COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

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 * Office Space, 2nd Floor ± 960 SF* In-line, 2nd Floor
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

Rings	1 mile	3 mile	5 mile
Population:	4,182	17,801	29,073
Households:	1,314	6,353	10,589
Average HH Income:	$144,505	$152,624	$153,939
Drive Time	**5 min**	**10 min**	**15 min**
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:	14,133 VPD (2025)
Mary Ann Cleveland Way:	14,432 VPD (2025)
Total:	28,565 VPD

(Source: Pima Association of Governments & ADOT)

For information, contact:

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

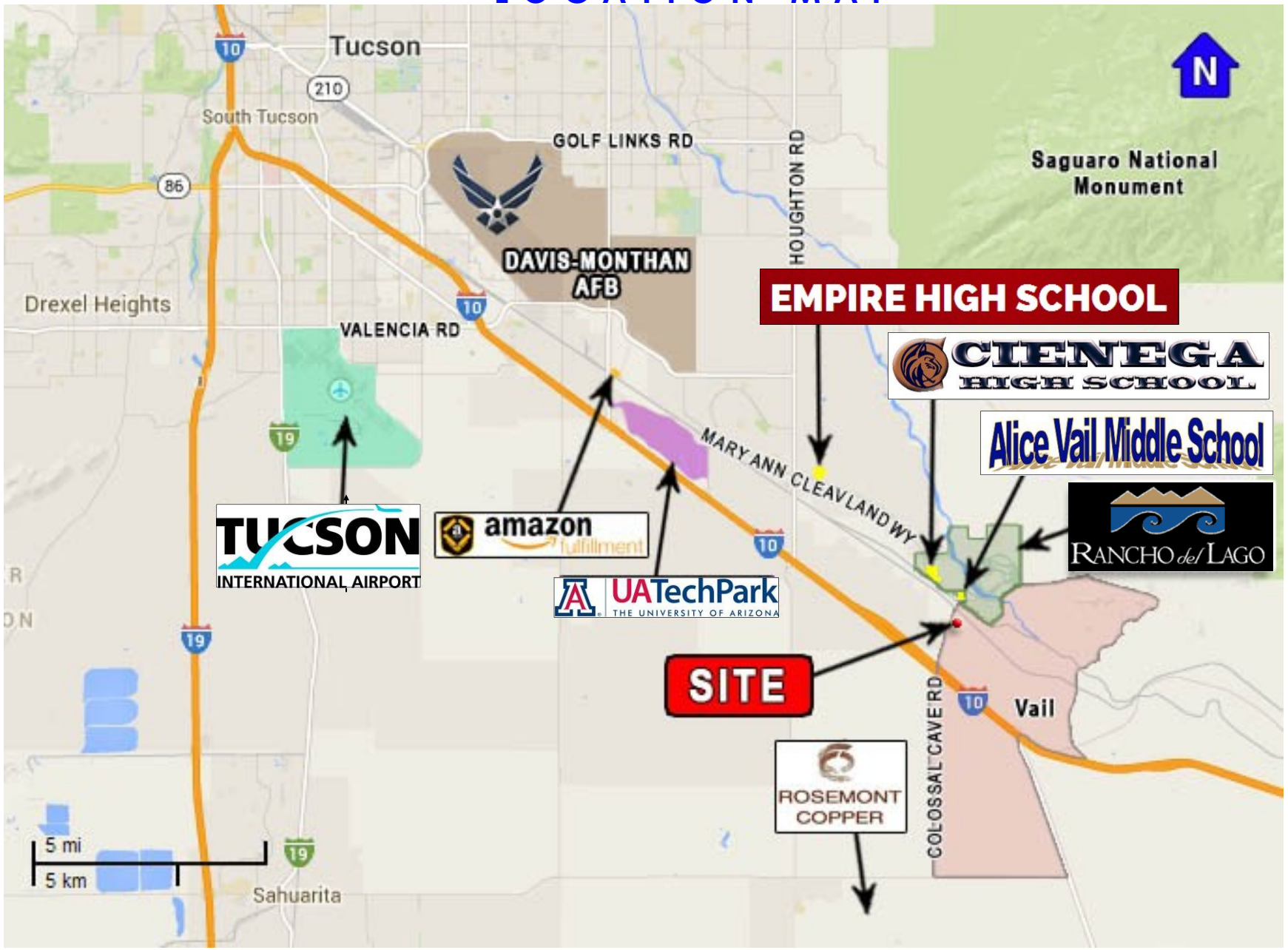
The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts 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

