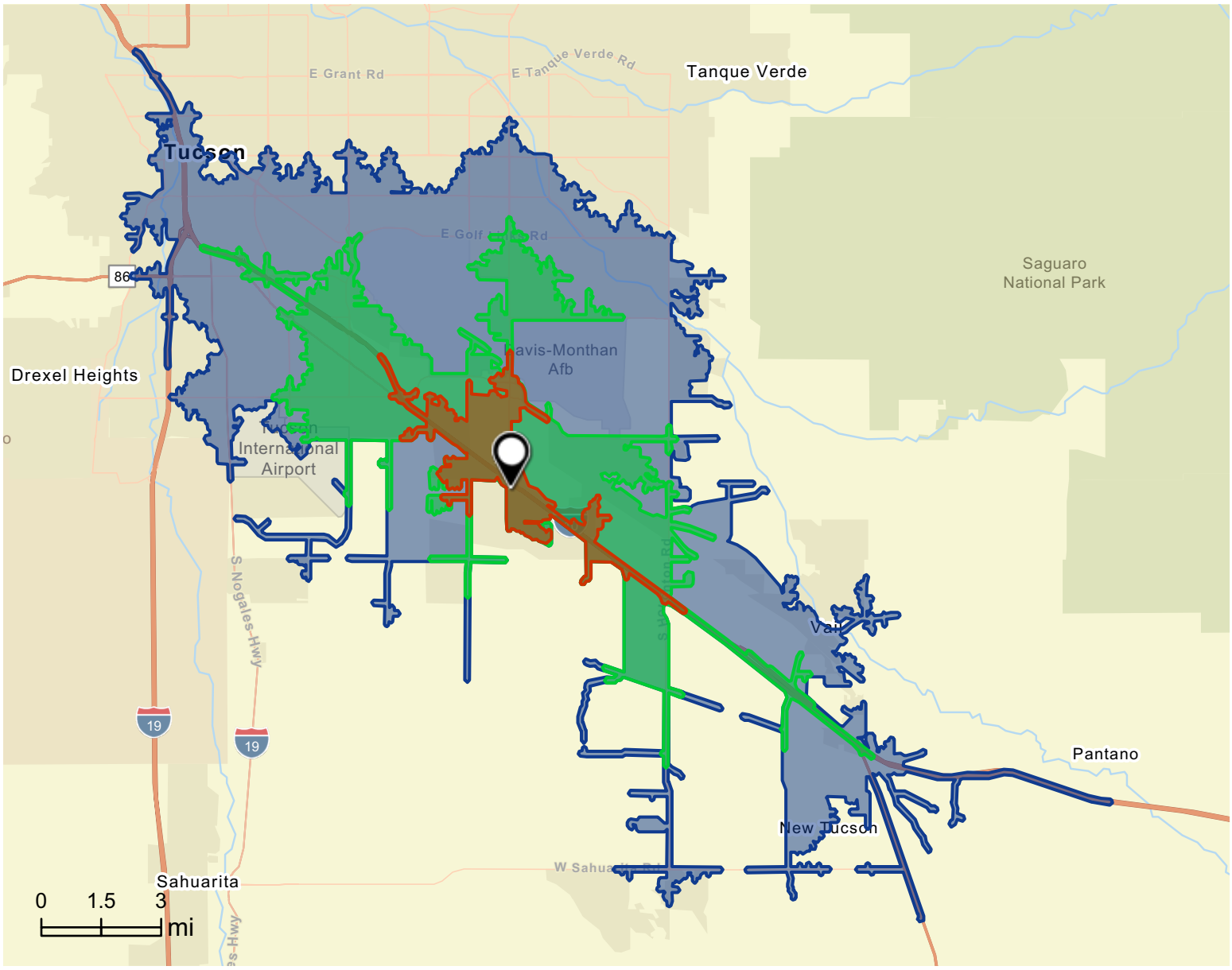
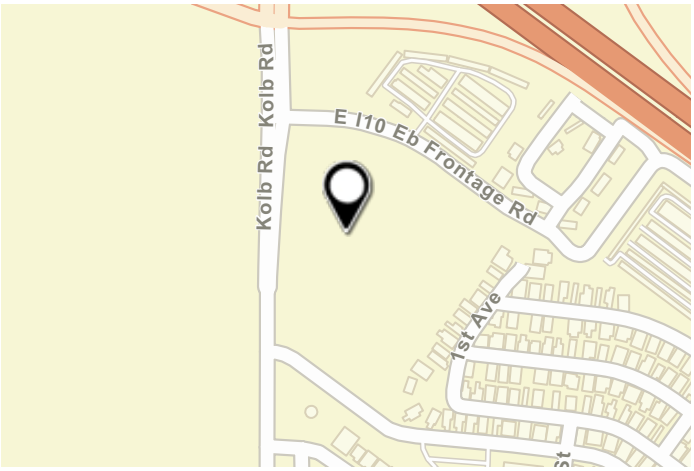
Site Map

