



**COMMERCIAL RETAIL ADVISORS, LLC**

5420 E. Broadway Blvd., Suite 200

Tucson, AZ 85711

Phone: 520-290-3200

Fax: 520-751-7465

[www.cradiorsllc.com](http://www.cradiorsllc.com)

# OLD VAIL STATION



## Description

Location: 13160 E. Colossal Cave Road,  
S of SEC of Colossal Cave & Mary Ann Cleveland  
Vail, AZ (Tucson)

Space Available: ±1,114 SF \* 2nd Floor Office Space

Lease Rate: See Site Plan Tenant Roster

Triple Net Expenses: \$7.20/SF/YR (estimated)  
Plus \$3.00/SF/YR HVAC Maintenance Fee

Zoning: CB-1

\* Please do no disturb tenant

## Property Highlights

- ◆ Rapidly growing bedroom community of Tucson with over 10,000 residents.
- ◆ Located in the commercial center of Vail, AZ.
- ◆ Situated 1/8 mile from Rancho Del Lago Master Planned Community and less than 2 miles from Interstate 10.
- ◆ Situated 17 miles from Tucson International Airport.
- ◆ Vail Unified School District is ranked 7<sup>th</sup> in Highest Arizona Public School Performance in 2016.
- ◆ Vail Unified School District has 17 schools with over 12,000 enrolled students.
- ◆ High income area with average household income 25% higher than U.S average household income.
- ◆ There are six existing subdivisions with 1,186 platted lots (518 sold) and eight future subdivisions with over 1,072 platted lots within the immediate area.

## Demographic Highlights - 2025 Estimates

<u>Rings</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	4,182	17,801	29,073
Households:	1,314	6,353	10,589
Average HH Income:	\$144,505	\$152,624	\$153,939
<u>Drive Time</u>	<u>5 min</u>	<u>10 min</u>	<u>15 min</u>
Population:	3,048	18,696	65,019
Households:	932	6,546	23,263
Average HH Income:	\$139,568	\$148,510	\$129,473

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

## Traffic Count

Colossal Cave Rd: 13,910 VPD (2024)

Mary Ann Cleveland Way: 11,199 VPD (2024)

Total: 25,109 VPD

(Source: Pima Association of Governments & ADOT)

**For information, contact:**  
**Craig Finfrock, CCIM,CRX, CLS**  
**Designated Broker**  
**[cfinfrock@cradiorsllc.com](mailto:cfinfrock@cradiorsllc.com)**

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.

