

AJO CENTER | SHOP SPACE AVAILABLE

SEC AJO WAY & KINO PARKWAY (CORRIDOR) • TUCSON, AZ



W.M. GRACE COMPANIES
SINCE 1966

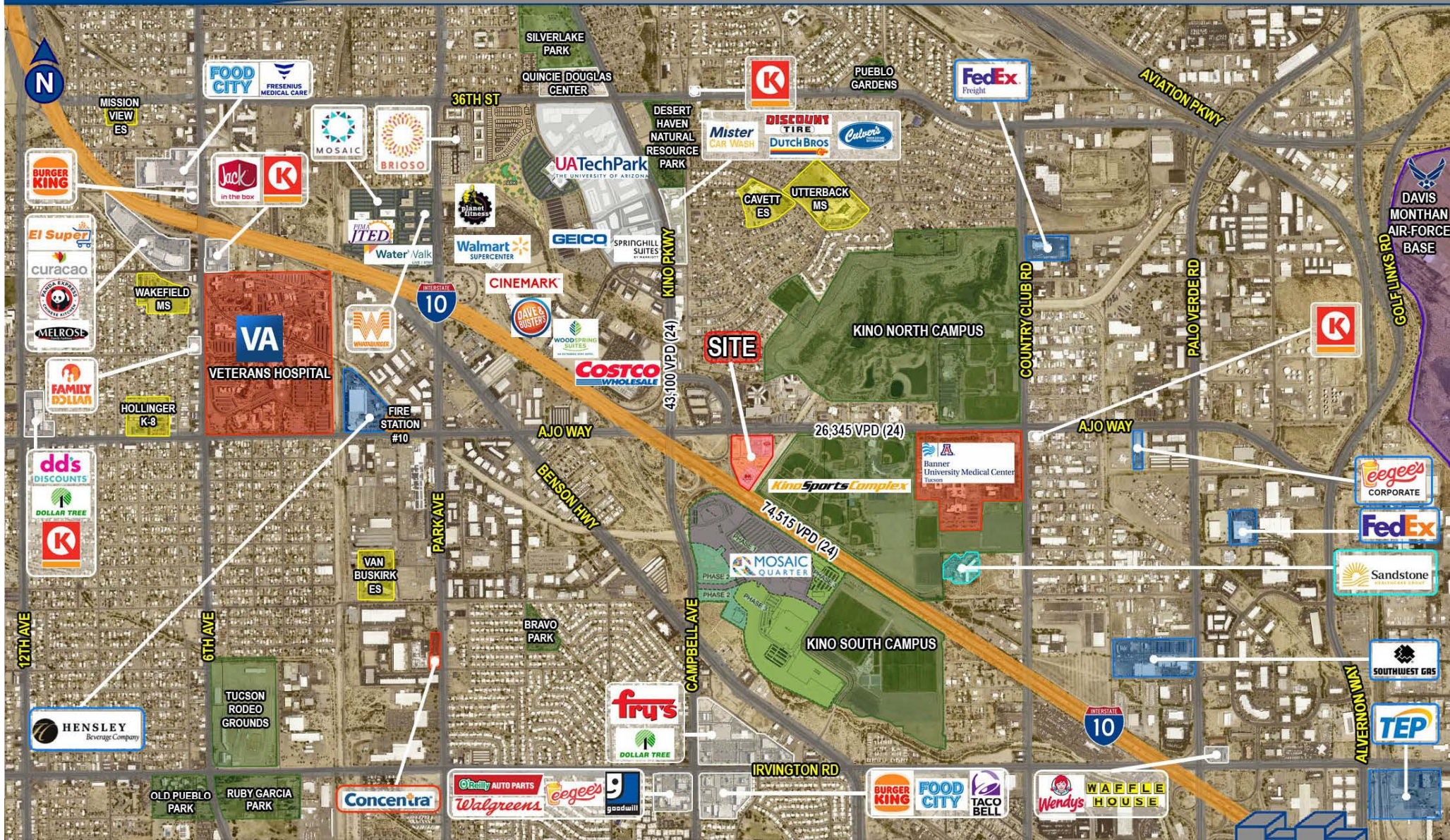
5420 E Broadway Blvd., Ste. 200 Tucson, AZ 85711

