



COMMERCIAL RETAIL ADVISORS, LLC

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OLD VAIL STATION



Description

Location: 13160 E. Colossal Cave Road,
S of SEC of Colossal Cave & Mary Ann Cleveland
Vail, AZ (Tucson)

Space Available: ±1,114 SF * 2nd Floor Office Space

Lease Rate: See Site Plan Tenant Roster

Triple Net Expenses: \$7.20/SF/YR (estimated)
Plus \$3.00/SF/YR HVAC Maintenance Fee

Zoning: CB-1

* Please do no disturb tenant

Property Highlights

- ◆ Rapidly growing bedroom community of Tucson with over 10,000 residents.
- ◆ Located in the commercial center of Vail, AZ.
- ◆ Situated 1/8 mile from Rancho Del Lago Master Planned Community and less than 2 miles from Interstate 10.
- ◆ Situated 17 miles from Tucson International Airport.
- ◆ Vail Unified School District is ranked 7th in Highest Arizona Public School Performance in 2016.
- ◆ Vail Unified School District has 17 schools with over 12,000 enrolled students.
- ◆ High income area with average household income 25% higher than U.S average household income.
- ◆ There are six existing subdivisions with 1,186 platted lots (518 sold) and eight future subdivisions with over 1,072 platted lots within the immediate area.

Demographic Highlights - 2025 Estimates

<u>Rings</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	4,182	17,801	29,073
Households:	1,314	6,353	10,589
Average HH Income:	\$144,505	\$152,624	\$153,939
<u>Drive Time</u>	<u>5 min</u>	<u>10 min</u>	<u>15 min</u>
Population:	3,048	18,696	65,019
Households:	932	6,546	23,263
Average HH Income:	\$139,568	\$148,510	\$129,473

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

Traffic Count

Colossal Cave Rd:	13,910 VPD (2024)
Mary Ann Cleveland Way:	11,199 VPD (2024)
Total:	25,109 VPD

(Source: Pima Association of Governments & ADOT)

For information, contact:
Craig Finrock, CCIM, CRX, CLS
Designated Broker
cfinrock@cradvisorsllc.com

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.

