



AVRA VALLEY BUSINESS CENTER



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) - Allows most commercial and Industrial uses.

Demographic Highlights

2021 Estimates	3 Miles	5 Miles	7 Miles
Population:	18,599	52,114	99,955
Households:	6,973	19,849	37,844
Average HH Income:	\$98,921	100,907	96,253

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

For information, contact:

Craig Finrock, CCIM, CRX, CLS
Designated Broker
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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 D.R. Horton project in southern Arizona - Saguaro Bloom master planned community.
- ◆ Flexible Specific Plan allows for retail, office, and industrial uses.
- ◆ Located approximately 2.5 miles from the Tucson Premium Outlet Center.

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)

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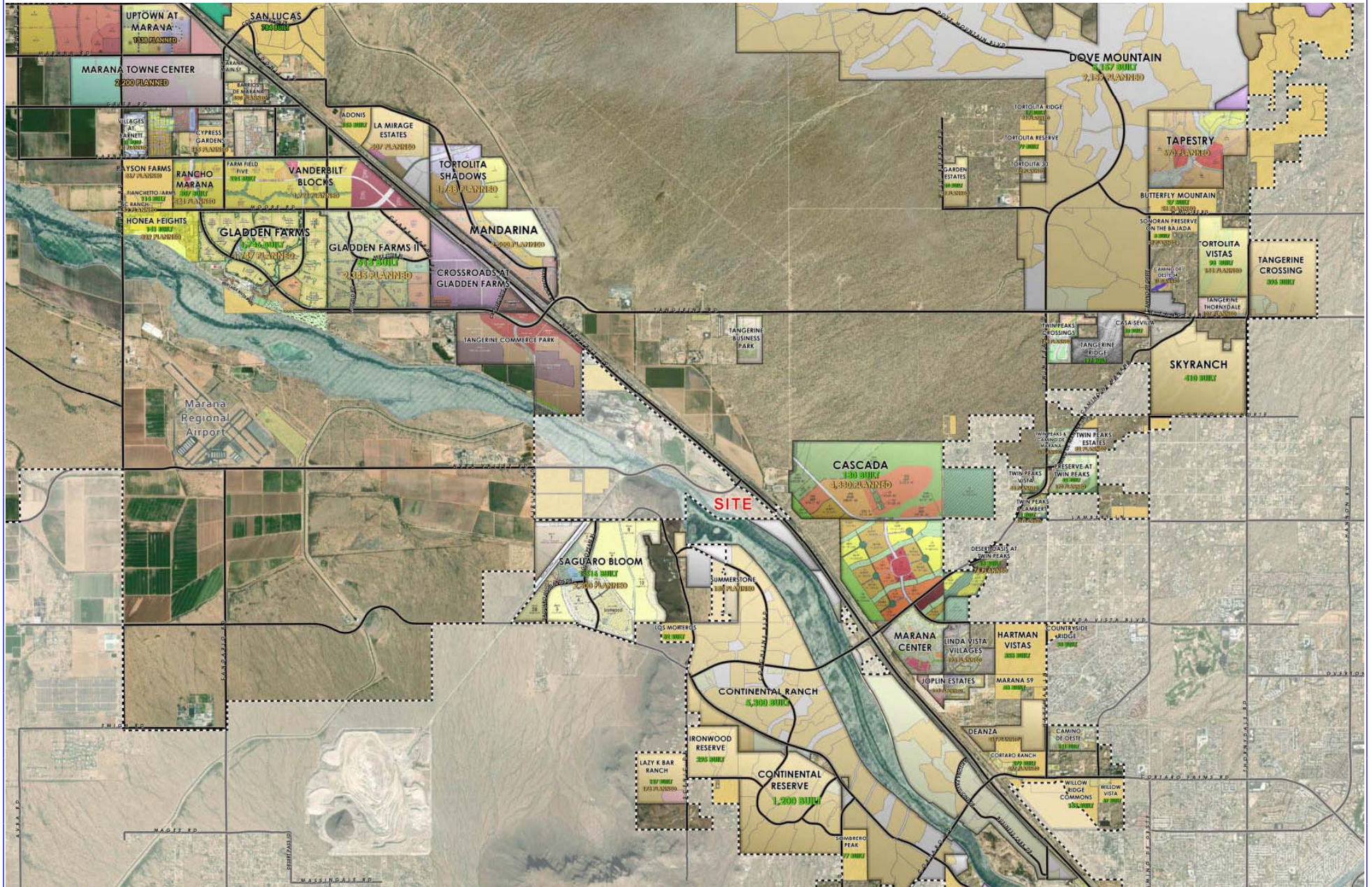
I-10 & Avra Valley RD



COMMERCIAL RETAIL ADVISORS, LLC

Marana, Arizona

MARANA DEVELOPMENT ACTIVITY



I-10 & Avra Valley Rd



COMMERCIAL RETAIL ADVISORS, LLC

Marana, Arizona

SITE PLAN

