



**COMMERCIAL RETAIL ADVISORS, LLC**

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# 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)
<b>Total:</b>	<b>25,109 VPD</b>

(Source: Pima Association of Governments & ADOT)

**For information, contact:**  
**Craig Finrock, CCIM, CRX, CLS**  
**Designated Broker**  
**cfinrock@cradvisorsllc.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.

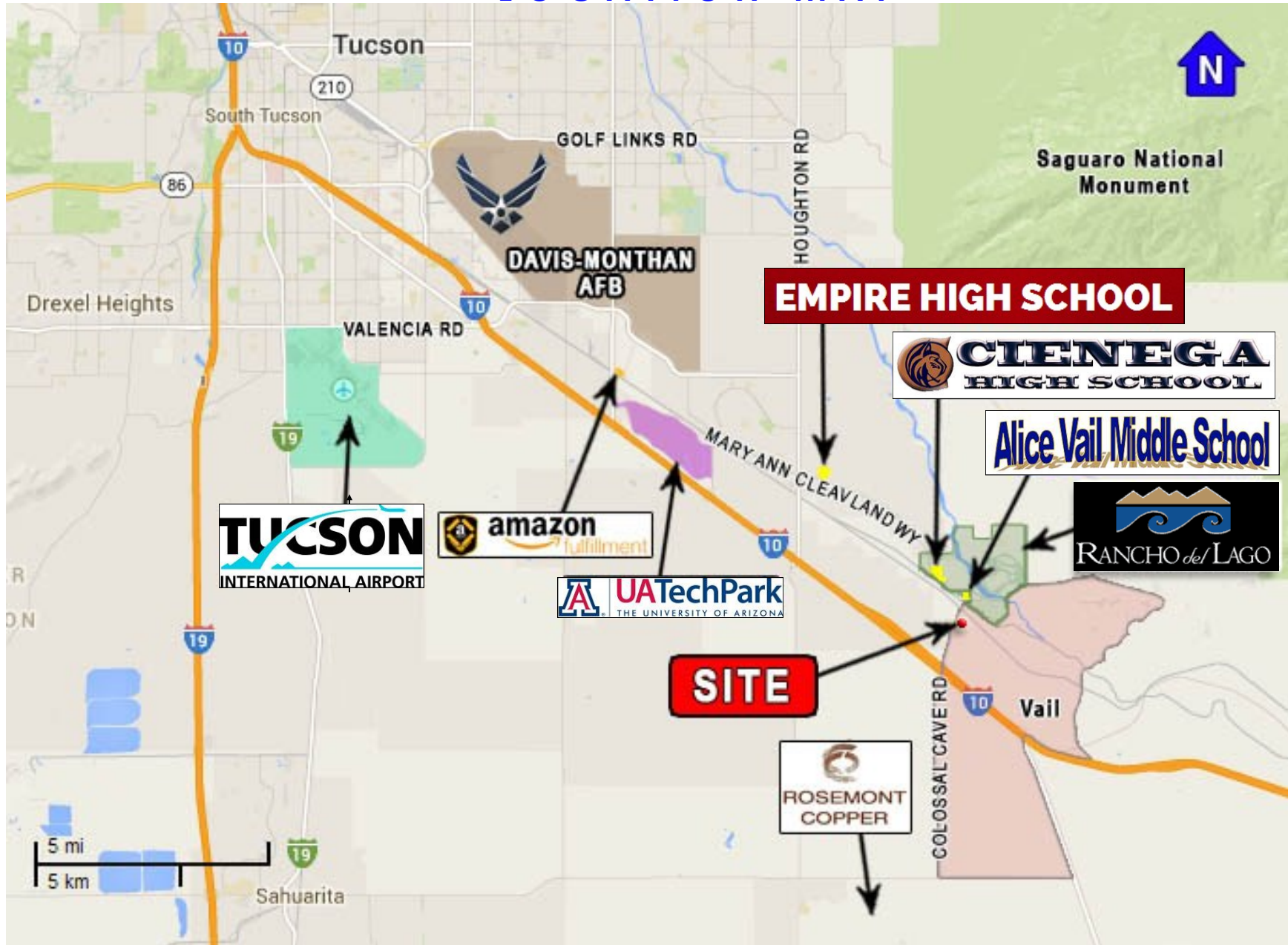
# Old Vail Station



COMMERCIAL RETAIL ADVISORS, LLC

Vail, Arizona

## LOCATION MAP





# Old Vail Station



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## PROPERTY AERIAL





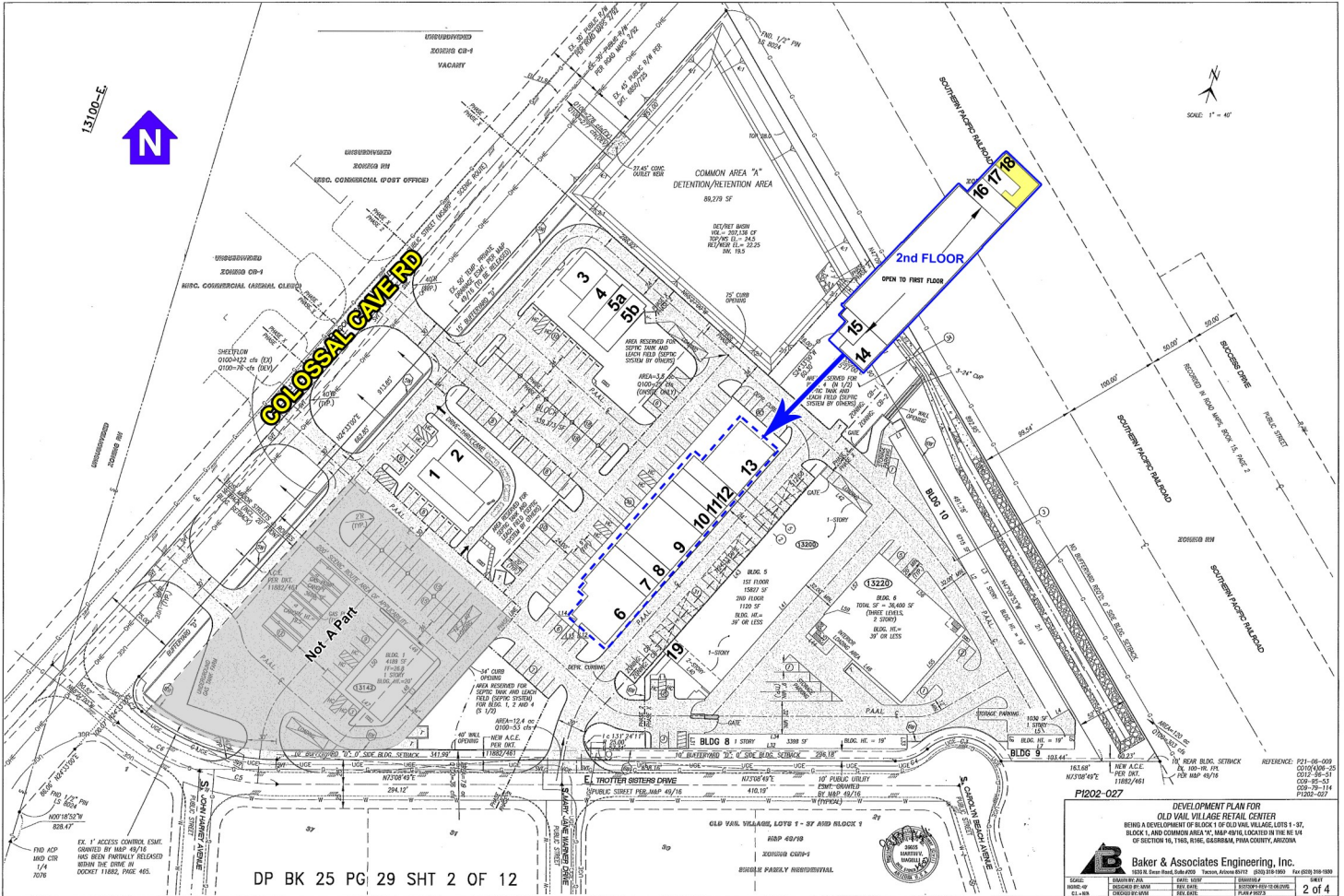
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## SITE PLAN



