



# COMMERCIAL RETAIL ADVISORS, LLC

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## AJO MARKETPLACE 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 6: ± 68,640 SF - Pending  
Parcel 2 - For Lease, see separate brochure.

**Zoning:** Property is currently being rezoned to C-1, scheduled to be completed late 3rd quarter 2020

### 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 ±100 acre Kino Sports Complex.
- ◆ 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.

### Demographic Highlights

2019 Estimates	1 MI	3 MI	5 MI
Population	6,824	99,184	256,080
Households	2,061	31,929	90,105
Average HH Income	\$43,206	\$44,703	\$50,293

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

### Traffic Counts

Ajo Way:	26,746 VPD (2019)
I-10:	90,291 VPD (2019)
Kino:	32,321 VPD (2019)
Total:	149,358 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:

**Craig Finrock, CCIM, CRX, CLS**  
Designated Broker  
cfinrock@cradvisorsllc.com

A Development By:



**W.M. GRACE COMPANIES**  
SINCE 1966

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.

# Ajo Marketplace PADs

Tucson, Arizona



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## TRADE AERIAL



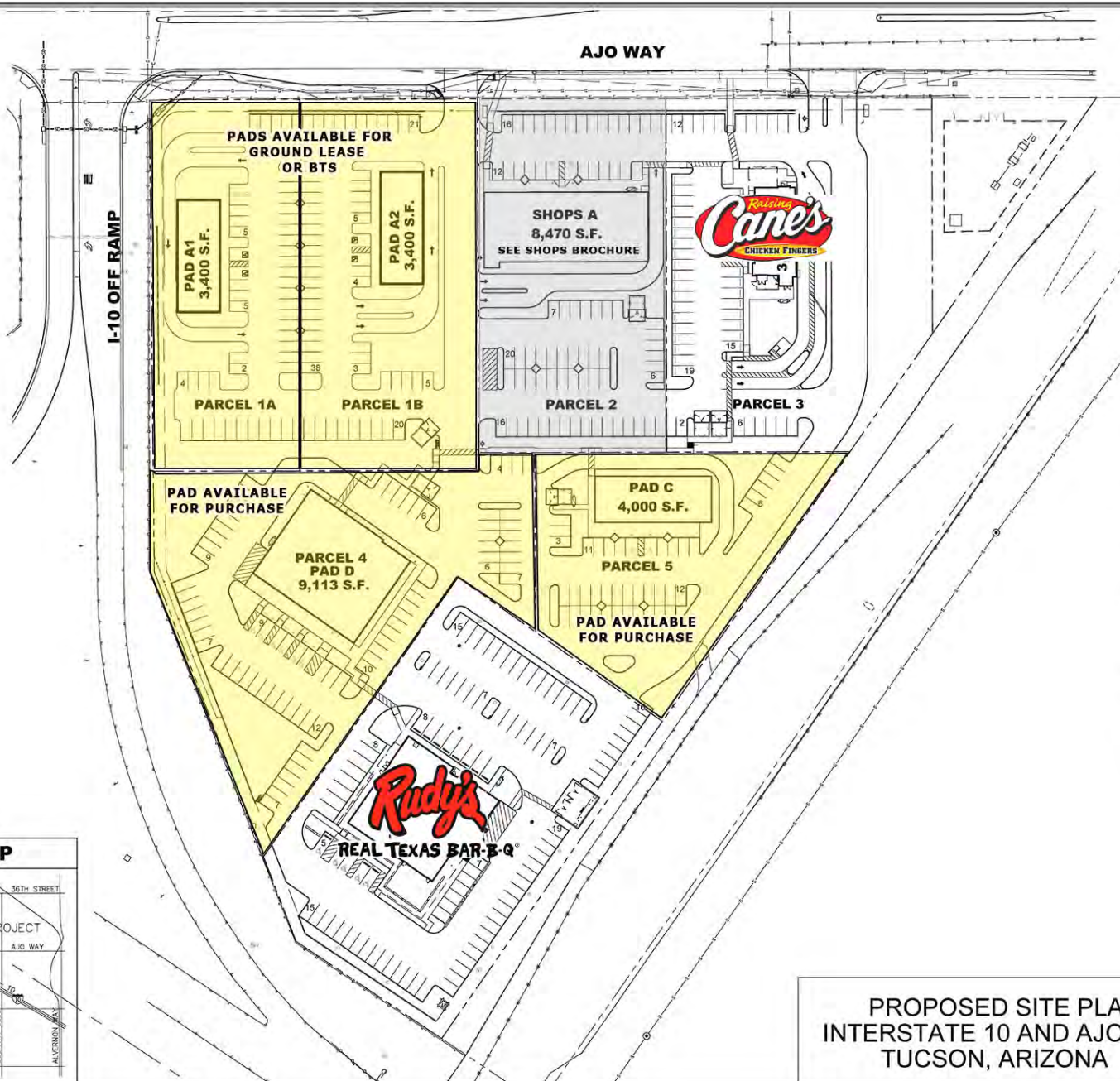
# Ajo Marketplace PADs

Tucson, Arizona

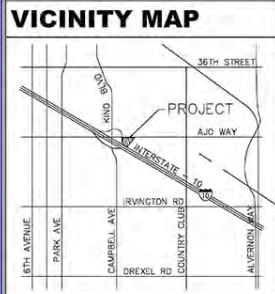


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## PROPOSED SITE PLAN



SITE DATA		
EXISTING ZONING:	R-1	
SITE AREA:	389,678.11 S.F.	(8.49 AC)
TOTAL BUILDING AREA:	41,141 S.F.	
LOT COVERAGE:	11.13%	
TOTAL PARKING:	387 SPACES	
REQUIRED:	405 SPACES	
PROVIDED:	9.84 PER 1,000	
ZONING:		
<b>PARCEL 1A:</b>		
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	
<b>PARCEL 1B:</b>		
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	
<b>PARCEL 2:</b>		
SHOPS A - RETAIL		
PARCEL AREA:	47,922.34 SF	(1.10 AC)
BUILDING AREA:	8,470 SF	
COVERAGE:	17.67%	
PARKING REQUIRED:	(4,235 SF : 1 SPACE / 250 SF) 34 SPACES	
TOTAL SPACES REQUIRED:	43 SPACES	
PARKING PROVIDED:	77 SPACES	
PARKING RATIO:	9.09 PER 1,000	
<b>PARCEL 3:</b>		
PAD B - RESTAURANT		
PARCEL AREA:	94,147.31 SF	(2.17 AC)
BUILDING AREA:	3,398 SF	
COVERAGE:	3.61%	
PARKING REQUIRED:	(1 SPACE / 100 S.F.) 32 SPACES	
PARKING PROVIDED:	53 SPACES	
PARKING RATIO:	16.89 PER 1,000	
<b>PARCEL 4:</b>		
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	
<b>PARCEL 5:</b>		
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	
<b>PARCEL 6:</b>		
PAD E - RESTAURANT		
PARCEL AREA:	68,640.32 SF	(1.58 AC)
BUILDING AREA:	5,560 SF	
COVERAGE:	8.09%	
PARKING REQUIRED:	(1 SPACE / 100 S.F.) 96 SPACES	
PARKING PROVIDED:	100 SPACES	
PARKING RATIO:	10.46 PER 1,000	



<p>PROPOSED SITE PLAN INTERSTATE 10 AND AJO WAY TUCSON, ARIZONA</p>		09.21.2020
		SCALE: 1" = 50'-0"
PLAN: SITE TYPE		