



## COMMERCIAL RETAIL ADVISORS, LLC

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# AJO CENTER PADS



### Description

**Location:** 2100-2180 E. Ajo Way  
SEC of I-10 & Ajo (aka AZ 86) at Kino Corridor  
Tucson, AZ

**PAD Sizes:** Parcel 1A - ±41,004 SF For Ground Lease or BTS  
Parcel 1B - ±47,535 SF For Ground Lease or BTS  
Parcel 4: ±61,751 SF - For Sale  
Parcel 5: ±38,675 SF - For Sale  
Parcel 2 - For Lease, see separate brochure.

### Demographic Highlights

2021 Estimates	1 MI	3 MI	5 MI
Population	6,778	100,251	259,994
Households	2,059	32,369	91,813
Average HH Income	\$47,813	\$48,333	\$53,134

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

### Traffic Counts

Ajo Way:	23,617 VPD (2021)
I-10:	70,601 VPD (2020)
Kino:	36,979 VPD (2021)
Total:	131,197 VPD

(Source: Pima Association of Governments and ADOT)

### Property Highlights

- ◆ 2 miles from the University of Arizona, downtown Tucson and the Tucson International Airport.
- ◆ Intersection of three highways, on I-10 off ramp.
- ◆ 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.

### A Development By:



W.M. GRACE COMPANIES  
SINCE 1966

### For information, contact:

**Craig Finrock, CCIM, CRX, CLS**  
**Designated Broker**  
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# Ajo Center PADs

Tucson, Arizona



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## TRADE AERIAL





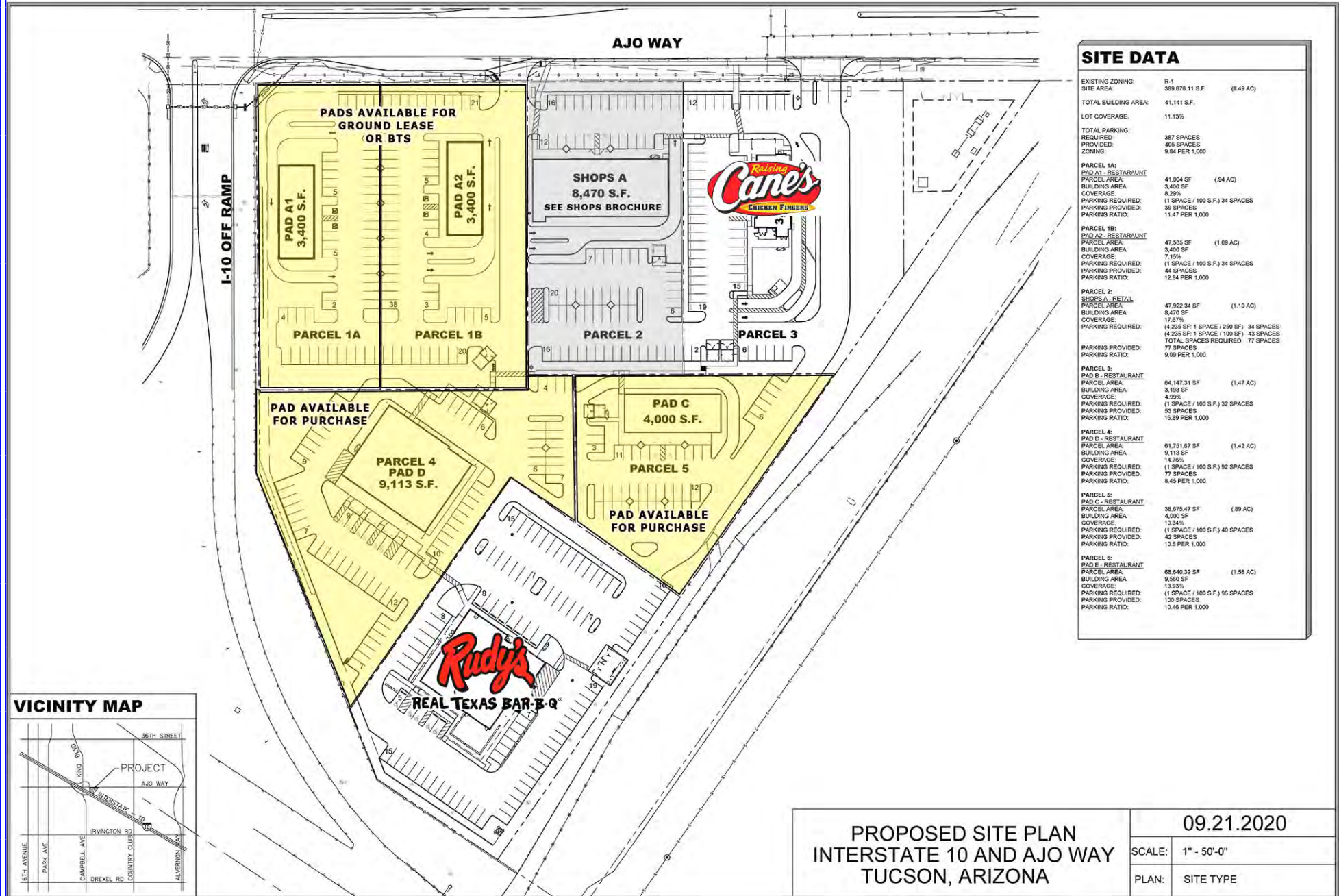
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## PROPOSED SITE PLAN





# Ajo Center PADs

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AERIAL - NORTHWEST



AERIAL - EAST





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AERIAL - WEST



AERIAL - SOUTHWEST