DP BK 25 PG 29 SHT 2 OF 12

**P1202-027**  
 DEVELOPMENT PLAN FOR  
 OLD VAIL VILLAGE RETAIL CENTER  
 BEING DEVELOPMENT OF BLOCK 1 OF OLD VAIL VILLAGE LOTS 1-12,  
 BLOCK 1, AND COMMON AREA "A", MAP 616, LOCATED IN THE NE 1/4  
 OF SECTION 16, T18S, R18E, GARIBAY, PIMA COUNTY, ARIZONA.  
  
**Baker & Associates Engineering, Inc.**  
 1325 N. Deer Park, Suite 200 Tucson, Arizona 85717 (520) 319-1900 Fax (520) 319-1989  
 SCALE: 1"=40' DATE: 11/13/2024 DRAWN BY: JMM/MLL CHECKED BY: JMM/MLL  
 DESIGNED BY: JMM/MLL DATE: 11/13/2024 11:00 AM  
 HAND-DRAWN: NO DATE: 11/13/2024 11:00 AM  
 CROCKED: NO DATE: 11/13/2024 11:00 AM

#	Tenant	Address	Asking Base Rent	SF	#	Tenant	Address	Asking Base Rent	SF
1	Taco Giro	13160 E. Colossal Cave Rd, Ste 100		1,750	10	Arizona Pizza Co.	13190 E. Colossal Cave Rd, Ste 160		1,680
2	Dairy Queen	13160 E. Colossal Cave Rd, Ste 130		1,550	11	State Farm	13190 E. Colossal Cave Rd, Ste 170		1,200
3	Trail Boss Outfitters	13180 E. Colossal Cave Rd, Ste 120		1,140	12	Bavilon Salon	13190 E. Colossal Cave Rd, Ste 180		1,200
4	Vail Floors	13180 E. Colossal Cave Rd, Ste 130		804	13	Montgomery's	13190 E. Colossal Cave Rd, Ste 190		2,912
5a	Dr. John Hartman	13180 E. Colossal Cave Rd, Ste 140		909	14	Integra Dance Arts	13190 E. Colossal Cave Rd, Ste 200		964
5b	Bark N' Bubbles	13180 E. Colossal Cave Rd, Ste 150		1,410	15	Living Branch	13190 E. Colossal Cave Rd, Ste 210		604
6	U.S. Postal Service	13190 E. Colossal Cave Rd, Ste 100		2,700	16	The Luxy Co.	13190 E. Colossal Cave Rd, Ste 280		960
7	Pilates Station	13190 E. Colossal Cave Rd, Ste 120		1,200	17	Pilates Station	13190 E. Colossal Cave Rd, Ste 284		700
8	Integra Dance Arts	13190 E. Colossal Cave Rd, Ste 130		1,200	18	<b>AVAILABLE *</b>	<b>13190 E. Colossal Cave Rd, Ste 290</b>	<b>\$20.60/SF</b>	<b>1,114</b>
9	Vail Family Dentistry	13190 E. Colossal Cave Rd, Ste 140		2,520	19	Vail Realty	13200 E. Colossal Cave Rd, Ste 105	Gross Lease Call Broker	494
<b>TOTAL GLA:</b>									<b>27,011</b>

