

# 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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## PROPERTY INFORMATION

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

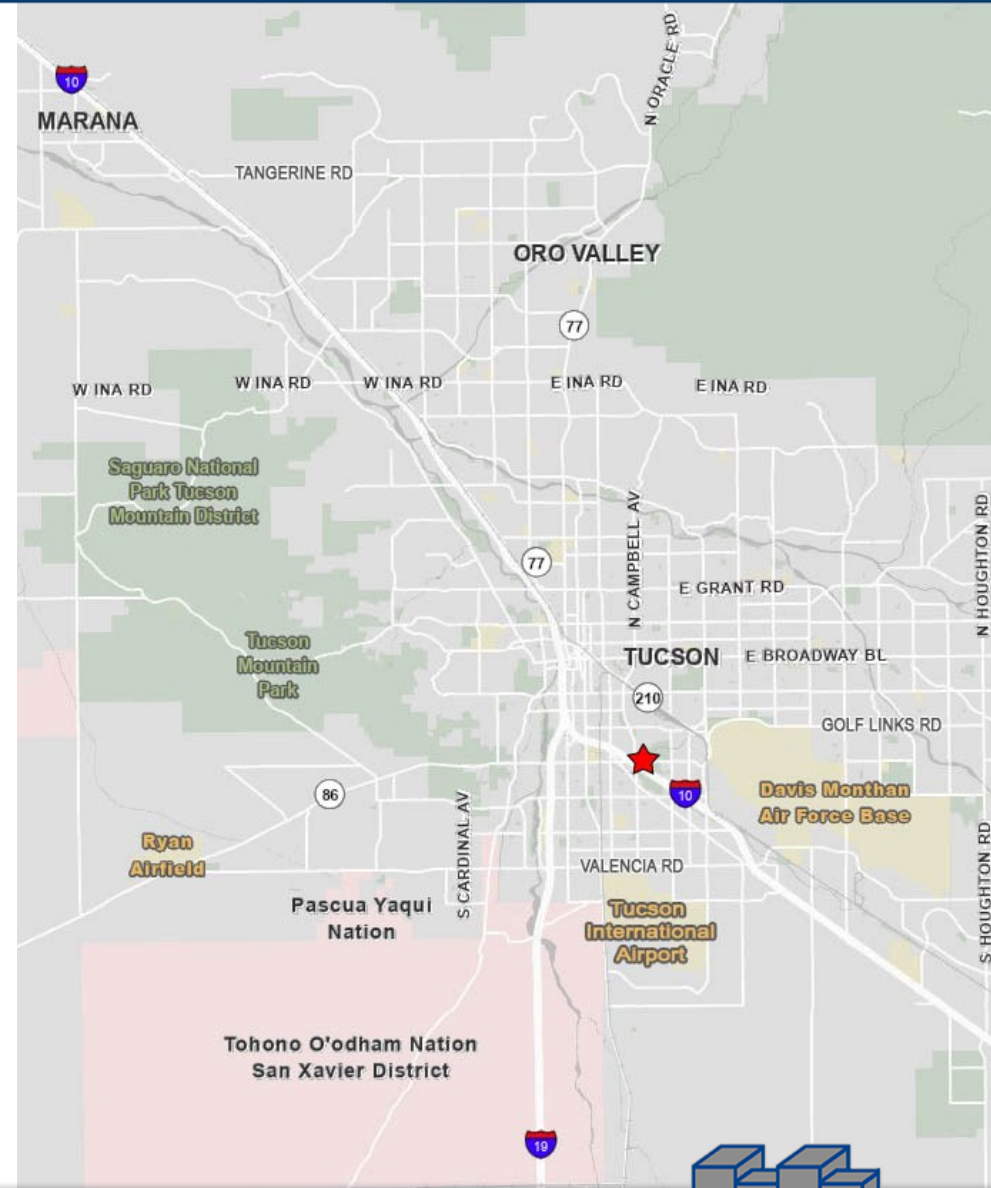
### PADS AVAILABLE

- 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: 3,198 SF  
COVERAGE: 6.7%  
PARKING REQUIRED: (1 SPACE / 100 S.F.) 32 SPACES  
PARKING PROVIDED: 67 SPACES  
PARKING RATIO: 16.89 PER 1,000