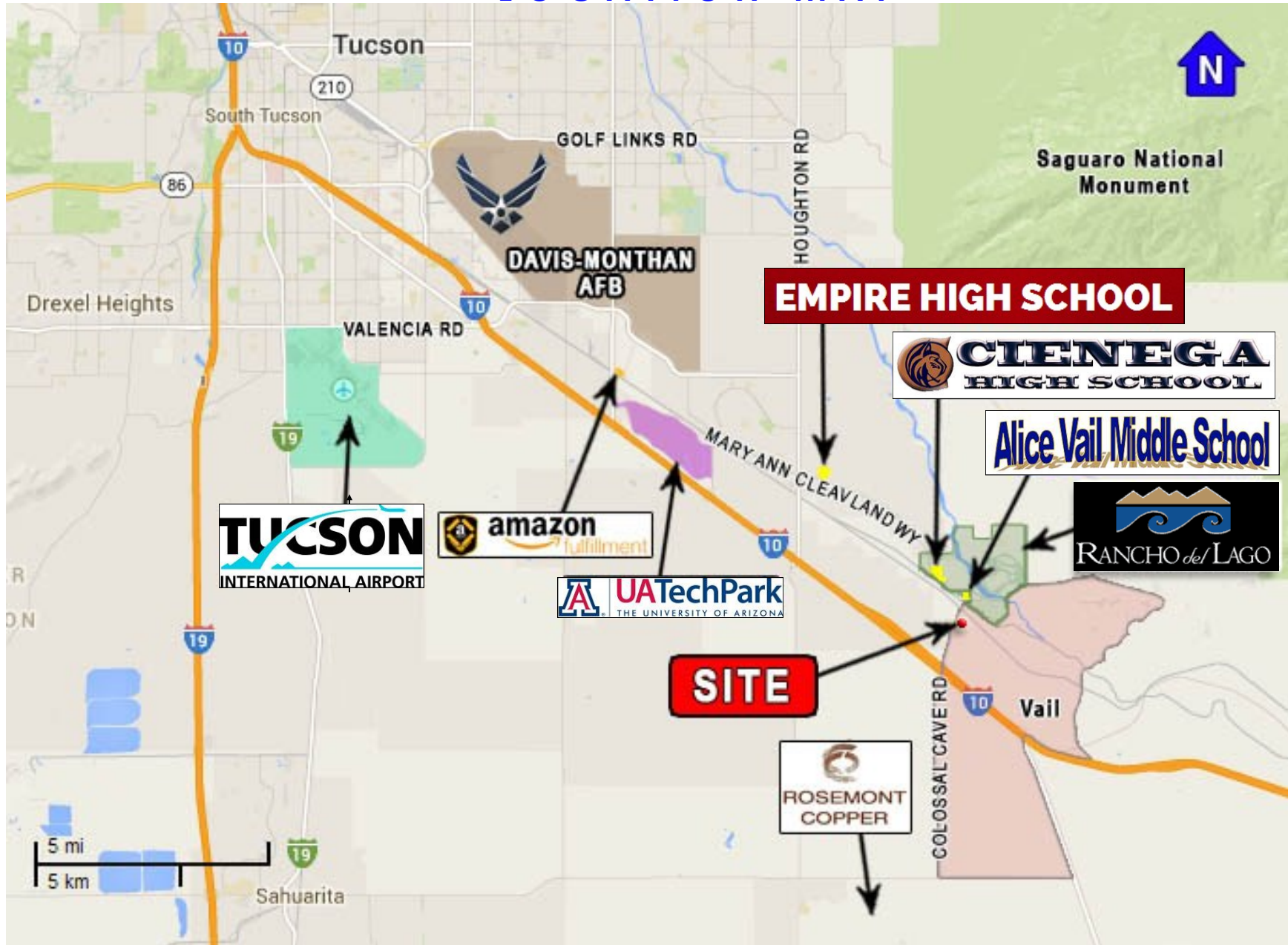
Old Vail Station



COMMERCIAL RETAIL ADVISORS, LLC

Vail, Arizona

LOCATION MAP



Old Vail Station



COMMERCIAL RETAIL ADVISORS, LLC

Vail, Arizona

PROPERTY AERIAL



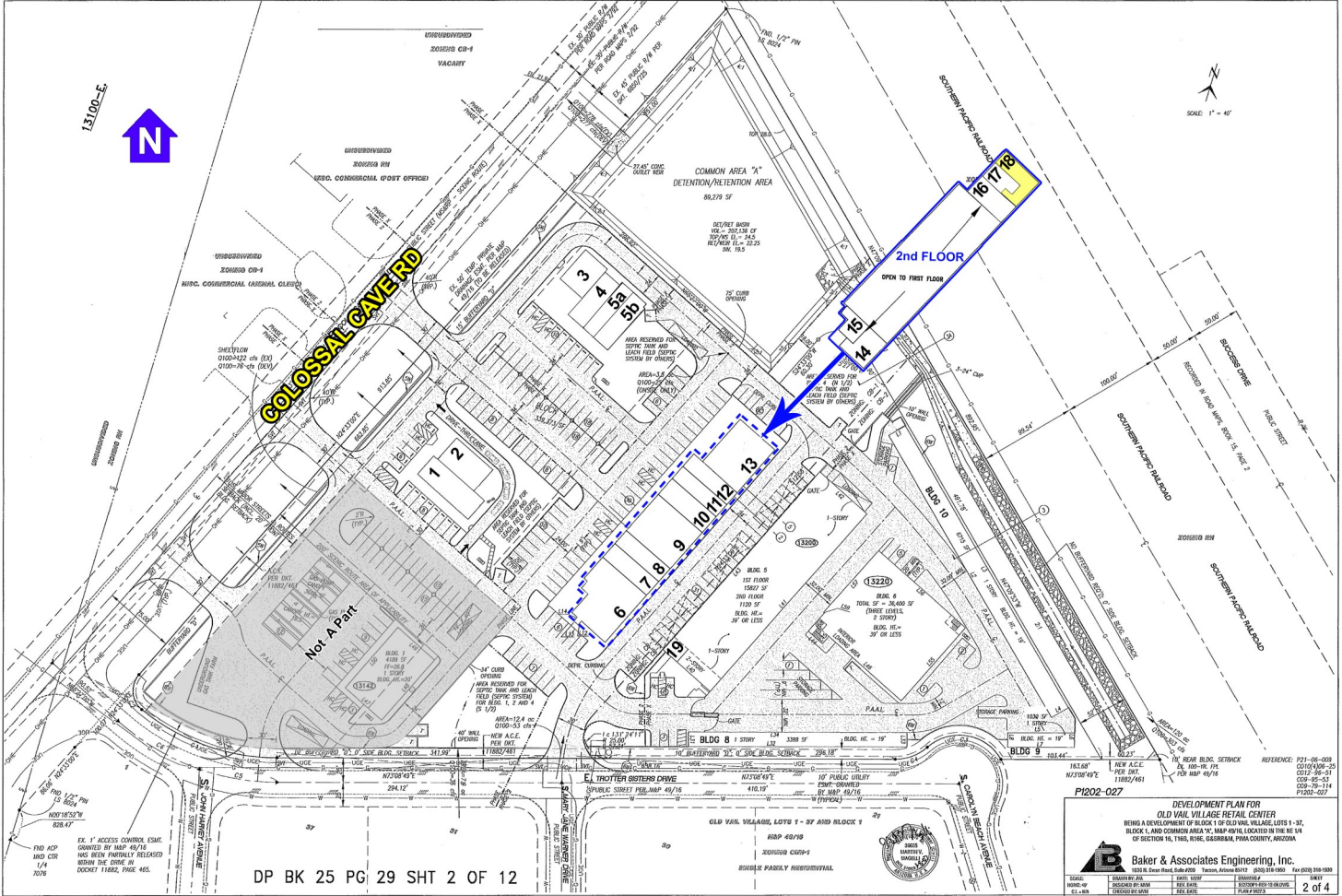
Old Vail Station

Vail, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



#	Tenant	Address	Asking Base Rent	SF	#	Tenant	Address	Asking Base Rent	SF
1	Taco Giro	13160 E. Colossal Cave Rd, Ste 100		1,750	10	Arizona Pizza Co.	13190 E. Colossal Cave Rd, Ste 160		1,680
2	Dairy Queen	13160 E. Colossal Cave Rd, Ste 130		1,550	11	State Farm	13190 E. Colossal Cave Rd, Ste 170		1,200
3	Trail Boss Outfitters	13180 E. Colossal Cave Rd, Ste 120		1,140	12	Bavilon Salon	13190 E. Colossal Cave Rd, Ste 180		1,200
4	Vail Floors	13180 E. Colossal Cave Rd, Ste 130		804	13	Montgomery's	13190 E. Colossal Cave Rd, Ste 190		2,912
5a	Dr. John Hartman	13180 E. Colossal Cave Rd, Ste 140		909	14	Integra Dance Arts	13190 E. Colossal Cave Rd, Ste 200		964
5b	Bark N' Bubbles	13180 E. Colossal Cave Rd, Ste 150		1,410	15	Living Branch	13190 E. Colossal Cave Rd, Ste 210		604
6	U.S. Postal Service	13190 E. Colossal Cave Rd, Ste 100		2,700	16	The Luxy Co.	13190 E. Colossal Cave Rd, Ste 280		960
7	Pilates Station	13190 E. Colossal Cave Rd, Ste 120		1,200	17	Pilates Station	13190 E. Colossal Cave Rd, Ste 284		700
8	Integra Dance Arts	13190 E. Colossal Cave Rd, Ste 130		1,200	18	AVAILABLE *	13190 E. Colossal Cave Rd, Ste 290	\$20.60/SF	1,114
9	Vail Family Dentistry	13190 E. Colossal Cave Rd, Ste 140		2,520	19	Vail Realty	13200 E. Colossal Cave Rd, Ste 105	Gross Lease Call Broker	494
TOTAL GLA:									27,011