I-10 & Kolb.
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.10013
Longitude: -110.84025





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Executive Summary

I-10 & Kolb.
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Drive time: 5, 10, 15 minute radii

Population	5 minutes	10 minutes	15 minutes
2010 Population	10,431	50,381	240,863
2020 Population	13,972	55,827	251,063
2025 Population	17,077	58,893	258,622
2030 Population	17,725	60,229	262,725
2010-2020 Annual Rate	2.97%	1.03%	0.42%
2020-2025 Annual Rate	3.90%	1.02%	0.57%
2025-2030 Annual Rate	0.75%	0.45%	0.32%

Age			
2025 Median Age	37.2	35.8	36.9
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	56.9%	49.6%	47.5%
Black Alone	7.3%	6.7%	6.1%
American Indian Alone	1.6%	2.1%	3.0%
Asian Alone	4.0%	3.4%	2.7%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	12.0%	18.2%	19.6%
Two or More Races	17.9%	19.7%	20.8%
Hispanic Origin	38.0%	48.2%	51.0%
Diversity Index	80.1	83.8	84.4

Households			
2010 Total Households	3,959	17,184	84,324
2020 Total Households	5,167	19,542	92,790
2025 Total Households	6,178	21,217	98,561
2030 Total Households	6,482	22,046	101,806
2010-2020 Annual Rate	2.70%	1.29%	0.96%
2020-2025 Annual Rate	3.46%	1.58%	1.16%
2025-2030 Annual Rate	0.97%	0.77%	0.65%
2025 Average Household Size	2.76	2.76	2.57
Wealth Index	96	73	64

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Mortgage Income	5 minutes	10 minutes	15 minutes
2025 Percent of Income for Mortgage	23.9%	25.2%	27.9%
Median Household Income			
2025 Median Household Income	$81,646	$74,054	$63,971
2030 Median Household Income	$95,840	$86,712	$75,779
2025-2030 Annual Rate	3.26%	3.21%	3.45%
Average Household Income			
2025 Average Household Income	$106,714	$93,975	$85,424
2030 Average Household Income	$123,320	$108,841	$98,347
Per Capita Income			
2025 Per Capita Income	$39,447	$34,184	$32,665
2030 Per Capita Income	$46,098	$40,211	$38,227
2025-2030 Annual Rate	3.17%	3.30%	3.19%
Income Equality			
2025 Gini Index	40.3	41.6	44.8
Socioeconomic Status			
2025 Socioeconomic Status Index	53.4	44.3	42.4
Housing Unit Summary			
Housing Affordability Index	99	94	85
2010 Total Housing Units	4,879	19,376	94,053
2010 Owner Occupied Hus (%)	88.0%	72.9%	62.4%
2010 Renter Occupied Hus (%)	12.0%	27.1%	37.6%
2010 Vacant Housing Units (%)	18.9%	11.3%	10.3%
2020 Housing Units	5,799	21,159	99,955
2020 Owner Occupied HUs (%)	83.6%	70.8%	60.0%
2020 Renter Occupied HUs (%)	16.4%	29.2%	40.0%
Vacant Housing Units	10.6%	7.5%	7.2%
2025 Housing Units	6,769	22,599	105,276
Owner Occupied Housing Units	87.5%	75.8%	64.1%
Renter Occupied Housing Units	12.5%	24.2%	35.9%
Vacant Housing Units	8.7%	6.1%	6.4%
2030 Total Housing Units	7,053	23,429	108,502
2030 Owner Occupied Housing Units	5,790	17,429	68,614
2030 Renter Occupied Housing Units	692	4,617	33,191
2030 Vacant Housing Units	571	1,383	6,696

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

learn more...