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

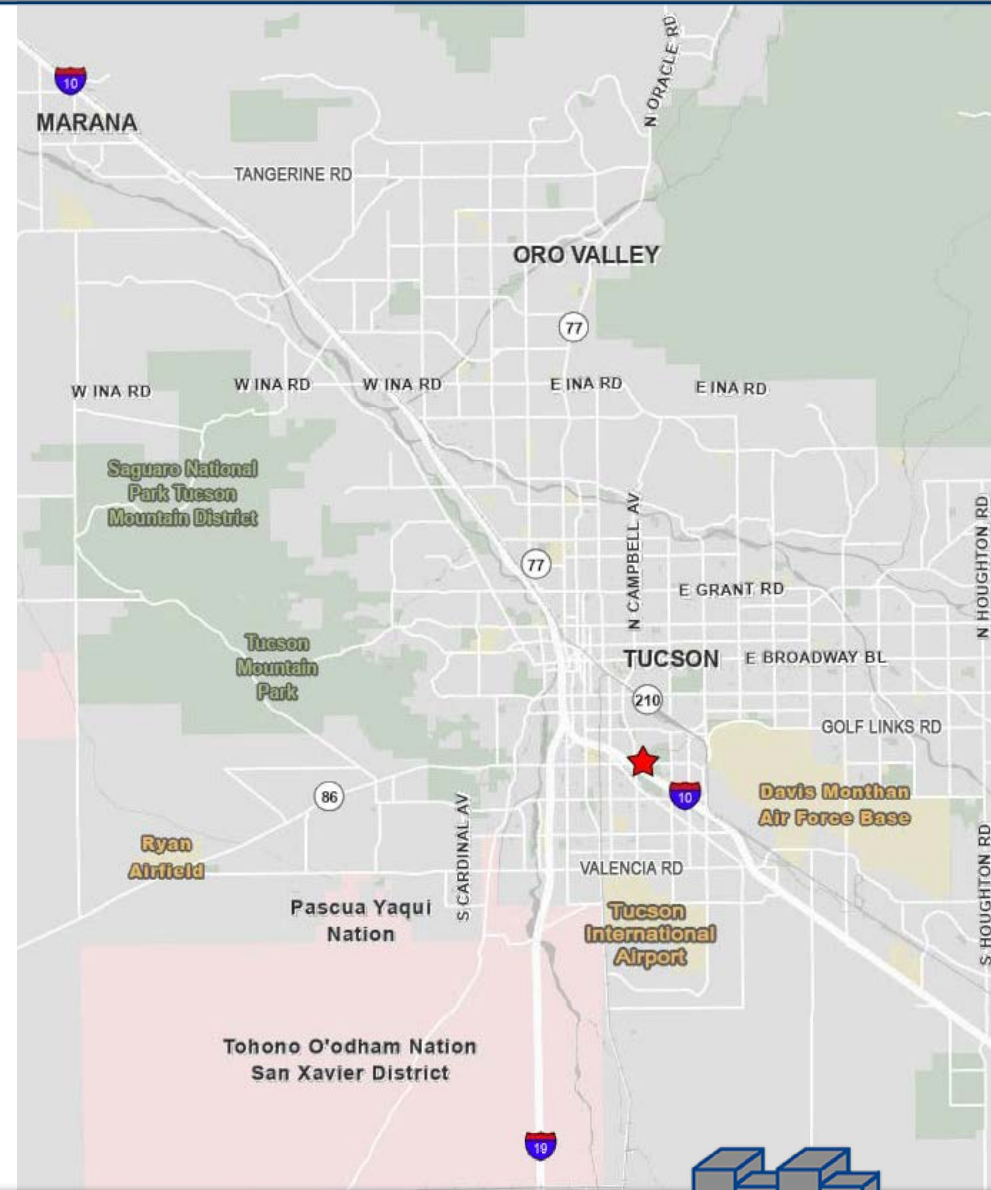
SPACE AVAILABLE: Future ±8,470 SF Shops Building
±1,200 - 8,470 SF Available
End Cap Drive Thru Available

PRICING: Please call broker for price.

