COMMERCIAL RETAIL ADVISORS, LLC

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COMMERCIAL LAND FOR SALE
I-10 & KOLB RD - TUCSON,AZ

Property Description

Location:	NWC of I-10 and Kolb Rd. Tucson, AZ
Land Available:	± 16.42 Acres
Sale Price:	Please Contact Broker
Zoning:	PAD - Freeway Commercial (generally all CB-2 uses allowed)
Parcel No::	141-36-6970

REDUCED PRICE

Demographic Highlights

2025 Estimates	1 Mile	3 Miles	5 Miles
Population:	3,677	30,659	56,245
Households:	1,891	8,839	17,767
Average HH Income:	$95,364	$108,174	$113,063

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

For information, contact:

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

Highlights

- Corner Parcel with I-10 frontage and interchange.
- Kolb Rd is the only North-South arterial road that crosses the Davis Monthan Air Force Base, connecting all the way north to Tanque Verde Rd.
- Situated near a main entrance to La Estancia, Sunbelt Holdings' recently sold out, 556-acre master-planned community, which includes 2,500 residential lots, and several national homebuilders including Meritage Homes, Lennar, Pulte, and Richmond American Homes.
- Located 2 miles from Port of Tucson, the domestic intermodal contractor for the Southwest region, housing 1.8 million SF of facilities, and conducting more than 11,000 container lifts every year.
- Located 2 miles from the 1.2 million SF Amazon fulfillment center on Kolb, currently being expanded on a 51-acre site across the street.
- Located 3 miles from the UA Tech Park, a 1,345-acre site with over 7,000 employees, 2 million SF of office and laboratory space, and 50 businesses on site, including 6 fortune 500 companies.
- Tucson named #1 Inbound City of 2022 — Allied Van Lines US Migration Report.

Traffic Counts

I-10:	60,622 VPD (2024)
Kolb Road:	13,983 VPD (2025)
Total:	74,605 VPD

(Source: Pima Association of Governments and ADOT)

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.

NWC I-10 & Kolb Rd.

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Legend

Parcels

SITE

Size: ±16.42 Acres

Zoning: PAD - Freeway Commercial

800.0 0 400.00

Feet

Pima County GIS

This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

9.23.2026

NWC I-10 & Kolb Rd.

Tucson, Arizona

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TRADE AERIAL

9.23.2026

NWC I-10 & Kolb Rd.

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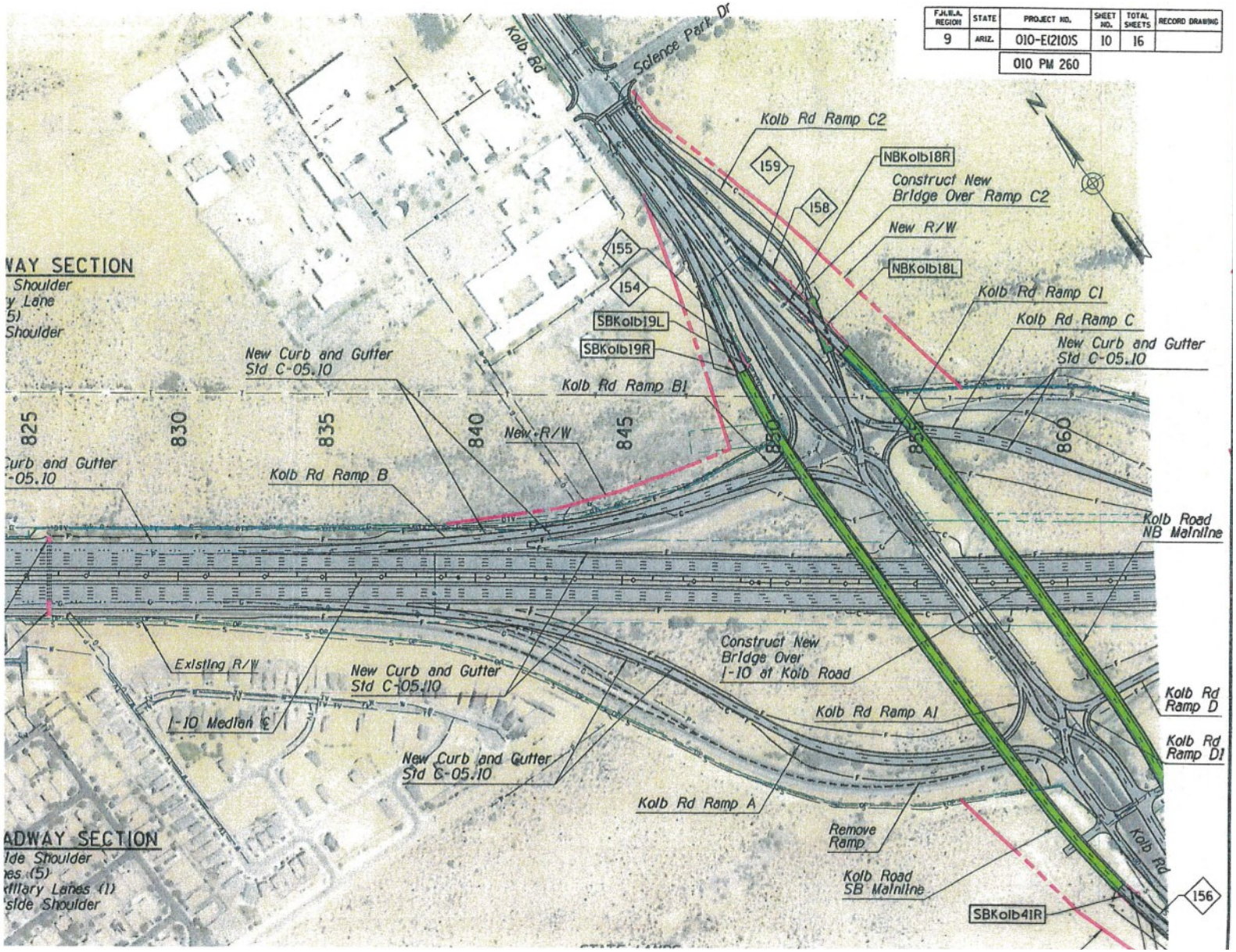
PROPOSED ADOT EXPANSION PLANS (DATE UNDERTERMINED)



