



# I - 10 & AVRA VALLEY RD



## Property Description

Location: SWC of I-10 & Avra Valley Road  
7755 - 7851 W. Avra Valley Road  
Tucson, AZ

Land Available: PADs Available

Sales Price: Please call broker for price

Zoning: Specific Plan (Pima County)

## Demographic Highlights

2019 Estimates	3 Miles	5 Miles	7 Miles
Population:	16,899	47,254	93,647
Households:	6,321	17,943	35,362
Average HH Income:	\$99,560	\$99,523	\$95,739

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

## Highlights

- ◆ High visibility and direct interchange access off I-10 heading out of Tucson towards Phoenix, AZ.
- ◆ Located in the heart of the rapidly growing Marana, AZ in the middle of several new and large master planned communities.
- ◆ Access to #1 Saguaro Bloom master planned community.
- ◆ Flexible Specific Plan allows for retail, office, and industrial uses.
- ◆ Located approximately 2.5 miles from Tucson Premium Outlets.

## Traffic Count

I-10	61,851 VPD (2019)
Avra Valley Rd.	4,197 VPD (2019)
Total:	66,048 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:  
**Craig Finrock, CCIM,CRX, CLS**  
Designated Broker  
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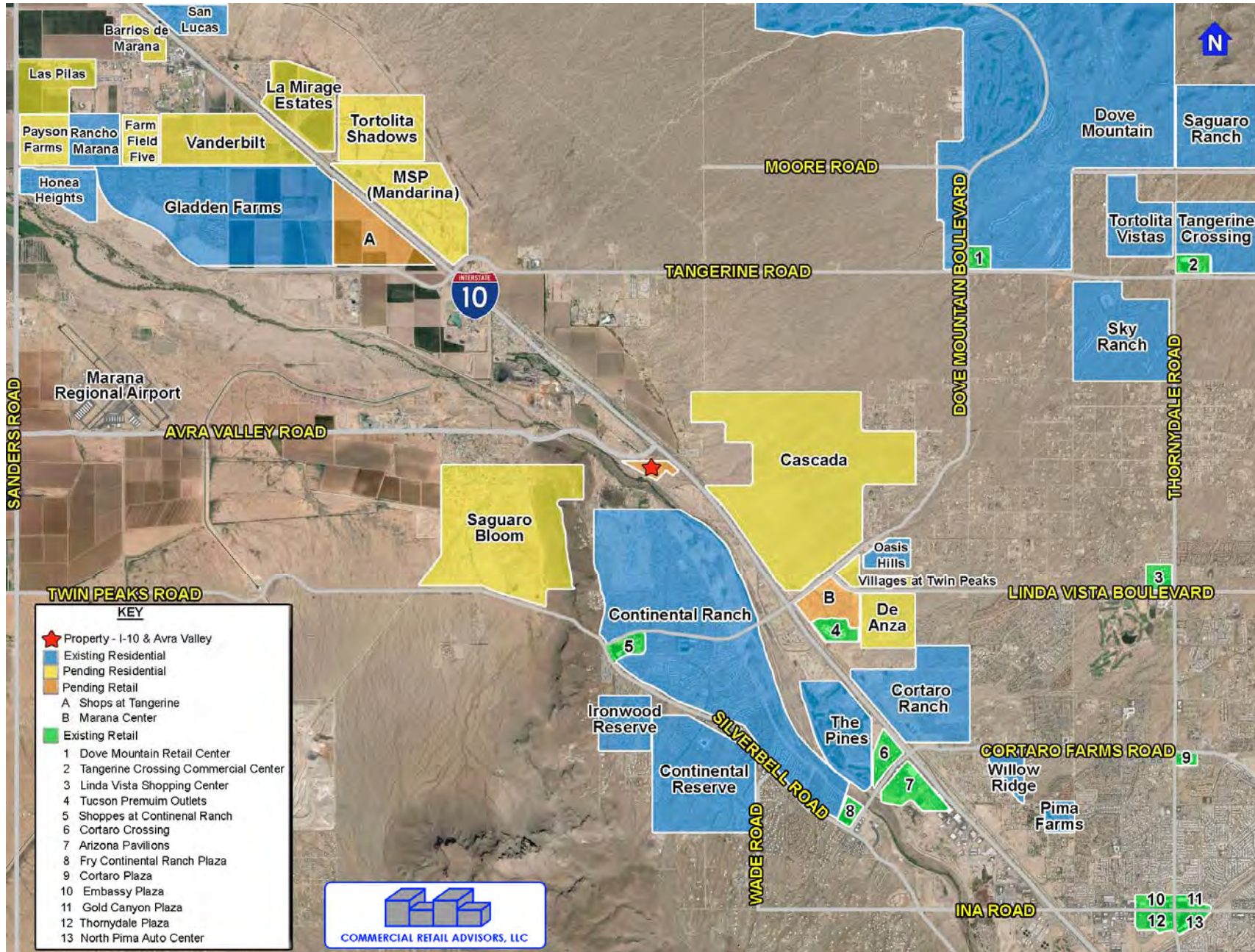
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COMMERCIAL RETAIL ADVISORS, LLC