ZONING: C-1

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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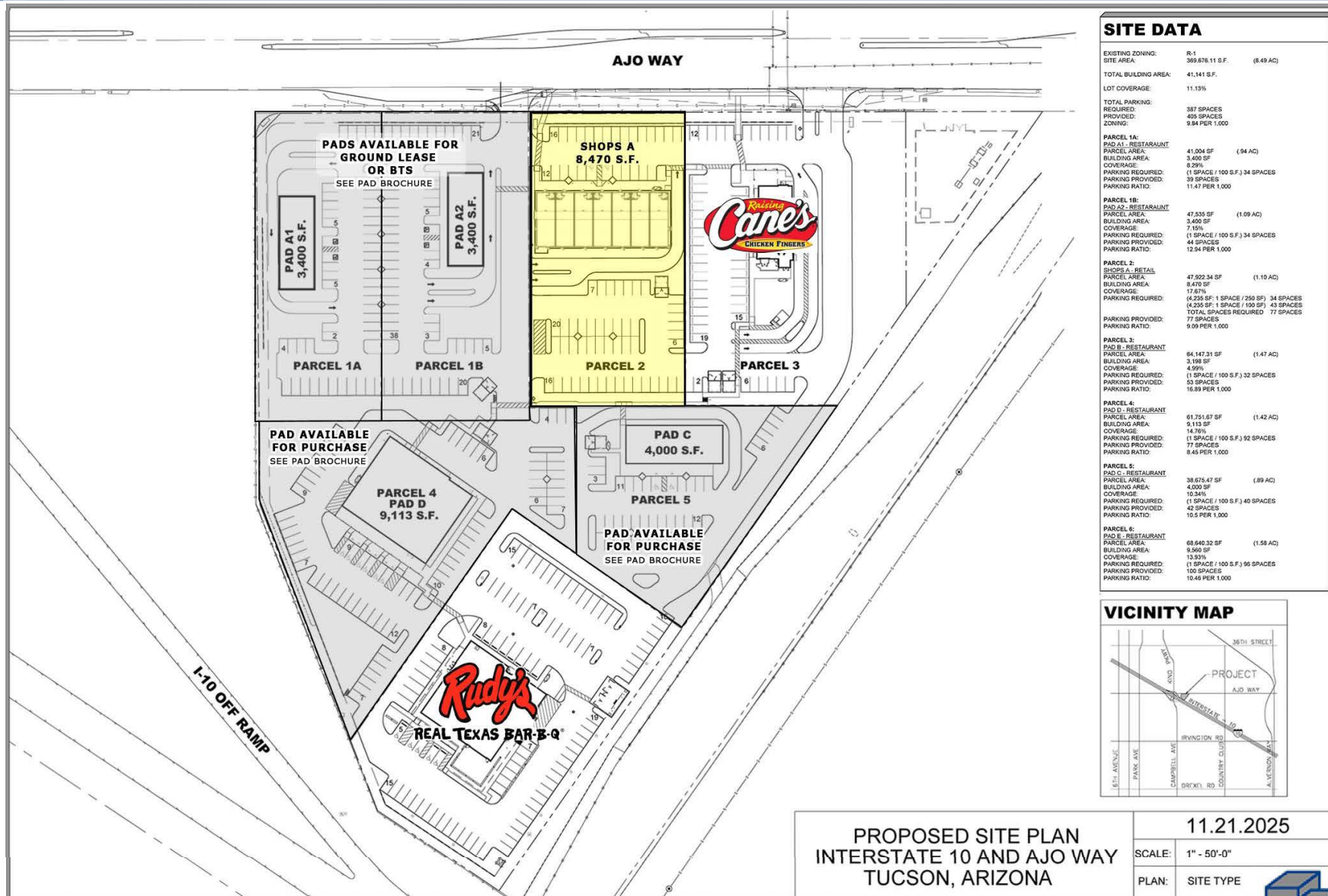
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SITE PLAN



SITE DATA

EXISTING ZONING:	R-1	
SITE AREA:	385,676.11 S.F.	(8.49 AC)
TOTAL BUILDING AREA:	41,141 S.F.	
LOT COVERAGE:	11.13%	
TOTAL PARKING:	387 SPACES	
REQUIRED:	455 SPACES	
PROVIDED:	9.94 PER 1,000	
ZONING:		
PARCEL 1A:		
PAD A1 - RESTAURANT		
PARCEL AREA:	41,004 S.F.	(94 AC)
BUILDING AREA:	3,400 S.F.	
COVERAGE:	8.29%	
PARKING REQUIRED:	(1 SPACE / 100 S.F.) 34 SPACES	
PARKING PROVIDED:	44 SPACES	
PARKING RATIO:	11.47 PER 1,000	
PARCEL 1B:		
PAD A2 - RESTAURANT		
PARCEL AREA:	47,535 S.F.	(1.09 AC)
BUILDING AREA:	3,400 S.F.	
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:		
SHOPS A - RETAIL		
PARCEL AREA:	47,922.34 S.F.	(1.10 AC)
BUILDING AREA:	8,470 S.F.	
COVERAGE:	17.67%	
PARKING REQUIRED:	(4,235 S.F. / 1 SPACE / 100 S.F.) 43 SPACES	
TOTAL SPACES REQUIRED:	77 SPACES	
PARKING PROVIDED:	77 SPACES	
PARKING RATIO:	9.99 PER 1,000	
PARCEL 3:		
PAD B - RESTAURANT		
PARCEL AREA:	64,147.31 S.F.	(1.47 AC)
BUILDING AREA:	3,198 S.F.	
COVERAGE:	4.99%	
PARKING REQUIRED:	(1 SPACE / 100 S.F.) 32 SPACES	
PARKING PROVIDED:	53 SPACES	
PARKING RATIO:	16.88 PER 1,000	
PARCEL 4:		
PAD D - RESTAURANT		
PARCEL AREA:	61,751.67 S.F.	(1.42 AC)
BUILDING AREA:	9,113 S.F.	
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 S.F.	(.89 AC)
BUILDING AREA:	4,000 S.F.	
COVERAGE:	10.34%	
PARKING REQUIRED:	(1 SPACE / 100 S.F.) 40 SPACES	
PARKING PROVIDED:	42 SPACES	
PARKING RATIO:	10.5 PER 1,000	
PARCEL 6:		
PAD E - RESTAURANT		
PARCEL AREA:	68,640.32 S.F.	(1.58 AC)
BUILDING AREA:	9,590 S.F.	
COVERAGE:	13.93%	
PARKING REQUIRED:	(1 SPACE / 100 S.F.) 96 SPACES	
PARKING PROVIDED:	100 SPACES	
PARKING RATIO:	10.46 PER 1,000	