* Please Do Not Disturb Tenant

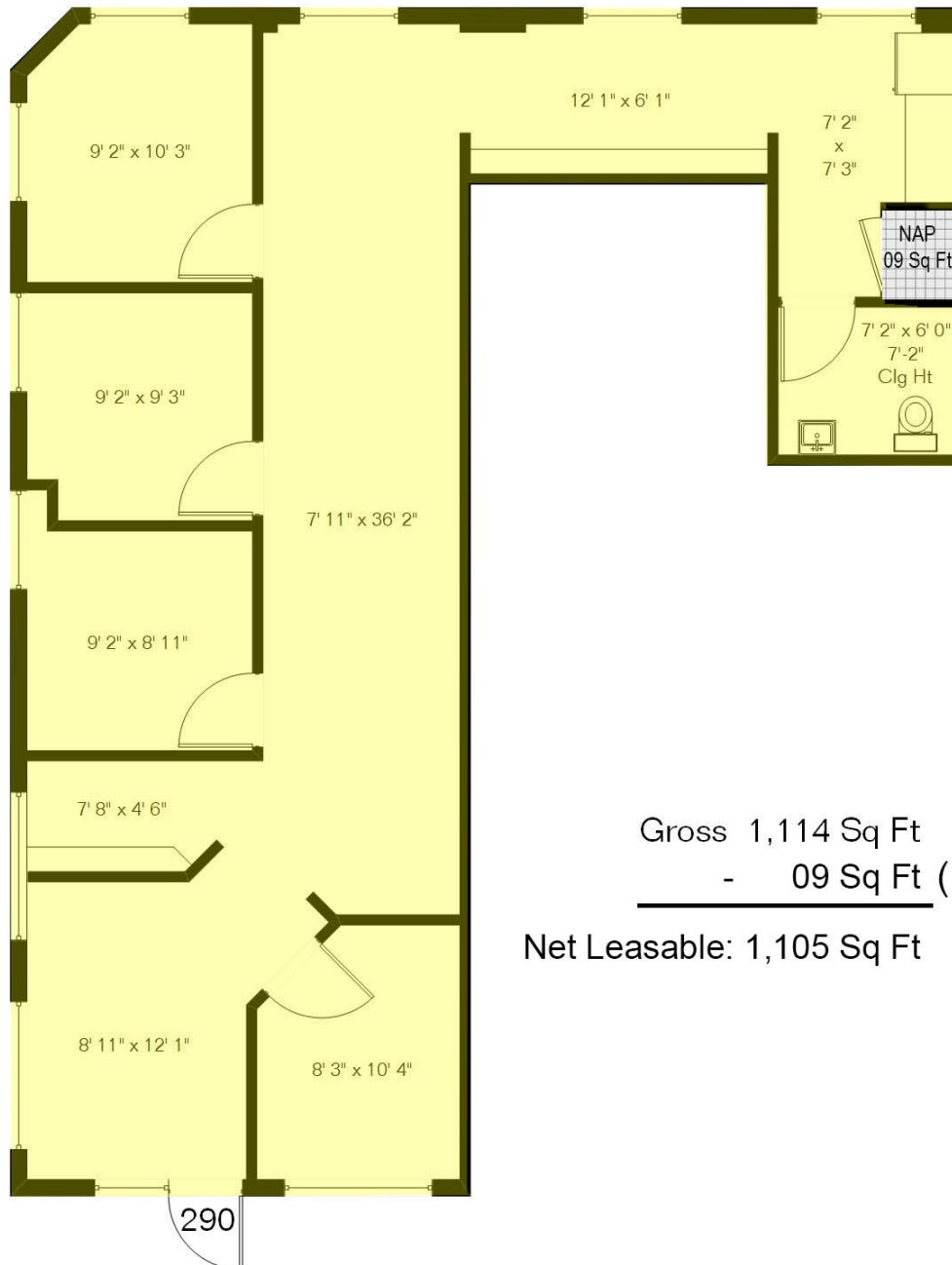
Old Vail Station



COMMERCIAL RETAIL ADVISORS, LLC

Vail, Arizona

13190 STE 290 - FLOOR PLAN



Gross 1,114 Sq Ft

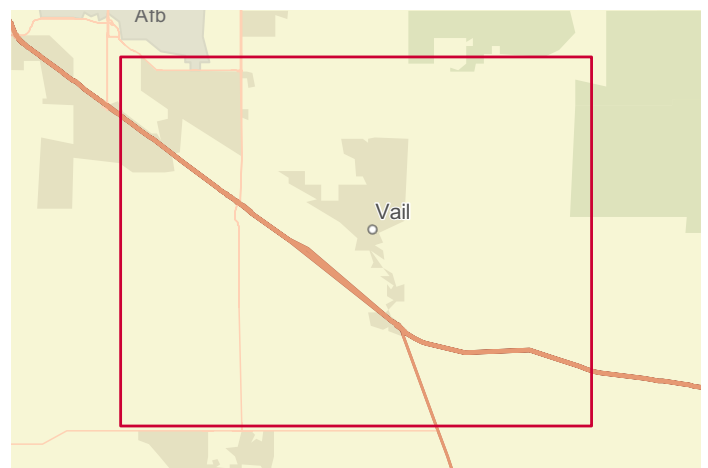
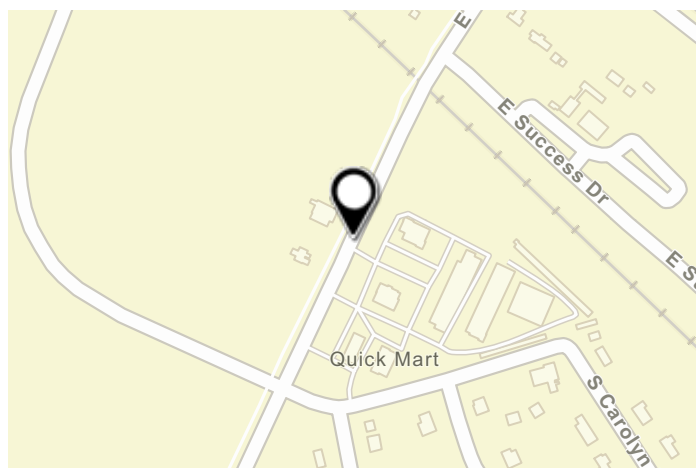
- 09 Sq Ft (Not A Part -
Owner's Room)

Net Leasable: 1,105 Sq Ft

Site Map

Old Vail Station 2
13190 E Colossal Cave Rd, Vail, Arizona, 85641
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.04514
Longitude: -110.71399



Executive Summary

Old Vail Station 2
13190 E Colossal Cave Rd, Vail, Arizona, 85641
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	2,539	10,634	17,520
2020 Population	3,406	14,609	23,353
2025 Population	4,182	17,801	29,073
2030 Population	4,694	19,502	31,659
2010-2020 Annual Rate	2.98%	3.23%	2.92%
2020-2025 Annual Rate	3.99%	3.84%	4.26%
2025-2030 Annual Rate	2.34%	1.84%	1.72%

Age	1 mile	3 miles	5 miles
2025 Median Age	35.8	40.5	41.0
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	65.9%	69.8%	70.7%
Black Alone	5.6%	4.3%	4.0%
American Indian Alone	1.1%	1.0%	0.9%
Asian Alone	3.3%	2.7%	2.5%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	7.6%	6.2%	5.9%
Two or More Races	16.2%	15.7%	15.6%
Hispanic Origin	29.0%	25.1%	24.6%
Diversity Index	72.3	67.7	66.6

Households	1 mile	3 miles	5 miles
2010 Total Households	763	3,568	6,059
2020 Total Households	1,026	5,098	8,249
2025 Total Households	1,314	6,353	10,589
2030 Total Households	1,495	7,056	11,697
2010-2020 Annual Rate	3.01%	3.63%	3.13%
2020-2025 Annual Rate	4.83%	4.28%	4.87%
2025-2030 Annual Rate	2.61%	2.12%	2.01%
2025 Average Household Size	3.18	2.80	2.75
Wealth Index	124	155	159