L O C A T I O N M A P



10.5.2026

Old Vail Station

COMMERCIAL RETAIL ADVISORS, LLC

Vail, Arizona

PROPERTY AERIAL



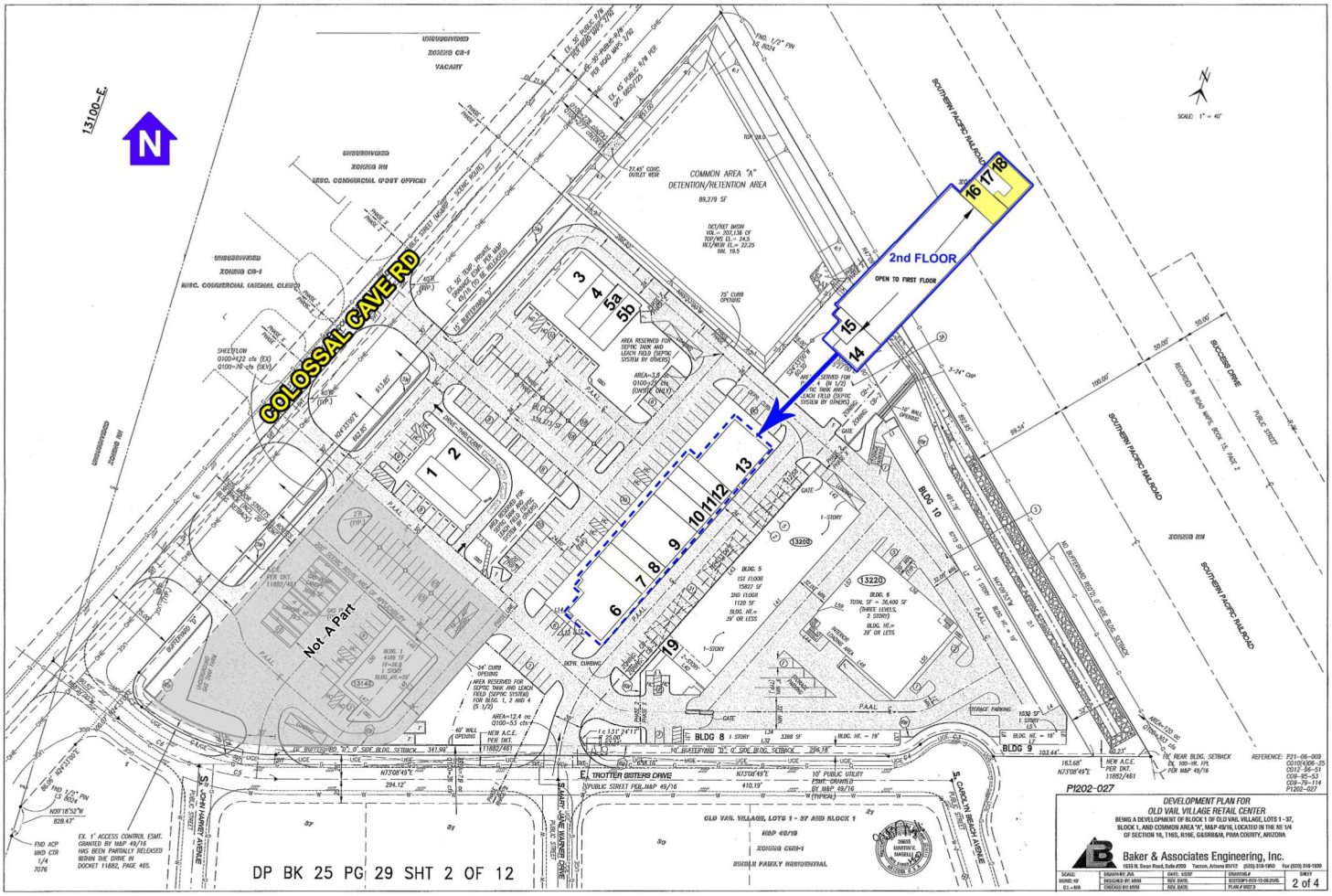
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Old Vail Station