Marana, Arizona

## AREA OWNERSHIP & SURROUNDING USE



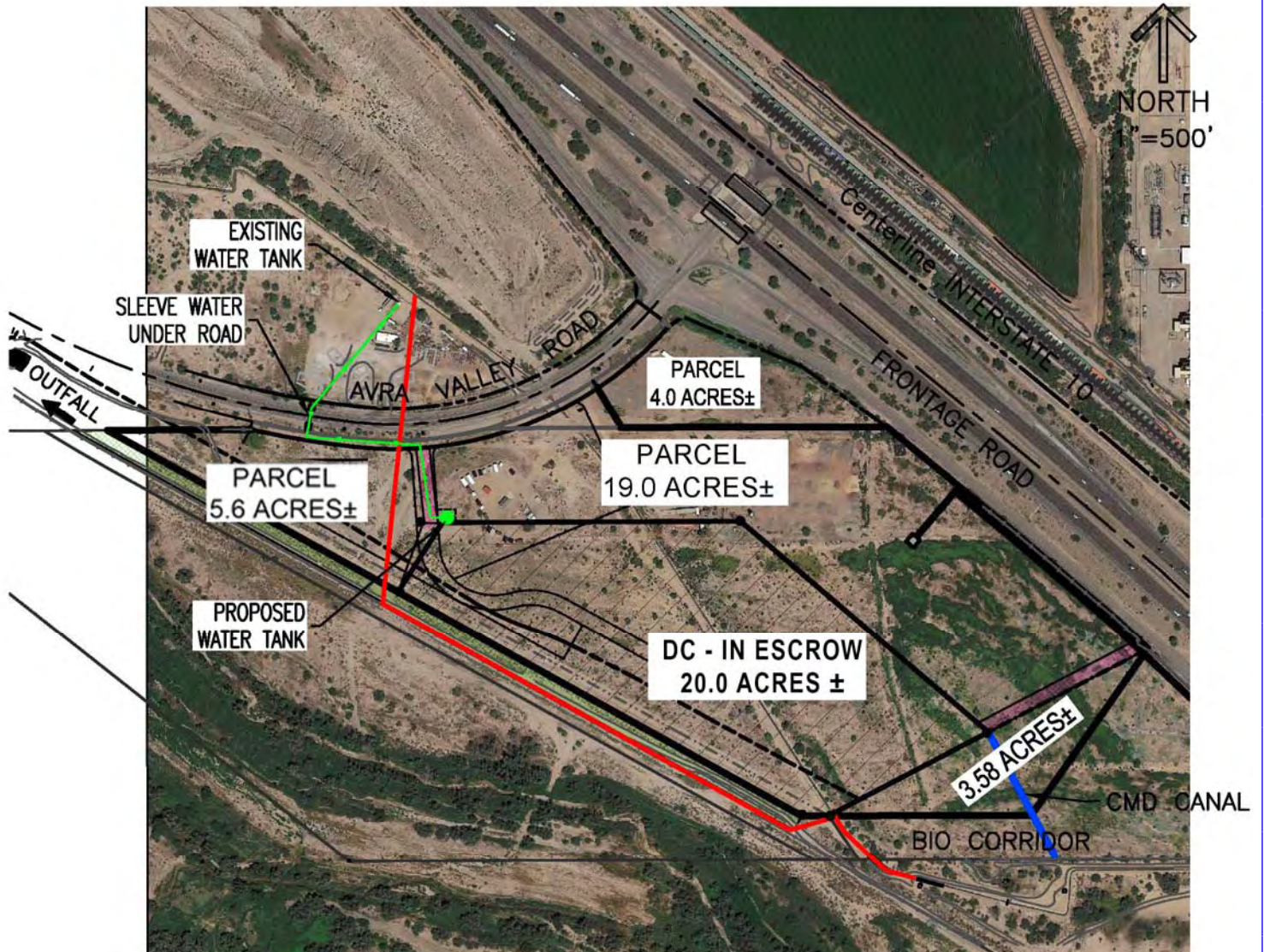
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Marana, Arizona



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## SITE PLAN



-  FUTURE ACCESS DRIVE
-  DRAINAGE EASEMENT
-  NEW PROPERTY CORNER
-  POSSIBLE REALIGNMENT OF IRRIGATION CANAL
-  NEW WATERLINE TO TANK