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	17.5%	18.9%	19.8%

Median Household Income			
2025 Median Household Income	\$135,046	\$137,904	\$136,801
2030 Median Household Income	\$150,108	\$152,790	\$153,198
2025-2030 Annual Rate	2.14%	2.07%	2.29%

Average Household Income			
2025 Average Household Income	\$144,505	\$152,624	\$153,939
2030 Average Household Income	\$161,488	\$169,793	\$172,092

Per Capita Income			
2025 Per Capita Income	\$47,633	\$54,621	\$55,933
2030 Per Capita Income	\$53,872	\$61,598	\$63,432
2025-2030 Annual Rate	2.49%	2.43%	2.55%

Income Equality			
2025 Gini Index	30.0	33.4	34.3

Socioeconomic Status			
2025 Socioeconomic Status Index	65.7	62.9	62.4

Housing Unit Summary			
Housing Affordability Index	139	129	123
2010 Total Housing Units	818	3,890	6,533
2010 Owner Occupied Hus (%)	79.3%	86.5%	86.7%
2010 Renter Occupied Hus (%)	20.6%	13.5%	13.3%
2010 Vacant Housing Units (%)	6.7%	8.3%	7.3%
2020 Housing Units	1,058	5,389	8,676
2020 Owner Occupied HUs (%)	84.1%	89.6%	88.6%
2020 Renter Occupied HUs (%)	15.9%	10.4%	11.4%
Vacant Housing Units	4.0%	5.4%	5.2%
2025 Housing Units	1,371	6,677	11,130
Owner Occupied Housing Units	88.9%	91.3%	90.5%
Renter Occupied Housing Units	11.1%	8.8%	9.5%
Vacant Housing Units	4.2%	4.8%	4.9%
2030 Total Housing Units	1,534	7,332	12,157
2030 Owner Occupied Housing Units	1,329	6,448	10,608
2030 Renter Occupied Housing Units	166	608	1,089
2030 Vacant Housing Units	39	276	460



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

Business Summary Report (SIC)

Old Vail Station 2
13190 E Colossal Cave Rd, Vail, Arizona, 85641
Rings: 1, 3, 5 mile radii



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	43	171	376
Total Employees	404	1,404	3,421
Total Population	4,182	17,801	29,073
Employee/Population Ratio (per 100)	9.7	7.9	11.8

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	0	0.0%	1	0.3%	4	2.3%	26	1.9%	15	4.0%	58	1.7%
Construction (15-17)	3	7.0%	14	3.5%	20	11.7%	80	5.7%	36	9.6%	147	4.3%
Manufacturing (20-39)	1	2.3%	1	0.3%	4	2.3%	8	0.6%	8	2.1%	118	3.5%
Transportation (40-47)	1	2.3%	3	0.7%	5	2.9%	12	0.8%	9	2.4%	23	0.7%
Communication (48)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	1.1%	22	0.6%
Utility (49)	0	0.0%	2	0.5%	2	1.2%	10	0.7%	3	0.8%	15	0.4%
Wholesale Trade (50-51)	0	0.0%	0	0.0%	2	1.2%	2	0.1%	10	2.7%	96	2.8%
Retail Trade Summary (52-59)	10	23.3%	174	43.1%	27	15.8%	358	25.5%	72	19.1%	1,034	30.2%
Home Improvement	0	0.0%	2	0.5%	2	1.2%	8	0.6%	5	1.3%	34	1.0%
General Merchandise Stores	0	0.0%	1	0.3%	1	0.6%	3	0.2%	3	0.8%	127	3.7%
Food Stores	1	2.3%	63	15.6%	2	1.2%	92	6.5%	6	1.6%	139	4.1%
Auto Dealers & Gas Stations	1	2.3%	3	0.7%	1	0.6%	4	0.3%	6	1.6%	43	1.3%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Furniture & Home Furnishings	0	0.0%	0	0.0%	1	0.6%	4	0.3%	1	0.3%	4	0.1%
Eating & Drinking Places	6	13.9%	86	21.3%	13	7.6%	216	15.4%	36	9.6%	618	18.1%
Miscellaneous Retail	2	4.7%	20	5.0%	6	3.5%	31	2.2%	14	3.7%	68	2.0%

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Business Summary Report (SIC)