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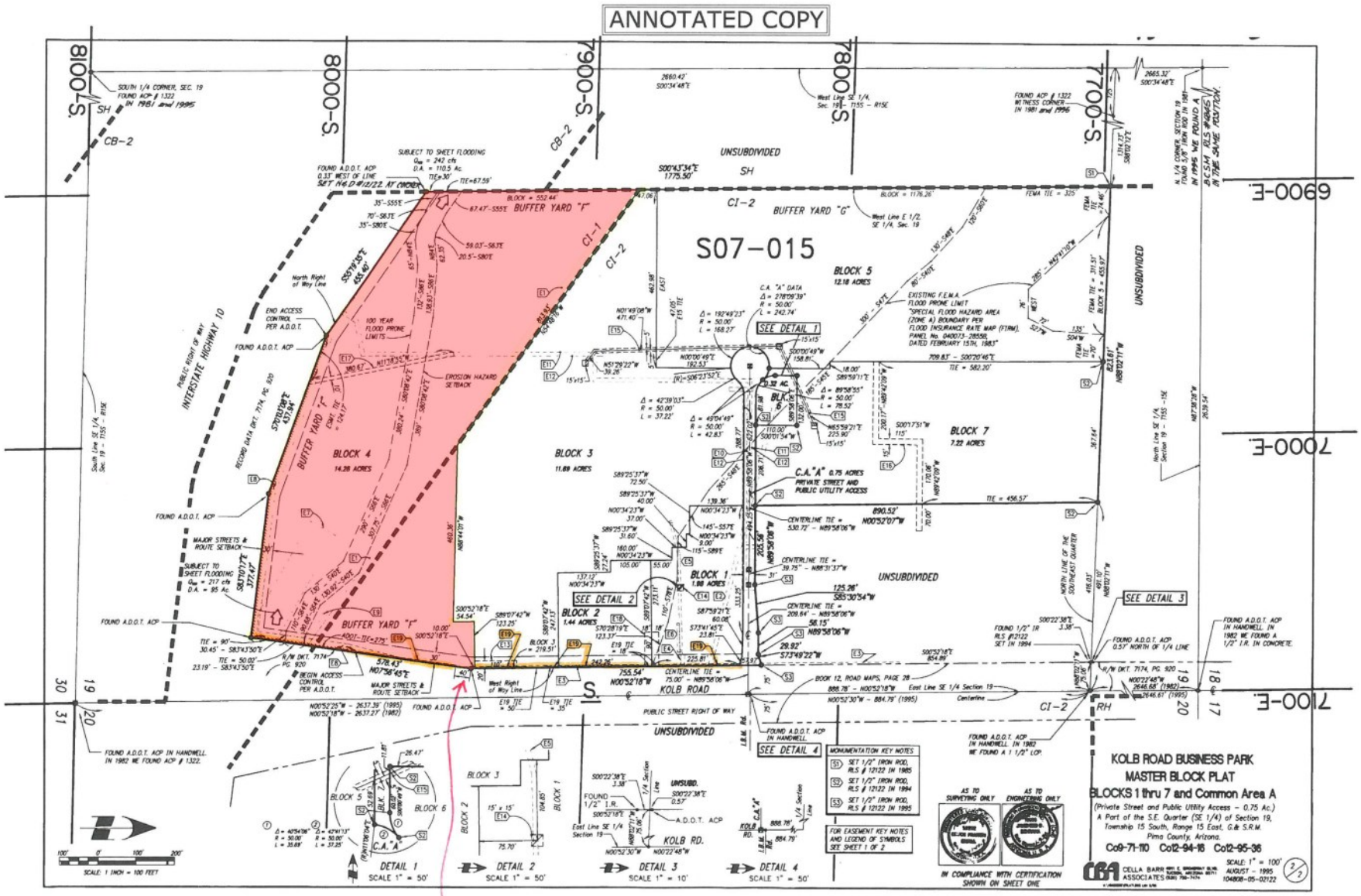
MASTER BLOCK PLAT MAP



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