



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

PADS AVAILABLE FOR SALE I-10 & WILMOT RD-TUCSON, AZ



Property Description

Location: NEC of I-10 and Wilmot Road
6301-6363 E. Benson Hwy
Tucson, AZ

PADS Available: Block 1: ± 1.63 AC Block 4: ± 2.11 AC
Block 2: ± 0.95 AC Block 5: ± 0.56 AC
Block 3: ± 1.75 AC Block 6: ± 2.41 AC

Sales Price: Please Call Broker for Prices.

Zoning: C-2

Demographic Highlights

2022 Estimates	1 Mile	3 Miles	5 Miles
Population:	7,427	25,439	75,615
Households:	2,391	8,199	23,964
Average HH Income:	\$102,275	\$91,589	\$81,395

(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 PADS with I-10 frontage and interchange.
- ◆ Wilmot Road is one of the main entrances 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 approximately 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 approximately 2.5 miles from the 1.2 million SF Amazon fulfillment center on Kolb, currently being expanded on a 51-acre site across the street.
- ◆ Close proximity to 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 Count

I-10:	56,895 VPD (2021)
Wilmot Road:	6,645 VPD (2022)
Total:	63,540 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.

NEC I-10 & Wilmot Road



Tucson, Arizona

TRADE AERIAL

COMMERCIAL RETAIL ADVISORS, LLC



NEC I-10 & Wilmot Road

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



NEC I-10 & Wilmot Road

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

AERIAL - NORTH



AERIAL - NORTHWEST



NEC I-10 & Wilmot Road

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

AERIAL - EAST



AERIAL - SOUTHEAST