Old Vail Station 2
 13190 E Colossal Cave Rd, Vail, Arizona, 85641
 Rings: 1, 3, 5 mile radii



by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	3	7.0%	13	3.2%	7	4.1%	27	1.9%	22	5.8%	258	7.5%
Banks, Savings & Lending	2	4.7%	12	3.0%	3	1.8%	15	1.1%	5	1.3%	151	4.4%
Securities Brokers	0	0.0%	0	0.0%	1	0.6%	3	0.2%	3	0.8%	8	0.2%
Insurance Carriers & Agents	0	0.0%	1	0.3%	3	1.8%	9	0.6%	7	1.9%	22	0.6%
Real Estate, Investment Offices	0	0.0%	0	0.0%	0	0.0%	0	0.0%	7	1.9%	77	2.3%
Services Summary (70-89)	20	46.5%	196	48.5%	82	48.0%	832	59.3%	168	44.7%	1,538	45.0%
Hotels & Lodging	0	0.0%	1	0.3%	1	0.6%	5	0.4%	4	1.1%	51	1.5%
Automotive Services	0	0.0%	0	0.0%	1	0.6%	3	0.2%	8	2.1%	43	1.3%
Movies & Amusements	1	2.3%	12	3.0%	5	2.9%	54	3.9%	18	4.8%	139	4.1%
Health Services	3	7.0%	47	11.6%	6	3.5%	71	5.1%	20	5.3%	261	7.6%
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.3%	3	0.1%
Education Inst. & Libraries	2	4.7%	51	12.6%	10	5.8%	412	29.3%	15	4.0%	638	18.6%
Other Services	14	32.6%	85	21.0%	61	35.7%	287	20.4%	101	26.9%	402	11.8%
Government (91-97)	0	0.0%	0	0.0%	2	1.2%	41	2.9%	3	0.8%	100	2.9%
Unclassified Establishments (99)	5	11.6%	1	0.3%	17	9.9%	8	0.6%	25	6.7%	13	0.4%
Totals (01-99)	43	100.0%	404	100.0%	171	100.0%	1,404	100.0%	376	100.0%	3,421	100.0%

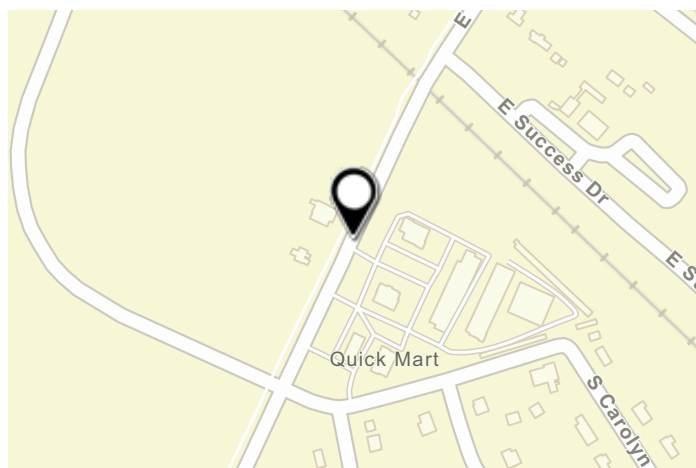
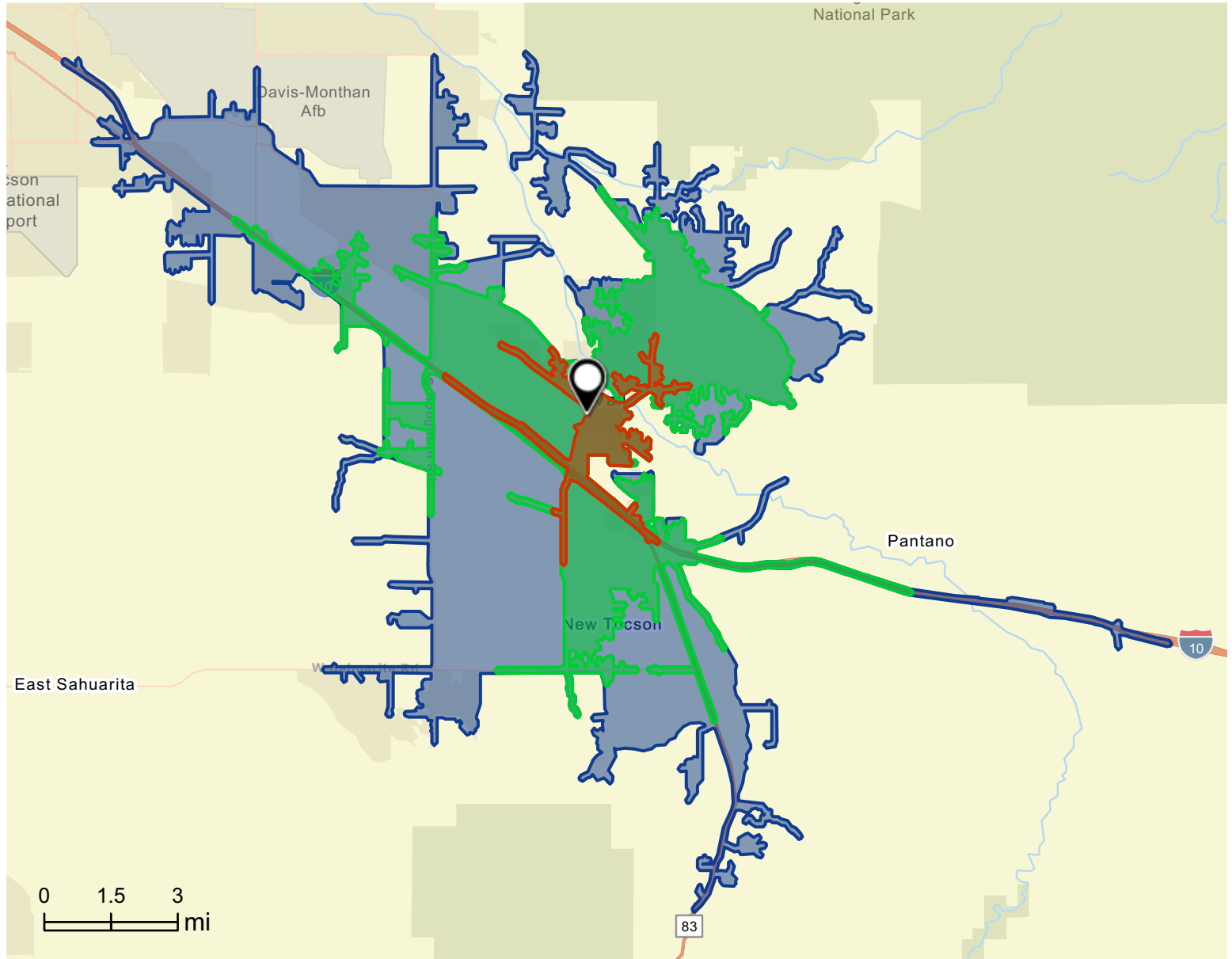


Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Site Map

Old Vail Station
13190 E Colossal Cave Rd, Vail, Arizona, 85641
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.04514
Longitude: -110.71399



Executive Summary

Old Vail Station
13190 E Colossal Cave Rd, Vail, Arizona, 85641
Drive time: 5, 10, 15 minute radii



Population	5 minutes	10 minutes	15 minutes
2010 Population	2,226	11,303	46,627
2020 Population	2,960	16,510	58,948
2025 Population	3,048	18,696	65,019
2030 Population	3,367	20,524	68,953
2010-2020 Annual Rate	2.89%	3.86%	2.37%
2020-2025 Annual Rate	0.56%	2.40%	1.88%
2025-2030 Annual Rate	2.01%	1.88%	1.18%

Age	5 minutes	10 minutes	15 minutes
2025 Median Age	36.8	40.2	38.0
U.S. median age is 39.1			

Race and Ethnicity	5 minutes	10 minutes	15 minutes
White Alone	66.8%	69.3%	64.1%
Black Alone	5.0%	4.2%	5.2%
American Indian Alone	1.1%	1.0%	1.3%
Asian Alone	2.8%	2.7%	3.3%
Pacific Islander Alone	0.4%	0.4%	0.4%
Some Other Race Alone	7.8%	6.3%	8.7%
Two or More Races	16.1%	16.1%	17.0%
Hispanic Origin	28.3%	26.0%	31.0%
Diversity Index	71.4	68.4	74.2

Households	5 minutes	10 minutes	15 minutes
2010 Total Households	656	3,793	16,153
2020 Total Households	873	5,655	20,607
2025 Total Households	932	6,546	23,263
2030 Total Households	1,043	7,276	25,002
2010-2020 Annual Rate	2.90%	4.07%	2.47%
2020-2025 Annual Rate	1.25%	2.83%	2.34%
2025-2030 Annual Rate	2.28%	2.14%	1.45%
2025 Average Household Size	3.27	2.86	2.79
Wealth Index	124	149	117

Mortgage Income	5 minutes	10 minutes	15 minutes
2025 Percent of Income for Mortgage	18.6%	19.4%	20.5%
Median Household Income			
2025 Median Household Income	\$130,719	\$134,130	\$111,087
2030 Median Household Income	\$143,705	\$150,781	\$127,128
2025-2030 Annual Rate	1.91%	2.37%	2.73%
Average Household Income			
2025 Average Household Income	\$139,568	\$148,510	\$129,473
2030 Average Household Income	\$156,148	\$166,165	\$146,826
Per Capita Income			
2025 Per Capita Income	\$46,706	\$52,730	\$46,453
2030 Per Capita Income	\$52,899	\$59,728	\$53,380
2025-2030 Annual Rate	2.52%	2.52%	2.82%
Income Equality			
2025 Gini Index	31.6	33.4	37.4
Socioeconomic Status			
2025 Socioeconomic Status Index	63.1	62.0	57.5
Housing Unit Summary			
Housing Affordability Index	131	125	118
2010 Total Housing Units	721	4,120	17,871
2010 Owner Occupied Hus (%)	81.9%	86.7%	85.5%
2010 Renter Occupied Hus (%)	18.1%	13.3%	14.5%
2010 Vacant Housing Units (%)	9.0%	7.9%	9.6%
2020 Housing Units	922	5,980	21,936
2020 Owner Occupied HUs (%)	85.9%	89.3%	84.7%
2020 Renter Occupied HUs (%)	14.1%	10.7%	15.3%
Vacant Housing Units	5.4%	5.9%	6.4%
2025 Housing Units	970	6,861	24,482
Owner Occupied Housing Units	89.4%	91.3%	86.4%
Renter Occupied Housing Units	10.6%	8.7%	13.6%
Vacant Housing Units	3.9%	4.6%	5.0%
2030 Total Housing Units	1,073	7,519	26,100
2030 Owner Occupied Housing Units	933	6,663	21,996
2030 Renter Occupied Housing Units	110	613	3,007
2030 Vacant Housing Units	30	243	1,098