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)			10.00%	
Upscale Avenues (L2)			5.55%	
Uptown Individuals (L3)			3.58%	
Family Landscapes (L4)			7.63%	
GenXurban (L5)			11.26%	
Cozy Country Living (L6)			12.06%	
Sprouting Explorers (L7)			7.20%	
Middle Ground (L8)			10.79%	
Senior Styles (L9)			5.80%	
Rustic Outposts (L10)			8.30%	
Midtown Singles (L11)			6.16%	
Hometown (L12)			6.01%	
Next Wave (L13)			3.78%	
Scholars and Patriots (L14)			1.61%	

Key Facts

3,677
2025 Total Population

$95,364
2025 Average Household Income

67.4
Median Age

1,891
Households

$183,466
2025 Average Home Value

Education

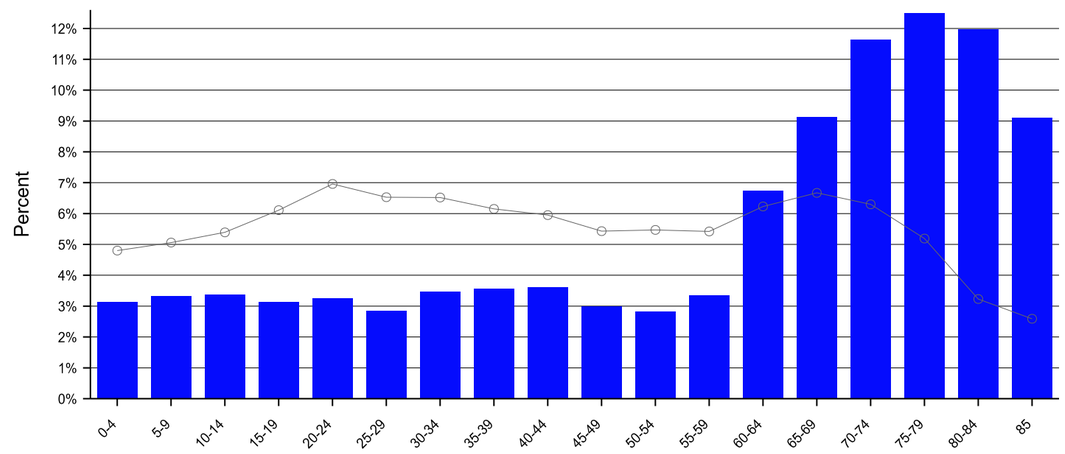
2%
No HS Diploma

33%
HS Graduate

34%
Some College

30%
Degree or Higher

Age Profile



Dots show comparison to Pima County

2025 Households by income (Esri)

The largest group: $50,000 - $74,999 (20.8%)

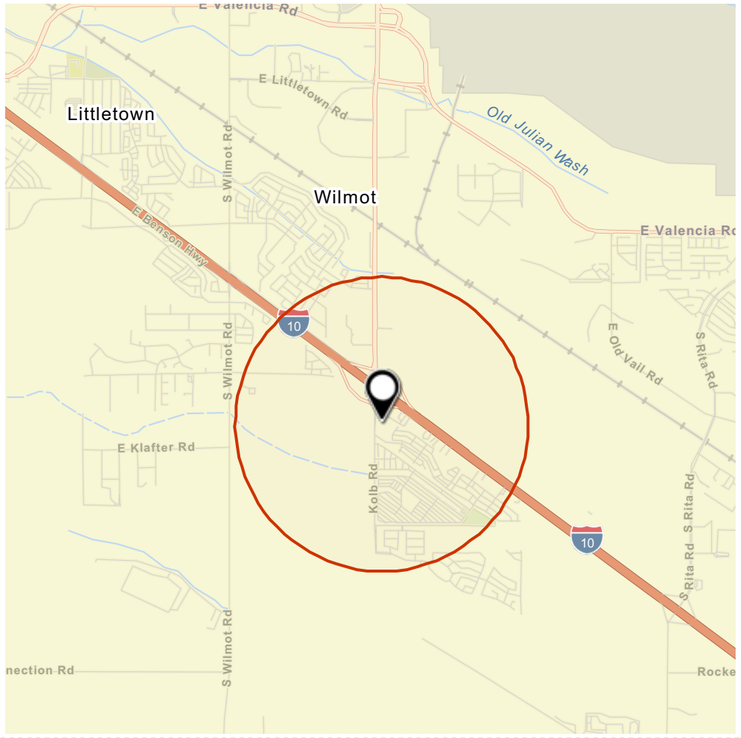
The smallest group: <$15,000 (5.6%)