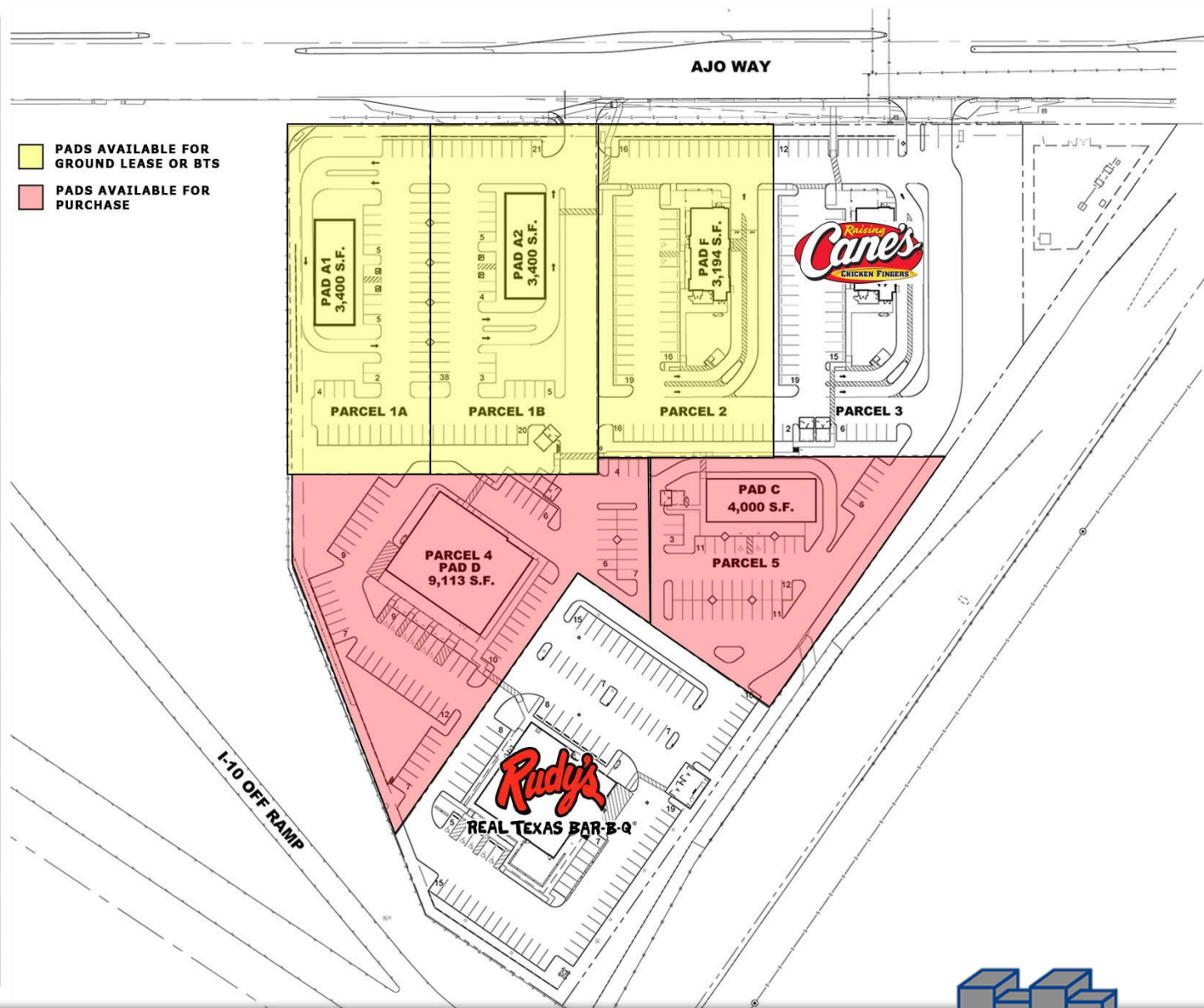
### PARCEL 4:

