



COMMERCIAL RETAIL ADVISORS, LLC

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



Property Description

Location: SEC of I-10 and Kolb Rd.
Tucson, AZ

Sites Available: A: ± 1.27 Acres
B: ± 9.3 Acres (not including driveway included in purchase, See page 5 for PADs)

Sales Price: A: \$995,782.00 (\$18/SF)
B: Call broker for prices.

Zoning: A: CB-2
B: CB-1

Demographic Highlights

2021 Estimates	1 Mile	3 Miles	5 Miles
Population:	4,420	25,915	52,019
Households:	1,897	6,975	15,612
Average HH Income:	\$78,406	\$87,488	\$82,784

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

For information, contact:

Craig Finfrock, CCIM, CRX, CLS
Designated Broker
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Highlights

- ♦ Corner PAD 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 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 and organizations on site, including 6 fortune 500 companies.

Traffic Counts

I-10: 39,262 VPD (2020)

Kolb Road: 9,394 VPD (2019)

Total: 48,656 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.

SEC I-10 & Kolb Rd.



Tucson, Arizona

TRADE AERIAL

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SEC I-10 & Kolb Rd.

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A E R I A L



SEC I-10 & Kolb Rd.

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AERIAL - NORTHWEST



AERIAL - EAST



SEC I-10 & Kolb Rd.

Tucson, Arizona



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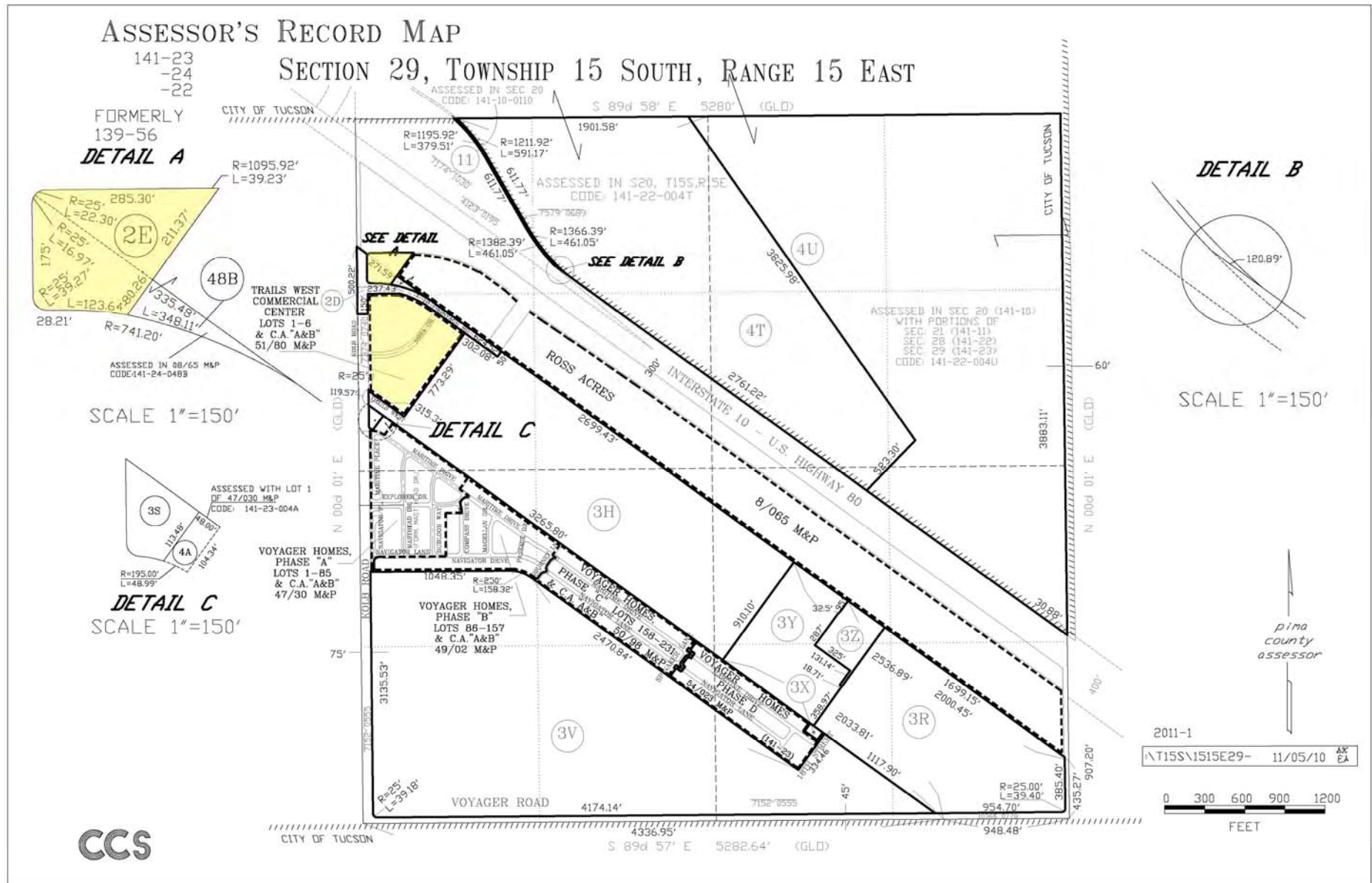
AERIAL - SOUTHEAST



Tucson, Arizona



PLAT MAP - SITE A



SEC I-10 & Kolb Rd.