Vail, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



#	Tenant	Address	SF
1	Taco Giro	13160 E. Colossal Cave Rd, Ste 100	1,750
2	Dairy Queen	13160 E. Colossal Cave Rd, Ste 130	1,550
3	Trail Boss Outfitters	13180 E. Colossal Cave Rd, Ste 120	1,140
4	Vail Floors	13180 E. Colossal Cave Rd, Ste 130	804
5a	Dr. John Hartman	13180 E. Colossal Cave Rd, Ste 140	909
5b	Bark N' Bubbles	13180 E. Colossal Cave Rd, Ste 150	1,410
6	U.S. Postal Service	13190 E. Colossal Cave Rd, Ste 100	2,700
7	Chloe Nails Spa	13190 E. Colossal Cave Rd, Ste 120	1,200
8	Integra Dance Arts	13190 E. Colossal Cave Rd, Ste 130	1,200
9	Vail Family Dentistry	13190 E. Colossal Cave Rd, Ste 140	2,520

#	Tenant	Address	SF
10	Arizona Pizza Co.	13190 E. Colossal Cave Rd, Ste 160	1,680
11	State Farm	13190 E. Colossal Cave Rd, Ste 170	1,200
12	Bavilon Salon	13190 E. Colossal Cave Rd, Ste 180	1,200
13	Montgomery's	13190 E. Colossal Cave Rd, Ste 190	2,912
14	Integra Dance Arts	13190 E. Colossal Cave Rd, Ste 200	964
15	Living Branch	13190 E. Colossal Cave Rd, Ste 210	604
16	**AVAILABLE (The Luxxy Company)***	**13190 E. Colossal Cave Rd, Ste 280**	**960**
17	Pilates Station	13190 E. Colossal Cave Rd, Ste 284	700
18	**AVAILABLE (Desert Roots Counseling)***	**13190 E. Colossal Cave Rd, Ste 290**	**1,114**
19	Vail Realty	13200 E. Colossal Cave Rd, Ste 105	494
	TOTAL GLA:		**27,011**