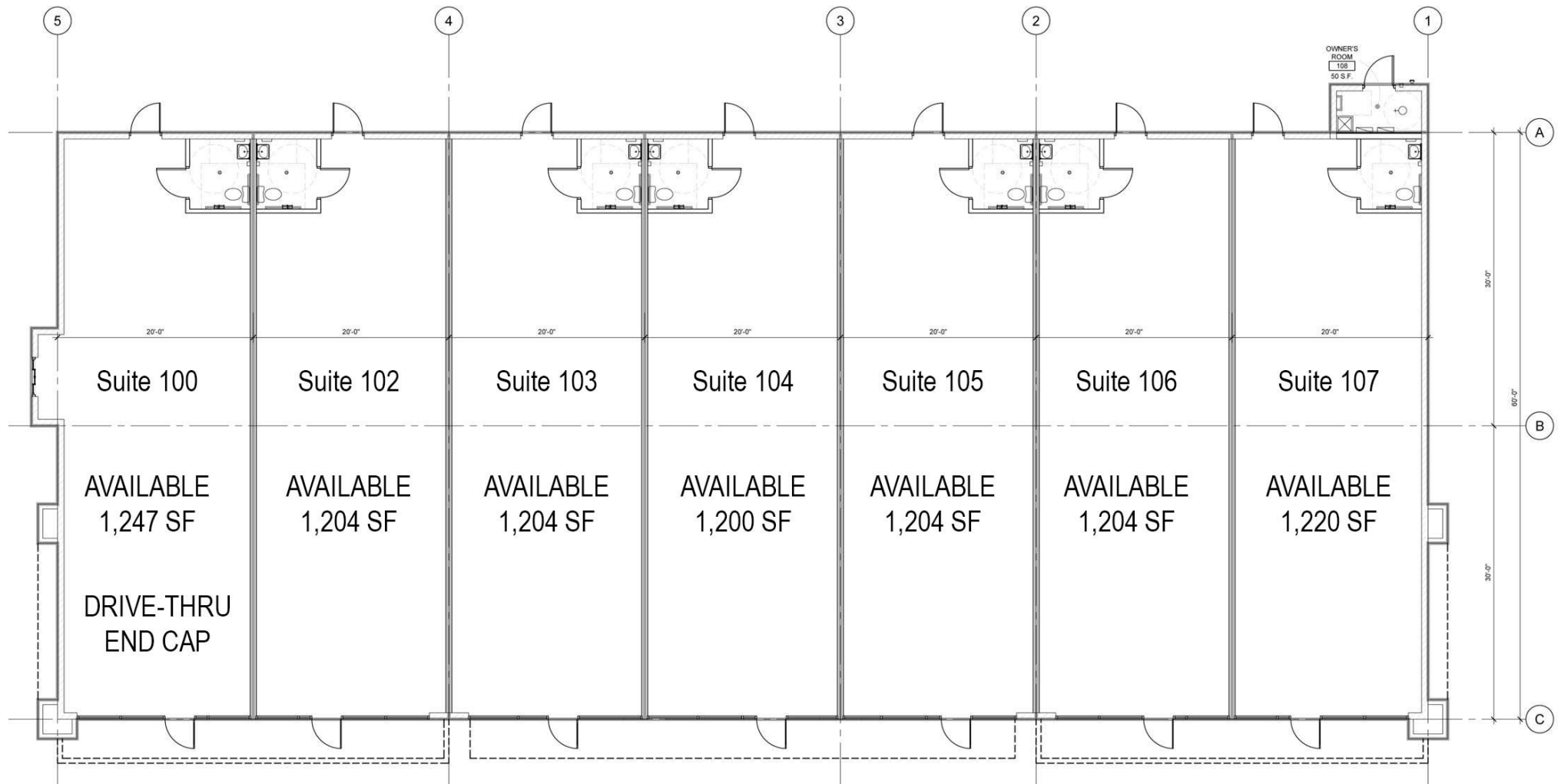
VICINITY MAP



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FLOOR PLAN



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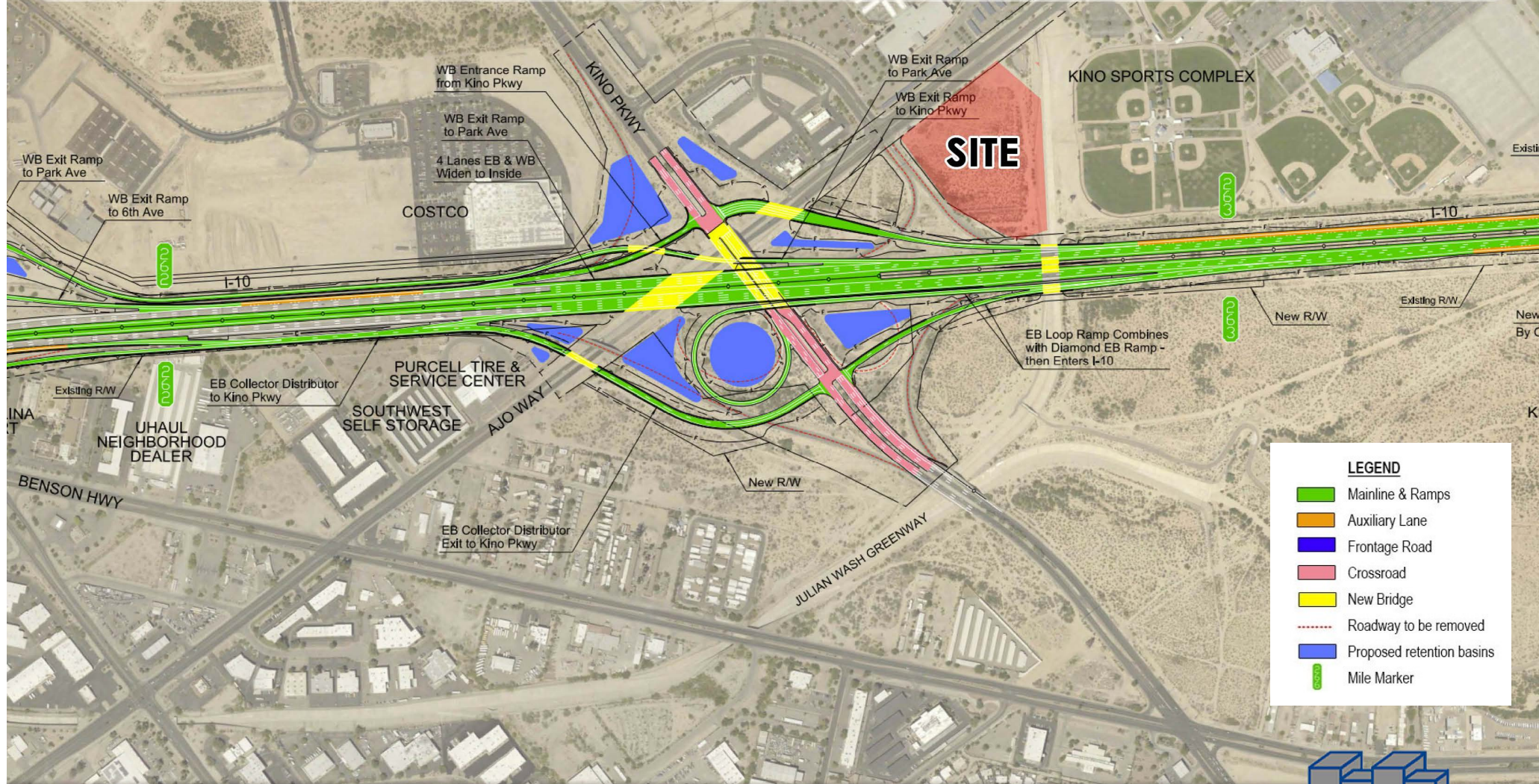
SHOPS ELEVATIONS



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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
Commercial Retail Advisors, LLC
Licensed Real Estate Broker in Arizona**



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