



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,
see site plan on page 3.

Sales Price: Please call broker for prices.

Zoning: Specific Plan (Pima County) - Allows
most commercial and Industrial uses.

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.

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:
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Designated Broker
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I-10 & Avra Valley RD



COMMERCIAL RETAIL ADVISORS, LLC

Marana, Arizona

SUBDIVISION MAP



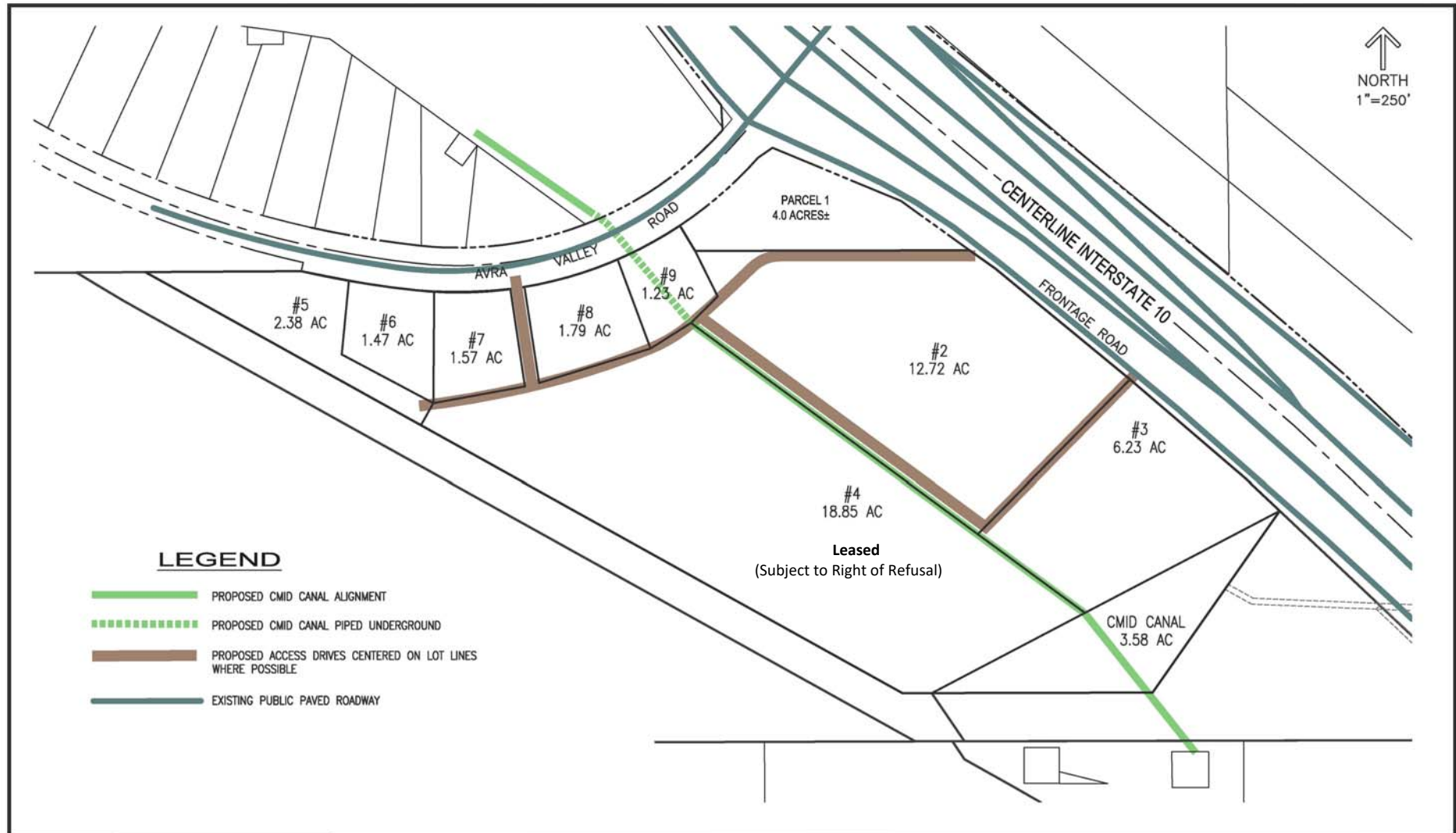
I-10 & Avra Valley RD



COMMERCIAL RETAIL ADVISORS, LLC

Marana, Arizona

CONCEPTUAL SITE PLAN



4655 N. FLOWING WELLS RD. TUCSON, AZ 85705
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AVRA VALLEY BUSINESS CENTER
CONCEPTUAL PARCEL PLAN