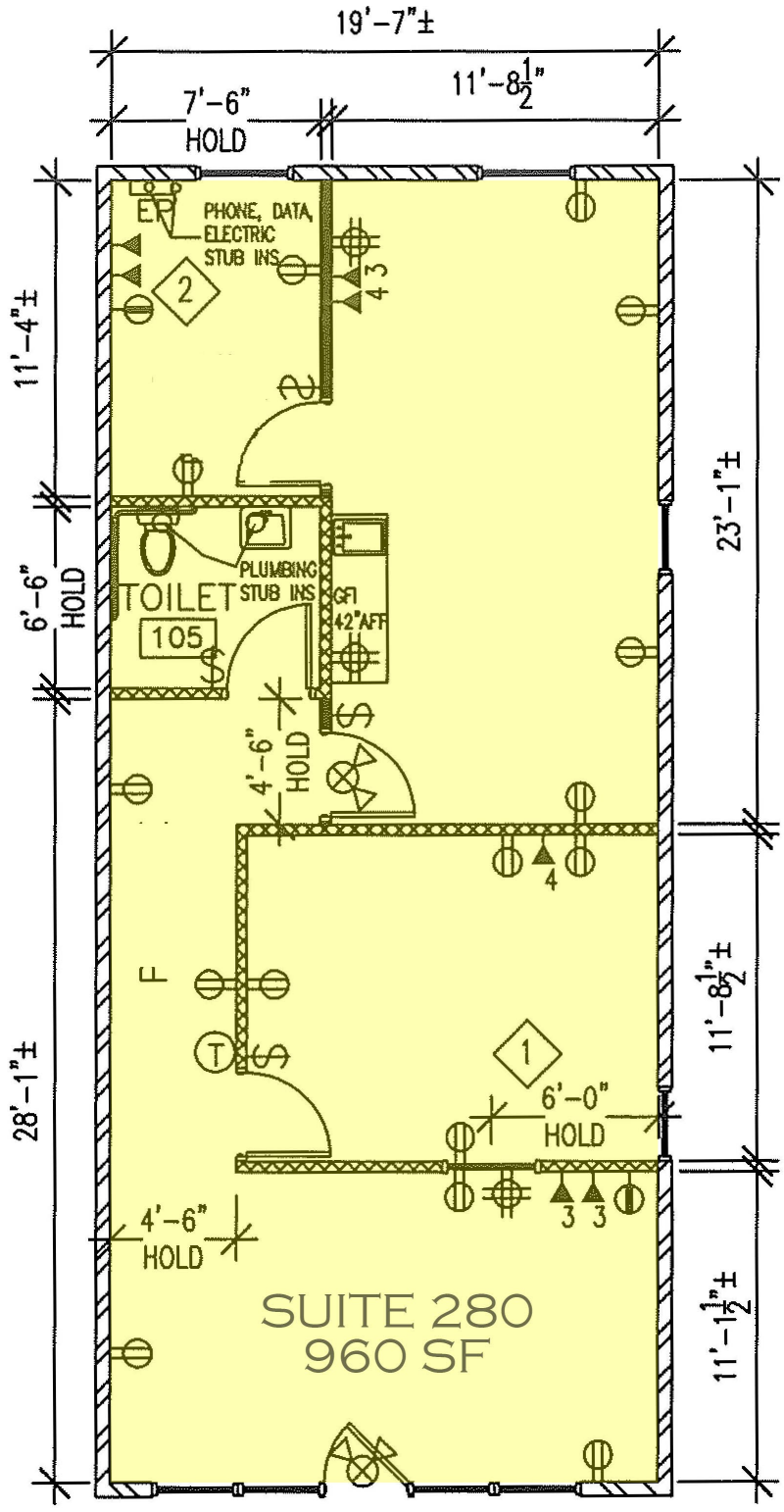
*** Please Do Not Disturb Tenant**

Old Vail Station

Vail, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

