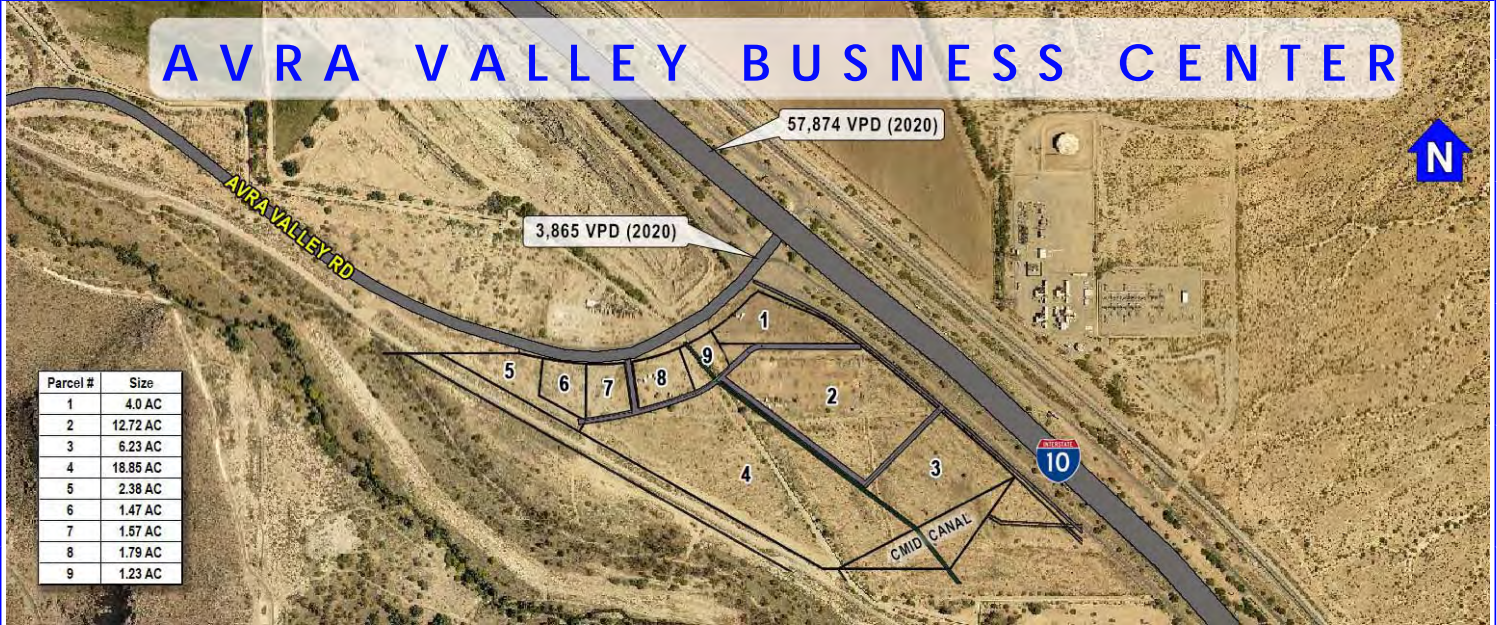




# AVRA VALLEY BUSINESS CENTER



Parcel #	Size
1	4.0 AC
2	12.72 AC
3	6.23 AC
4	18.85 AC
5	2.38 AC
6	1.47 AC
7	1.57 AC
8	1.79 AC
9	1.23 AC

## Property Description

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

**Land Available:** PADs Available, see site plan on page 3.

**Sales Price:** Please call broker for prices.

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

## Highlights

- ◆ The site is located in northwest Tucson, adjacent to Marana, the fastest growing city in Southern Arizona.
- ◆ Direct interchange frontage and access to I-10, Avra Valley Rd and the frontage road.
- ◆ Adjacent to Saguaro Bloom, D.R. Horton's #1 residential community in Southern Arizona.
- ◆ Pima County plans to connect Saguaro Bloom directly to Avra Valley Rd.
- ◆ Close proximity to development to the south at I-10 and Twin Peaks including the 366,000 SF Marana Center, HSL's luxury resort-style Encantada Twin Peaks apartment community, set to open in 2023, NW Hospital's 24-Hour Emergency Center, Hampton Inn and Suites, America Furniture Warehouse's 250,000 SF showroom and warehouse, the first of its kind in Tucson, and a Bill Luke Automotive Dealership.
- ◆ Mandarin, at I-10 and Tangerine, a ±319 AC mixed-use development has plans for 2500 residential lots as well as commercial and retail uses, including a ±15.96 AC commercial development in escrow. Family Development has already purchased 25 AC at the site for a 283-unit Arise Mandarin build-to-rent community. Pulte and Lennar have also purchased land at this site for residential development.
- ◆ Tangerine Commerce Park, at I-10 and Tangerine includes Ventana Medical Center, which is currently adding a ±65,000 SF building. Additionally, there are plans for over ±2,000,000 SF of distribution centers including Amazon and the Southern Arizona Logistics Center with 5 buildings planned totaling ±1,773,600 SF. The remaining parcels will include retail and commercial users, including a ±150,000 SF Walmart Supercenter.
- ◆ Adjacent to the highly successful master planned Gladden Farms community, as well as several other Master Planned communities.
- ◆ ±7 minutes drive to Marana Regional Airport, ±18 minutes to Tucson, ±86 minutes to Chandler, ±96 minutes to Phoenix.