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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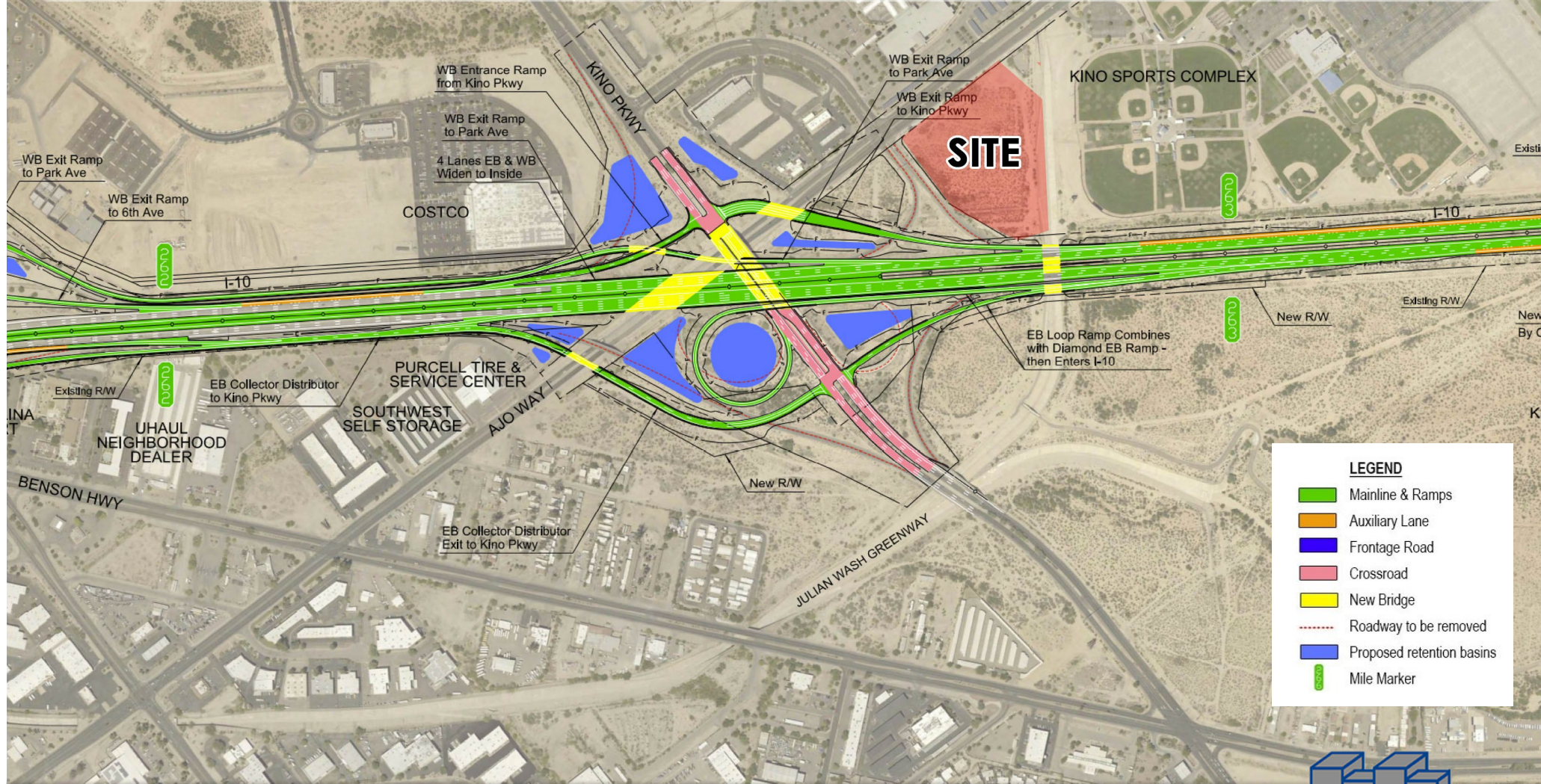
12.5.2025



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





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W.M. GRACE COMPANIES  
SINCE 1966

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

**Managing Member, Designated Broker  
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