13190 STE 280 - FLOOR PLAN

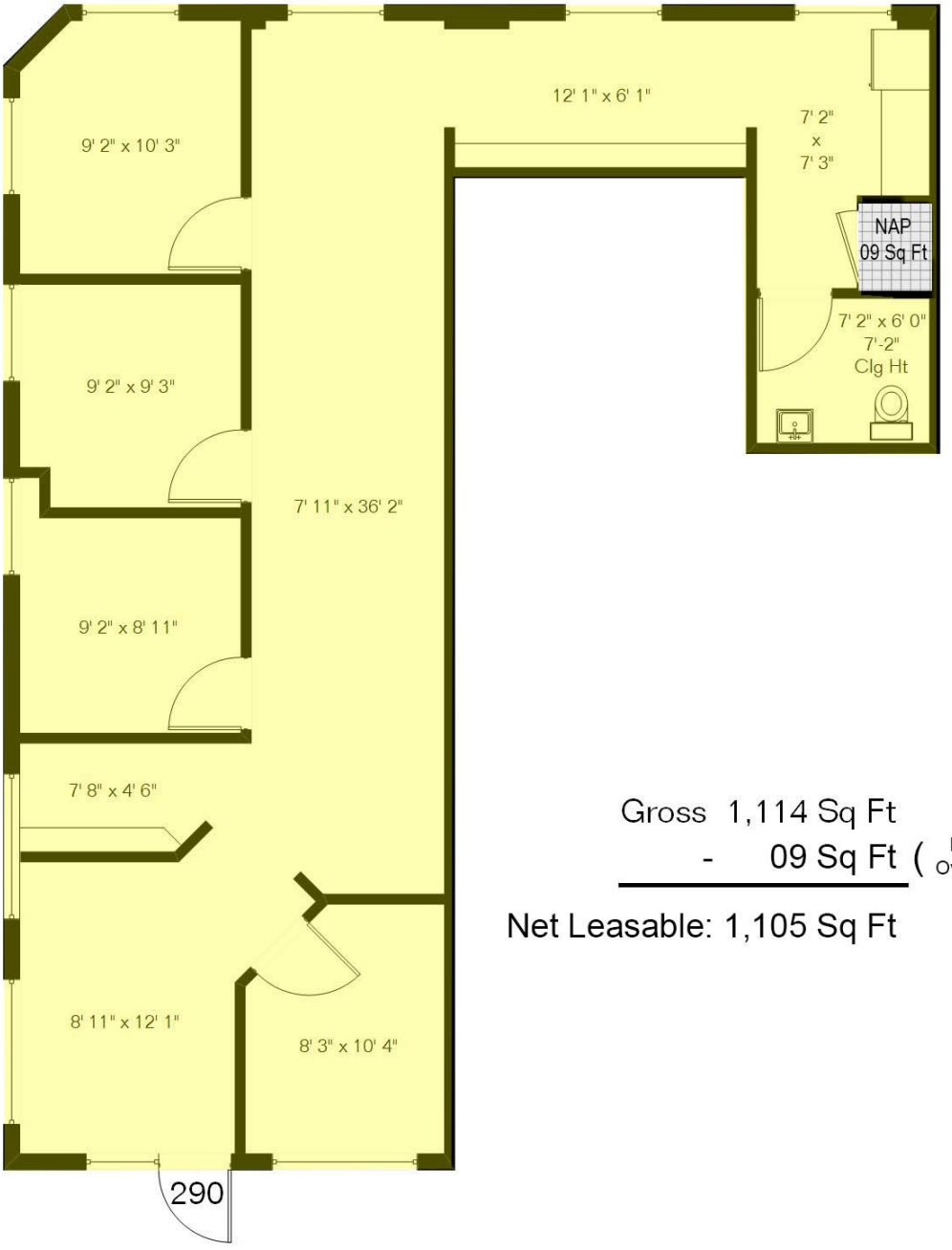


Old Vail Station

Vail, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