Indicator ▲	Value	Diff
<$15,000	5.6%	-3.3%
$15,000 - $24,999	7.6%	+0.6%
$25,000 - $34,999	11.9%	+4.3%
$35,000 - $49,999	10.4%	-0.1%
$50,000 - $74,999	20.8%	+4.5%
$75,000 - $99,999	17.6%	+6.3%
$100,000 - $149,999	10.2%	-8.2%
$150,000 - $199,999	6.8%	-2.4%
$200,000+	9.1%	-1.7%

Bars show deviation from Pima County

I-10 & Kolb

Ring of 1 mile



Source: Esri. The vintage of the data is 2025.

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TAPESTRY SEGMENTATION

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Tapestry LifeMode

learn more...

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)			10.00%	
Upscale Avenues (L2)			5.55%	
Uptown Individuals (L3)			3.58%	
Family Landscapes (L4)			7.63%	
GenXurban (L5)			11.26%	
Cozy Country Living (L6)			12.06%	
Sprouting Explorers (L7)			7.20%	
Middle Ground (L8)			10.79%	
Senior Styles (L9)			5.80%	
Rustic Outposts (L10)			8.30%	
Midtown Singles (L11)			6.16%	
Hometown (L12)			6.01%	
Next Wave (L13)			3.78%	
Scholars and Patriots (L14)			1.61%	

Key Facts

30,659
2025 Total Population

$108,174
2025 Average Household Income

37.4
Median Age

8,839
Households

$309,700
2025 Average Home Value

Education

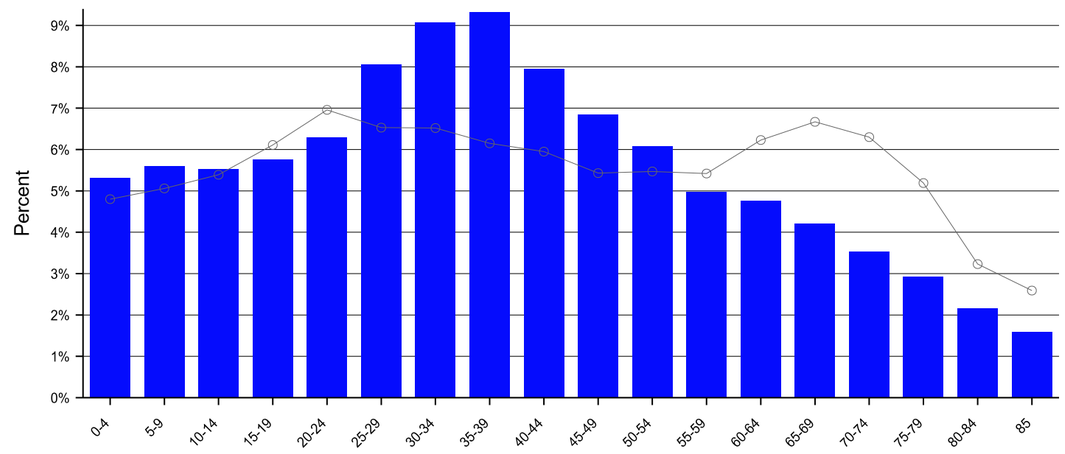
11%
No HS Diploma

25%
HS Graduate

39%
Some College

26%
Degree or Higher

Age Profile



Dots show comparison to Pima County

2025 Households by income (Esri)

The largest group: $100,000 - $149,999 (22.5%)