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.







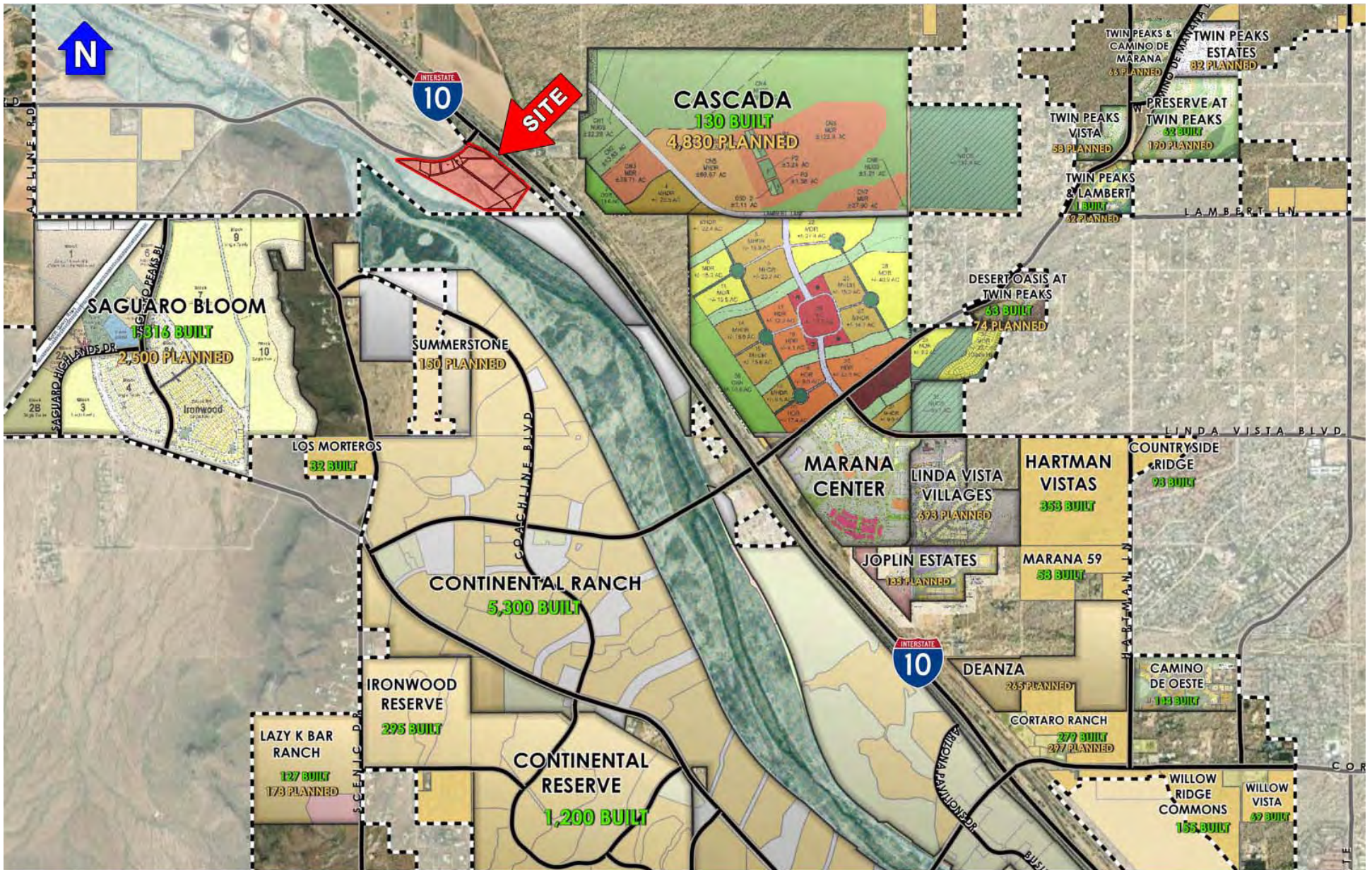
# I-10 & Avra Valley RD



COMMERCIAL RETAIL ADVISORS, LLC

Marana, Arizona

## SUBDIVISION MAP





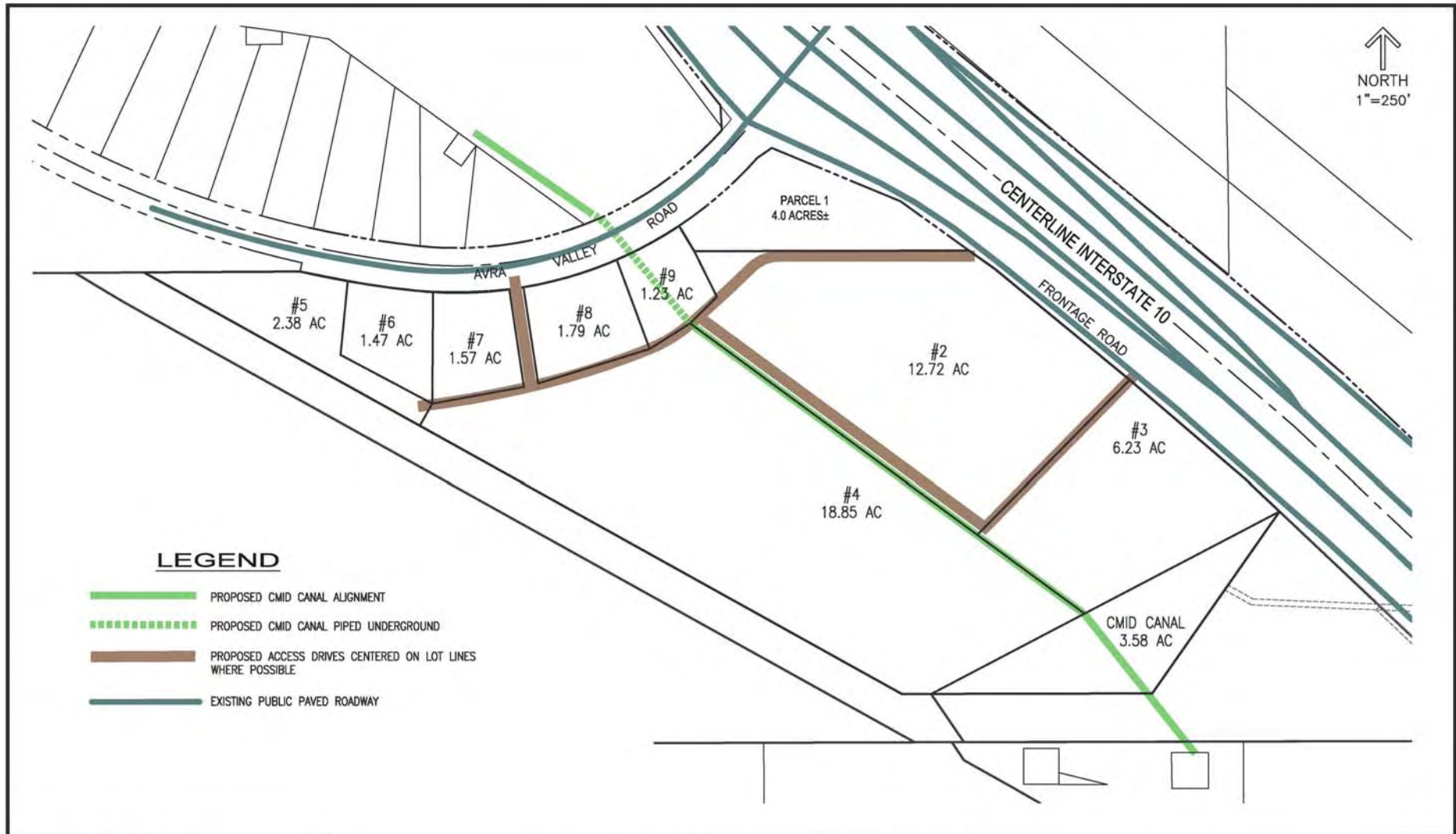
# I-10 & Avra Valley RD



COMMERCIAL RETAIL ADVISORS, LLC

Marana, Arizona

## CONCEPTUAL SITE PLAN



4655 N. FLOWING WELLS RD. TUCSON, AZ 85705  
PHONE: 520.690.1669

AVRA VALLEY BUSINESS CENTER  
CONCEPTUAL PARCEL PLAN