13190 STE 290 - FLOOR PLAN



Gross 1,114 Sq Ft

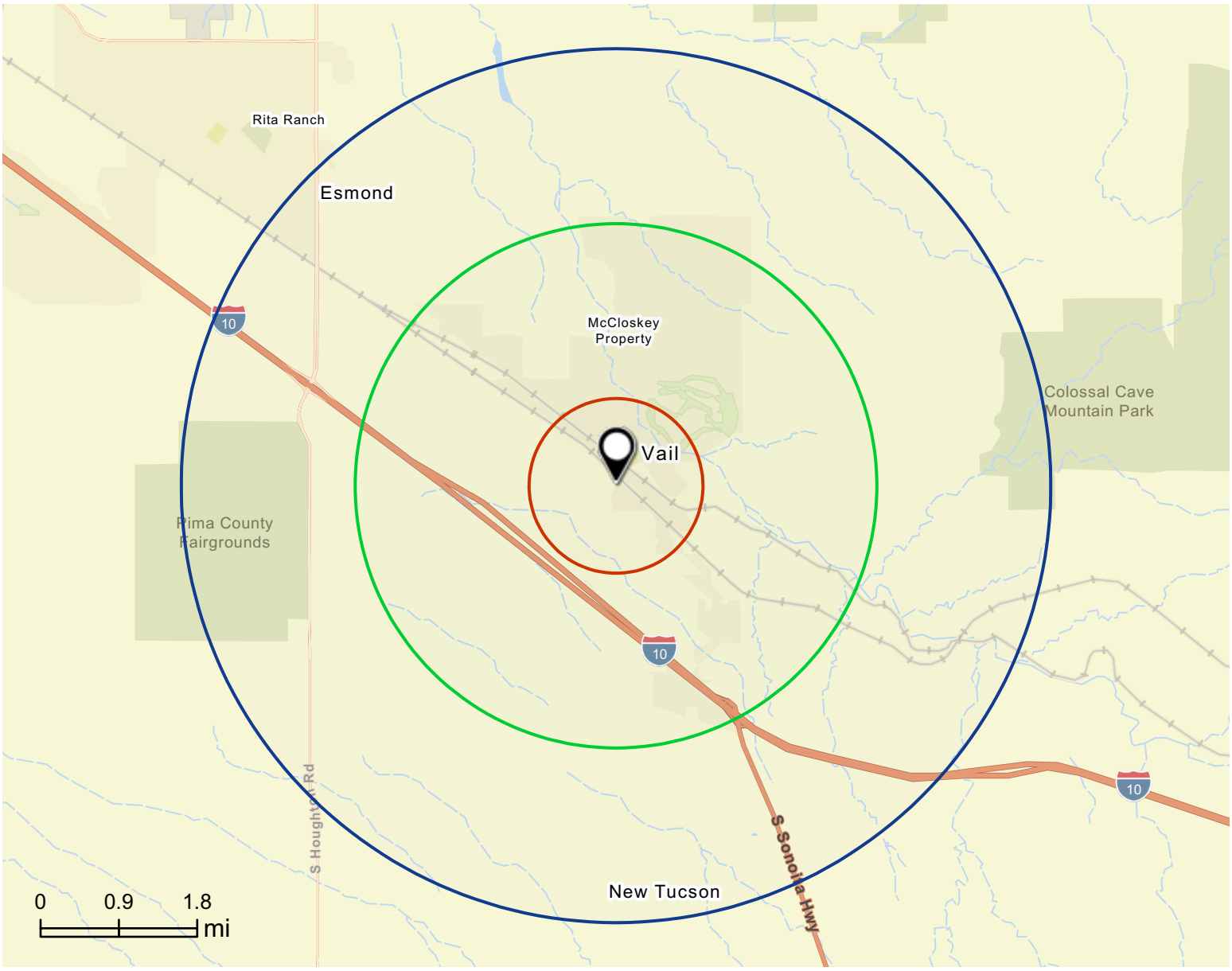
\- 09 Sq Ft (Not A Part - Owner's Room)