\* Please Do Not Disturb Tenant

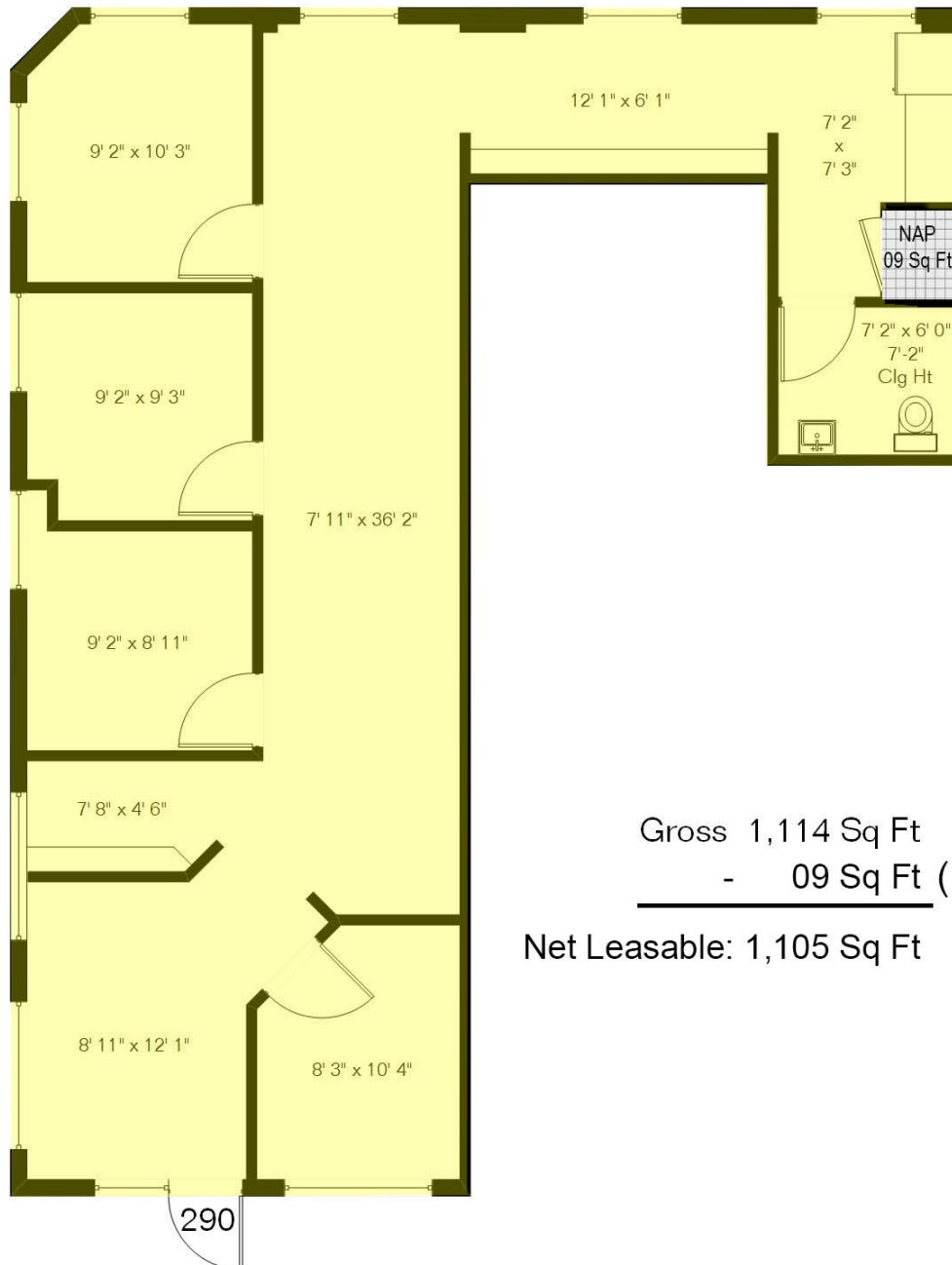
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## 13190 STE 290 - FLOOR PLAN



Gross 1,114 Sq Ft

- 09 Sq Ft ( Not A Part - Owner's Room )

Net Leasable: 1,105 Sq Ft