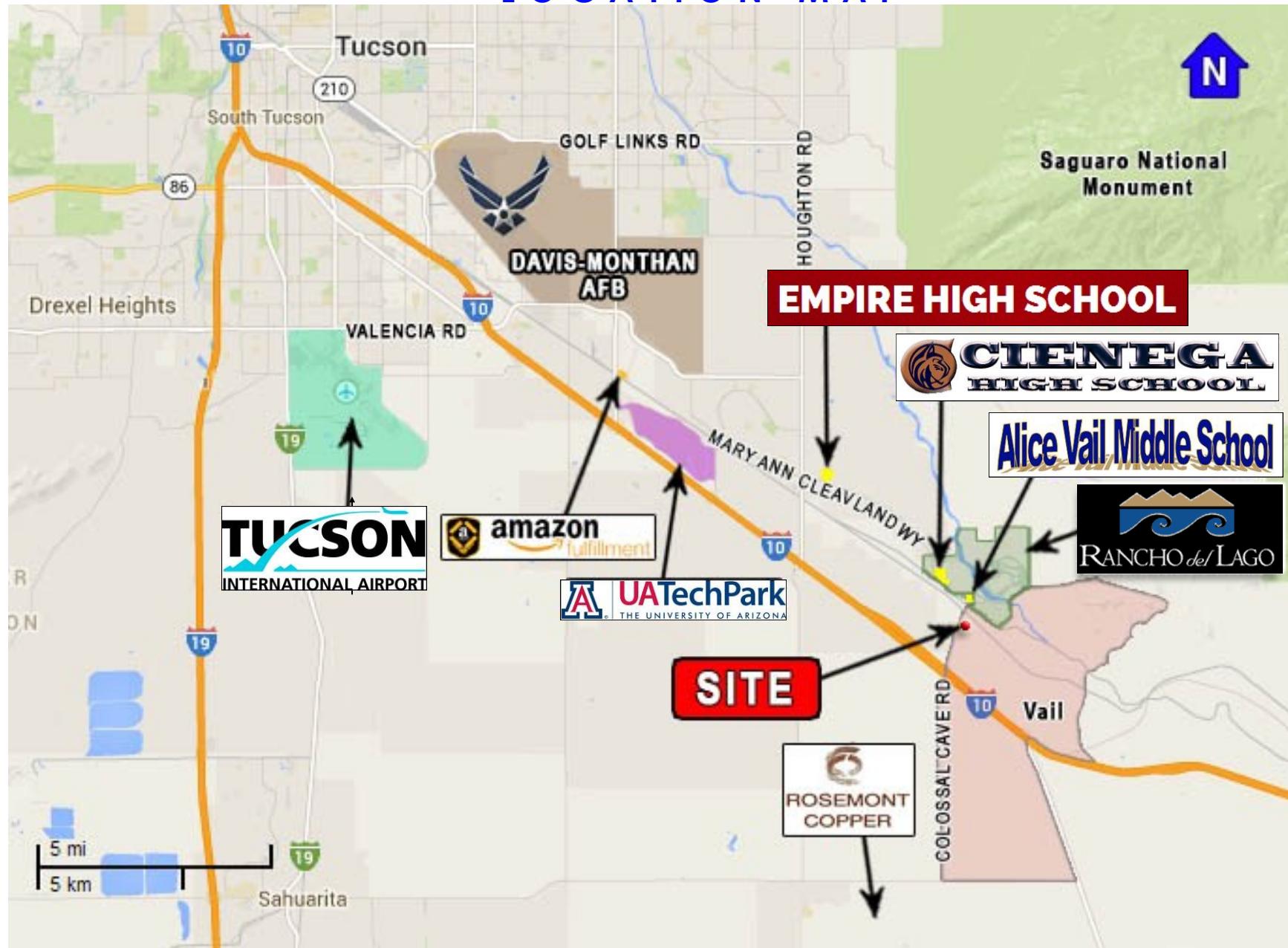
# Old Vail Station

Vail, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## LOCATION MAP



# Old Vail Station

Vail, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## PROPERTY AERIAL



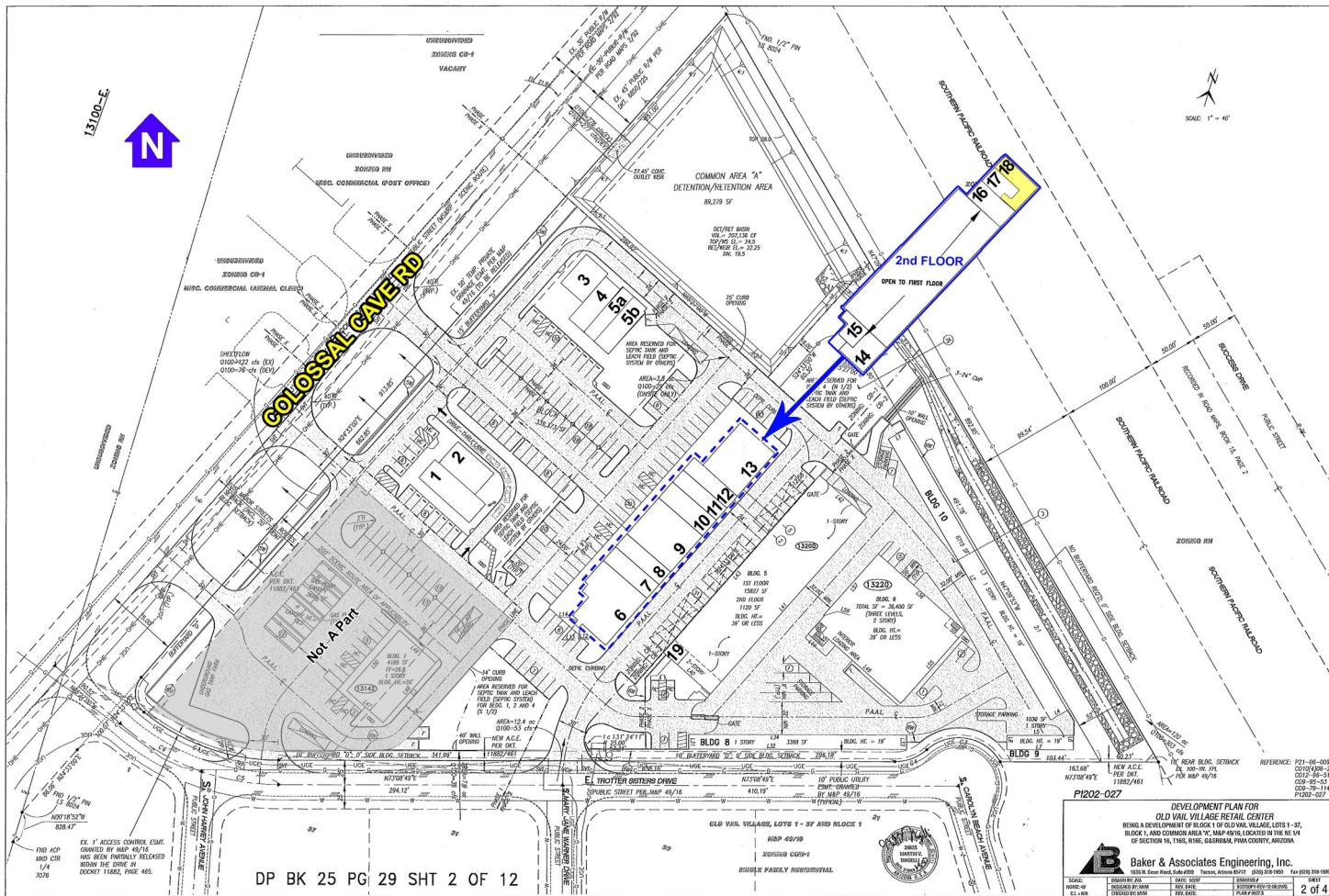
# Old Vail Station

Vail, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## SITE PLAN



# Old Vail Station

Vail, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## 13190 STE 290 - FLOOR PLAN