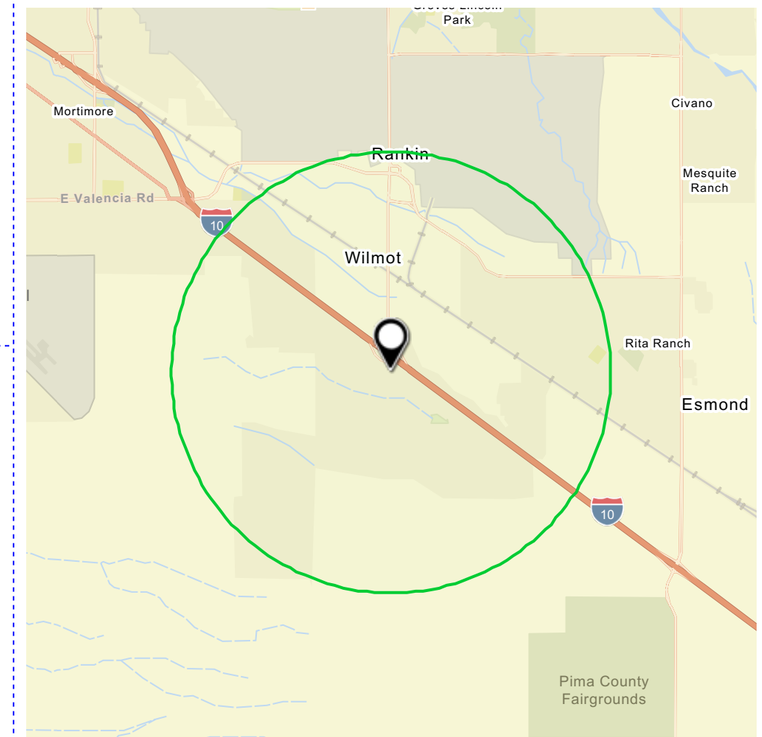
The smallest group: <$15,000 (3.7%)

Indicator ▲	Value	Diff
<$15,000	3.7%	-5.2%
$15,000 - $24,999	4.2%	-2.8%
$25,000 - $34,999	5.6%	-2.0%
$35,000 - $49,999	9.2%	-1.3%
$50,000 - $74,999	19.3%	+3.0%
$75,000 - $99,999	15.4%	+4.1%
$100,000 - $149,999	22.5%	+4.1%
$150,000 - $199,999	10.6%	+1.4%
$200,000+	9.4%	-1.4%

Bars show deviation from Pima County

I-10 & Kolb

Ring of 3 miles



Source: Esri. The vintage of the data is 2025.

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learn more...

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)			10.00%	
Upscale Avenues (L2)			5.55%	
Uptown Individuals (L3)			3.58%	
Family Landscapes (L4)			7.63%	
GenXurban (L5)			11.26%	
Cozy Country Living (L6)			12.06%	
Sprouting Explorers (L7)			7.20%	
Middle Ground (L8)			10.79%	
Senior Styles (L9)			5.80%	
Rustic Outposts (L10)			8.30%	
Midtown Singles (L11)			6.16%	
Hometown (L12)			6.01%	
Next Wave (L13)			3.78%	
Scholars and Patriots (L14)			1.61%	