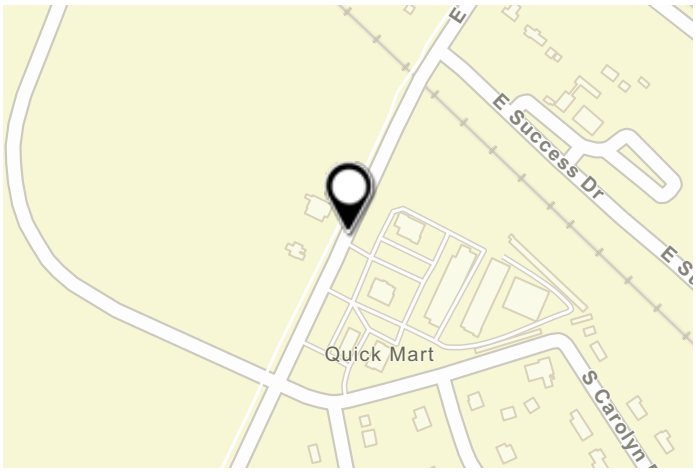
Net Leasable: 1,105 Sq Ft

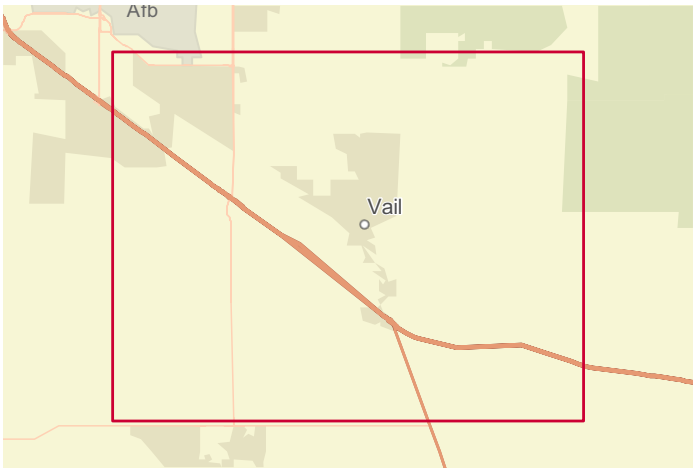
Site Map

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







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Executive Summary

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

COMMERCIAL RETAIL ADVISORS, LLC

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			
2025 Median Age	35.8	40.5	41.0
U.S. median age is 39.1			
Race and Ethnicity			
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			
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

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	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.

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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

	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by SIC Codes	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).

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Business Summary Report (SIC)

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

	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by SIC Codes	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%

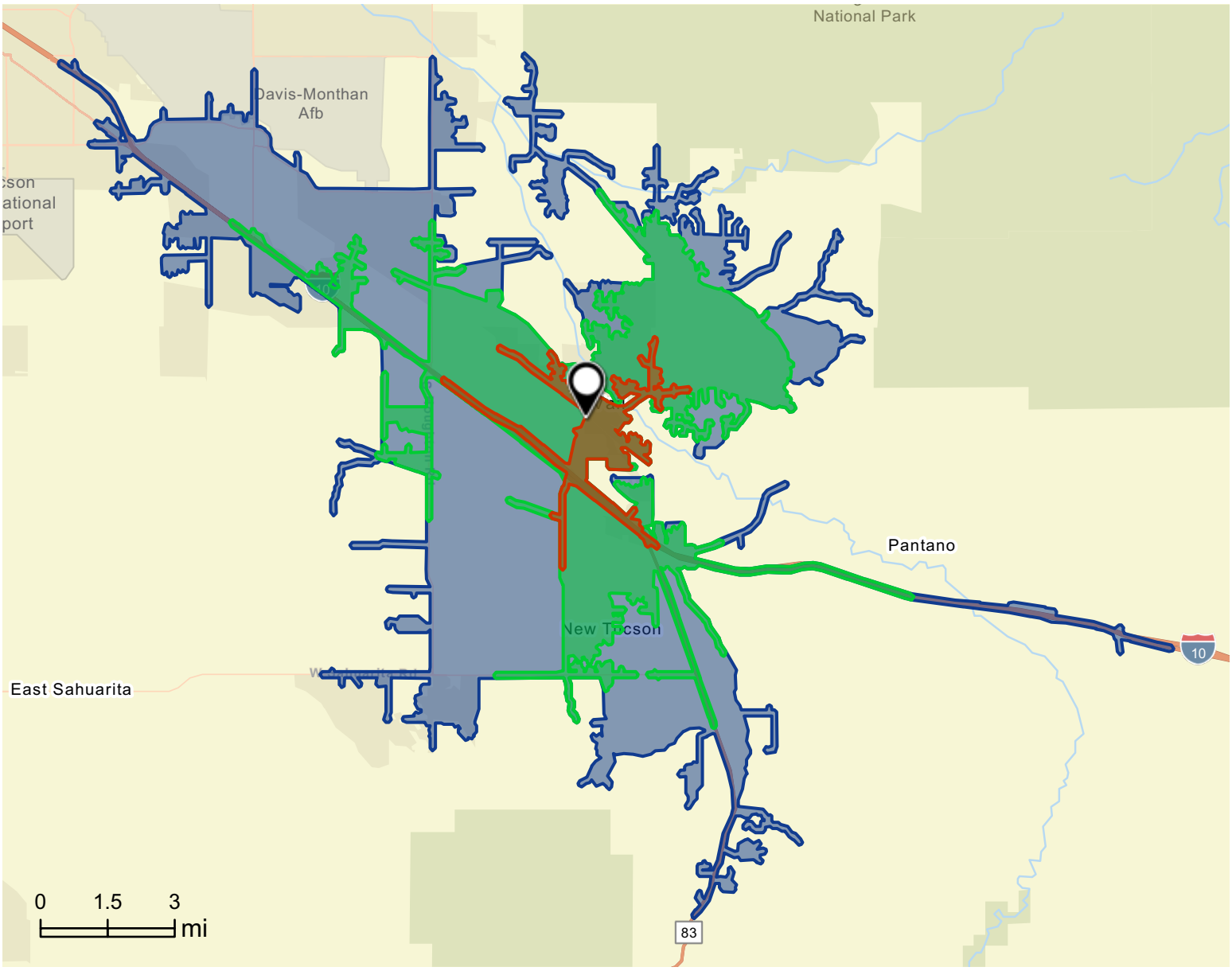
Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