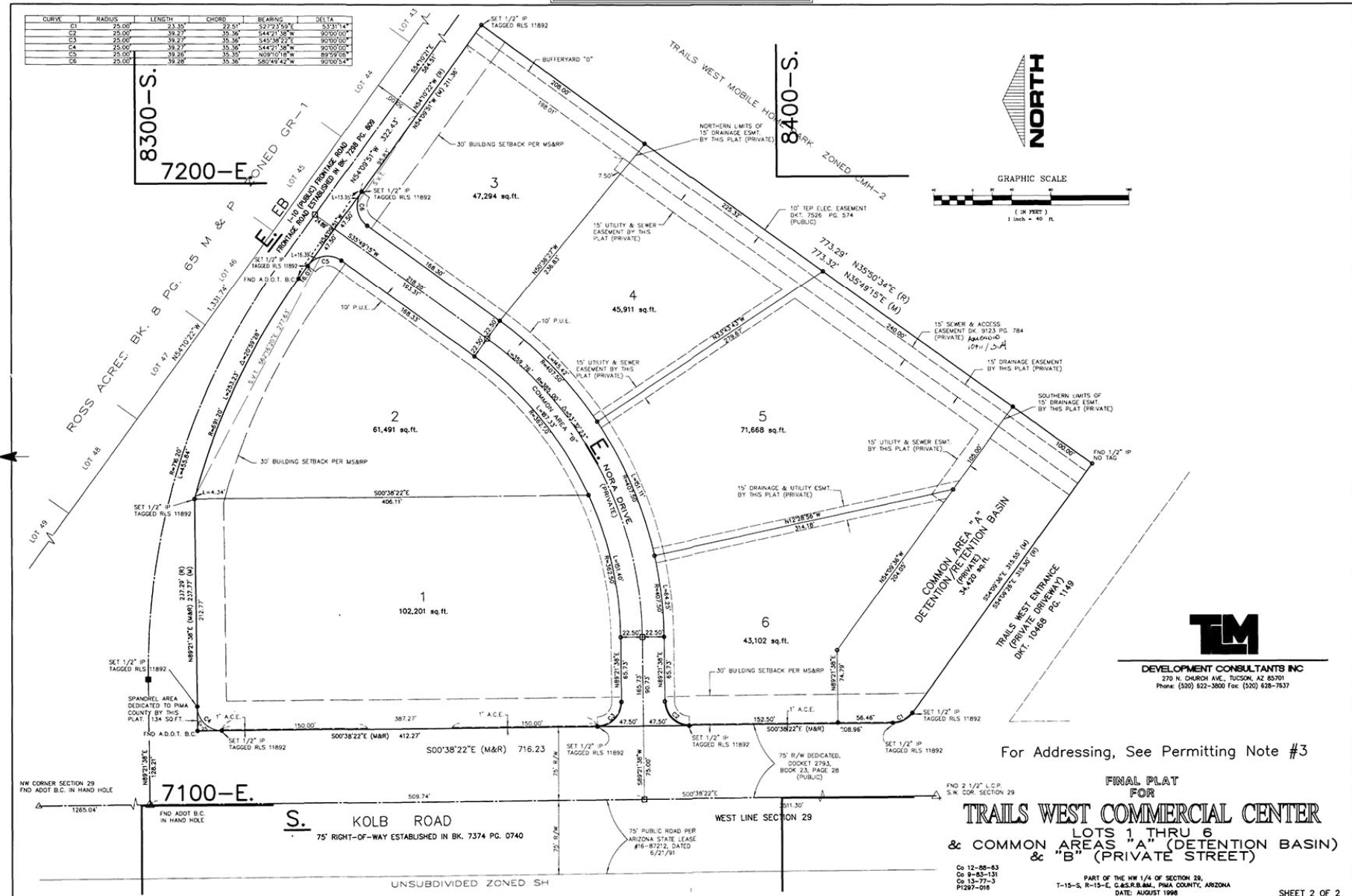
Tucson, Arizona



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PLAT MAP - SITE B

ANNOTATED COPY



SEC I-10 & Kolb Rd.

Tucson, Arizona



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I-10; Jct. I-19 to Kolb Road & SR 210; Golf Links Road to I-10

Initial Design Concept Report

I-10 (Kolb Road TI) (MP 269.93 to MP 272.30)

Project Need

This project is the third project to be constructed after the extension of SR 210 to I-10 at the system interchange at Alvernon Way. It is needed to accommodate the increase in traffic demand generated by the extension of SR 210. See **Figure 7.13**.

Project Features

I-10 is reconstructed with three general purpose lanes in each direction with tapers down to match existing pavement widths and number of lanes east of Kolb Road. The project leaves an open median for future addition of general purpose lanes. It also reconstructs the Kolb Road interchange; replacing the diamond type interchange with a Diverging Diamond Interchange (DDI). The center portion of the DDI utilizes the existing crossroad structure over I-10 for System Alternative I. For System Alternative IV, the existing structure is replaced with a pair of structures for the interior portion of the DDI.

Construction Phasing

Reconstruction of I-10 will require phased construction to maintain two lanes of traffic open in each direction on I-10 during construction. The first phase constructs temporary pavements in the median. Subsequent phases will construct the remainder of the new improvements.

Reconstruction of Kolb Road will be performed via half-width construction phasing.

Construction Detours

Reconstruction of I-10 will not require detours, just shifts in traffic within the I-10 corridor.

A detour for Kolb Road will not be required. Kolb Road is isolated from other major streets, especially south of I-10. There are not any viable detour routes via the local street system. While construction of the east ramps would normally require temporary closures with detours, the lack of detour routes via local streets dictates that these ramps must be reconstructed under traffic via phased construction techniques. See **Figure 7.13**.

Figure 7.13 Kolb Road TI