Key Facts

56,245
2025 Total Population

$113,063
2025 Average Household Income

36.6
Median Age

17,767
Households

$328,956
2025 Average Home Value

Education

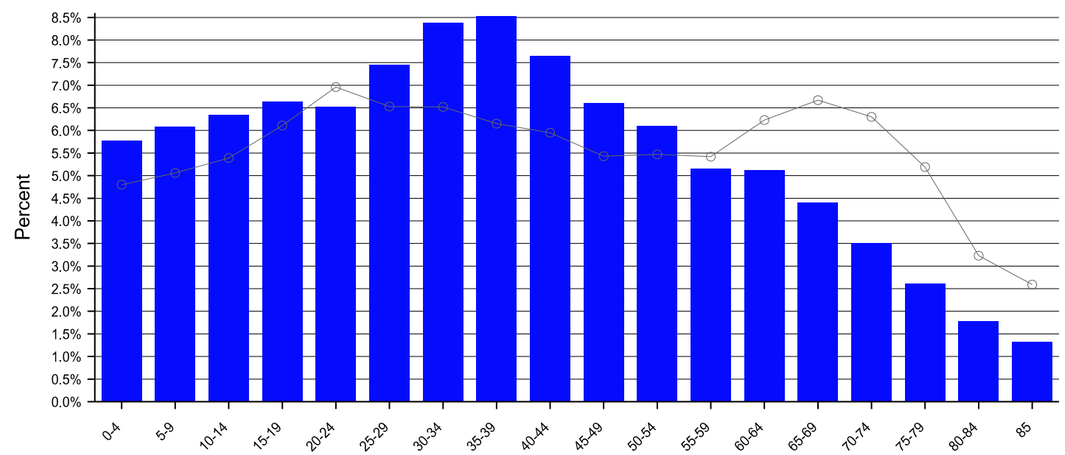
10%
No HS Diploma

25%
HS Graduate

38%
Some College

28%
Degree or Higher

Age Profile



Dots show comparison to Pima County

2025 Households by income (Esri)

The largest group: $100,000 - $149,999 (23.4%)

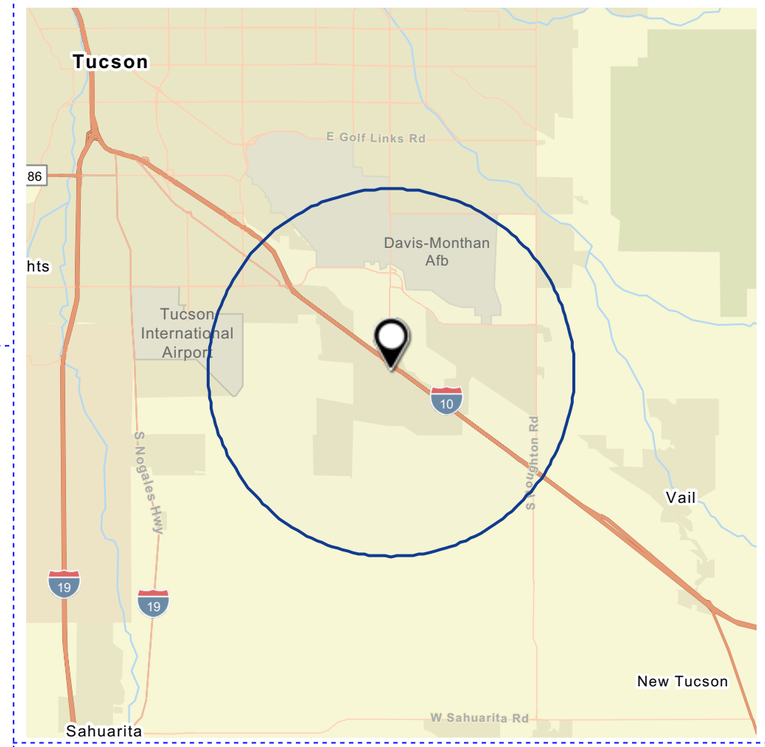
The smallest group: <$15,000 (4.1%)

Indicator ▲	Value	Diff
<$15,000	4.1%	-4.8%
$15,000 - $24,999	4.4%	-2.6%
$25,000 - $34,999	5.7%	-1.9%
$35,000 - $49,999	8.5%	-2.0%
$50,000 - $74,999	17.5%	+1.2%
$75,000 - $99,999	14.1%	+2.8%
$100,000 - $149,999	23.4%	+5.0%
$150,000 - $199,999	11.2%	+2.0%
$200,000+	11.1%	+0.3%

Bars show deviation from Pima County

I-10 & Kolb

Ring of 5 miles



Source: Esri. The vintage of the data is 2025.

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