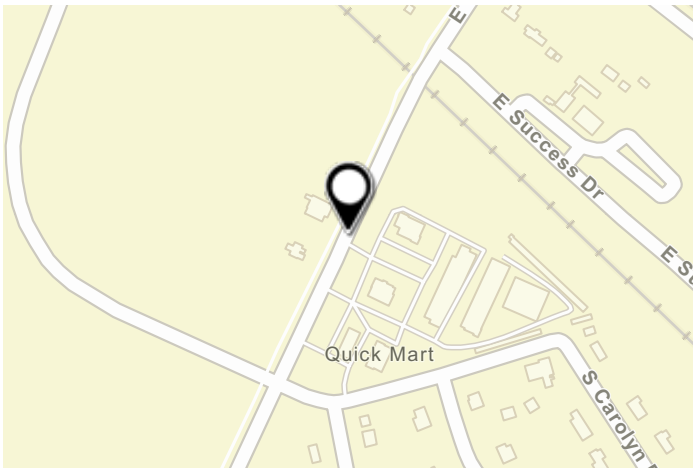
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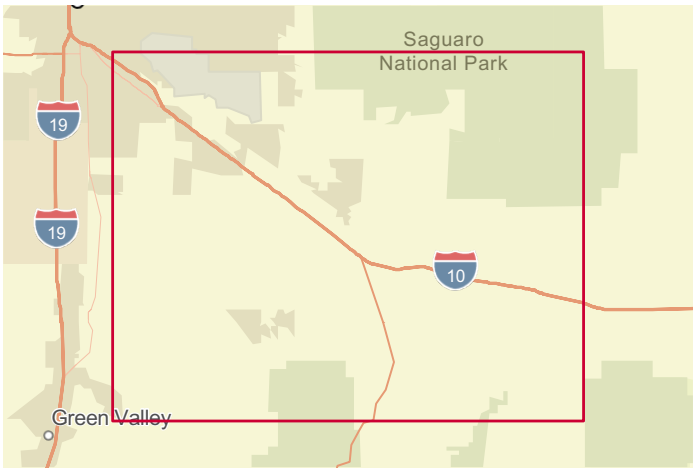
Site Map

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







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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			
2025 Median Age	36.8	40.2	38.0
U.S. median age is 39.1			
Race and Ethnicity			
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			
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

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	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

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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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

	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by SIC Codes	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%

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Business Summary Report (SIC)

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

	5 minutes				10 minutes				15 minutes			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by SIC Codes	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).

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