Business Summary Report (SIC)

Old Vail Station
 13190 E Colossal Cave Rd, Vail, Arizona, 85641
 Drive time: 5, 10, 15 minute radii



Data for all businesses in area	5 minutes	10 minutes	15 minutes
Total Businesses	43	169	797
Total Employees	417	1,384	8,653
Total Population	3,048	18,696	65,019
Employee/Population Ratio (per 100)	13.7	7.4	13.3

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	1	2.3%	5	1.2%	5	3.0%	17	1.2%	27	3.4%	121	1.4%
Construction (15-17)	4	9.3%	19	4.6%	20	11.8%	97	7.0%	69	8.7%	660	7.6%
Manufacturing (20-39)	0	0.0%	1	0.2%	3	1.8%	6	0.4%	27	3.4%	418	4.8%
Transportation (40-47)	1	2.3%	3	0.7%	5	3.0%	9	0.7%	35	4.4%	230	2.7%
Communication (48)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	9	1.1%	43	0.5%
Utility (49)	0	0.0%	1	0.2%	1	0.6%	7	0.5%	4	0.5%	31	0.4%
Wholesale Trade (50-51)	0	0.0%	0	0.0%	3	1.8%	6	0.4%	27	3.4%	361	4.2%
Retail Trade Summary (52-59)	10	23.3%	166	39.8%	23	13.6%	262	18.9%	153	19.2%	2,345	27.1%
Home Improvement	0	0.0%	2	0.5%	3	1.8%	11	0.8%	15	1.9%	279	3.2%
General Merchandise Stores	0	0.0%	0	0.0%	1	0.6%	2	0.1%	5	0.6%	197	2.3%
Food Stores	1	2.3%	54	12.9%	1	0.6%	74	5.3%	16	2.0%	524	6.1%
Auto Dealers & Gas Stations	1	2.3%	3	0.7%	1	0.6%	4	0.3%	15	1.9%	151	1.8%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	2	0.0%
Furniture & Home Furnishings	0	0.0%	0	0.0%	1	0.6%	3	0.2%	4	0.5%	19	0.2%
Eating & Drinking Places	6	13.9%	91	21.8%	11	6.5%	140	10.1%	64	8.0%	1,029	11.9%
Miscellaneous Retail	2	4.7%	17	4.1%	6	3.5%	28	2.0%	33	4.1%	143	1.6%

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Business Summary Report (SIC)

Old Vail Station
 13190 E Colossal Cave Rd, Vail, Arizona, 85641
 Drive time: 5, 10, 15 minute radii



by SIC Codes	5 minutes				10 minutes				15 minutes			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	3	7.0%	12	2.9%	8	4.7%	28	2.0%	42	5.3%	600	6.9%
Banks, Savings & Lending	2	4.7%	10	2.4%	3	1.8%	13	0.9%	10	1.3%	438	5.1%
Securities Brokers	0	0.0%	1	0.2%	0	0.0%	1	0.1%	3	0.4%	12	0.1%
Insurance Carriers & Agents	0	0.0%	1	0.2%	4	2.4%	11	0.8%	11	1.4%	33	0.4%
Real Estate, Investment Offices	0	0.0%	0	0.0%	1	0.6%	3	0.2%	17	2.1%	118	1.4%
Services Summary (70-89)	20	46.5%	205	49.2%	82	48.5%	883	63.8%	346	43.4%	3,628	41.9%
Hotels & Lodging	0	0.0%	2	0.5%	2	1.2%	15	1.1%	9	1.1%	179	2.1%
Automotive Services	0	0.0%	0	0.0%	3	1.8%	9	0.7%	26	3.3%	118	1.4%
Movies & Amusements	1	2.3%	5	1.2%	8	4.7%	85	6.1%	32	4.0%	212	2.5%
Health Services	3	7.0%	40	9.6%	5	3.0%	60	4.3%	52	6.5%	589	6.8%
Legal Services	0	0.0%	0	0.0%	0	0.0%	1	0.1%	4	0.5%	10	0.1%
Education Inst. & Libraries	2	4.7%	84	20.1%	11	6.5%	477	34.5%	31	3.9%	1,365	15.8%
Other Services	14	32.6%	74	17.8%	53	31.4%	237	17.1%	192	24.1%	1,156	13.4%
Government (91-97)	0	0.0%	4	1.0%	2	1.2%	59	4.3%	8	1.0%	199	2.3%
Unclassified Establishments (99)	4	9.3%	0	0.0%	17	10.1%	10	0.7%	50	6.3%	17	0.2%
Totals (01-99)	43	100.0%	417	100.0%	169	100.0%	1,384	100.0%	797	100.0%	8,653	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).