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 * Office Space, 2nd Floor ± 960 SF* In-line, 2nd Floor
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 7th 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

Rings	1 mile	3 mile	5 mile
Population:	4,182	17,801	29,073
Households:	1,314	6,353	10,589
Average HH Income:	$144,505	$152,624	$153,939
Drive Time	**5 min**	**10 min**	**15 min**
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:	14,133 VPD (2025)
Mary Ann Cleveland Way:	14,432 VPD (2025)
Total:	28,565 VPD

(Source: Pima Association of Governments & ADOT)

For information, contact:

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

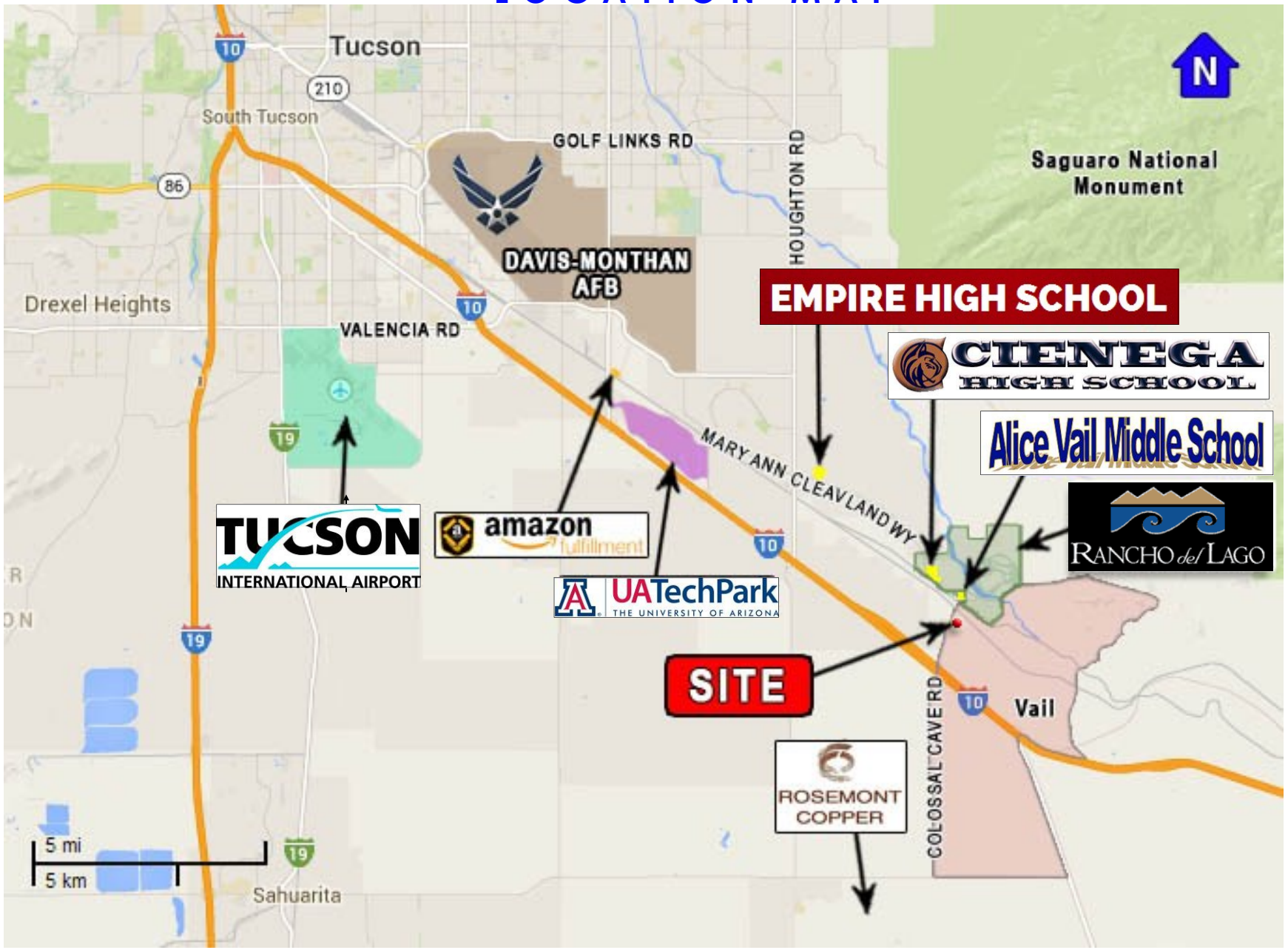
The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts 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.

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Vail, Arizona

L O C A T I O N M A P



10.5.2026

Old Vail Station

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Vail, Arizona

PROPERTY AERIAL



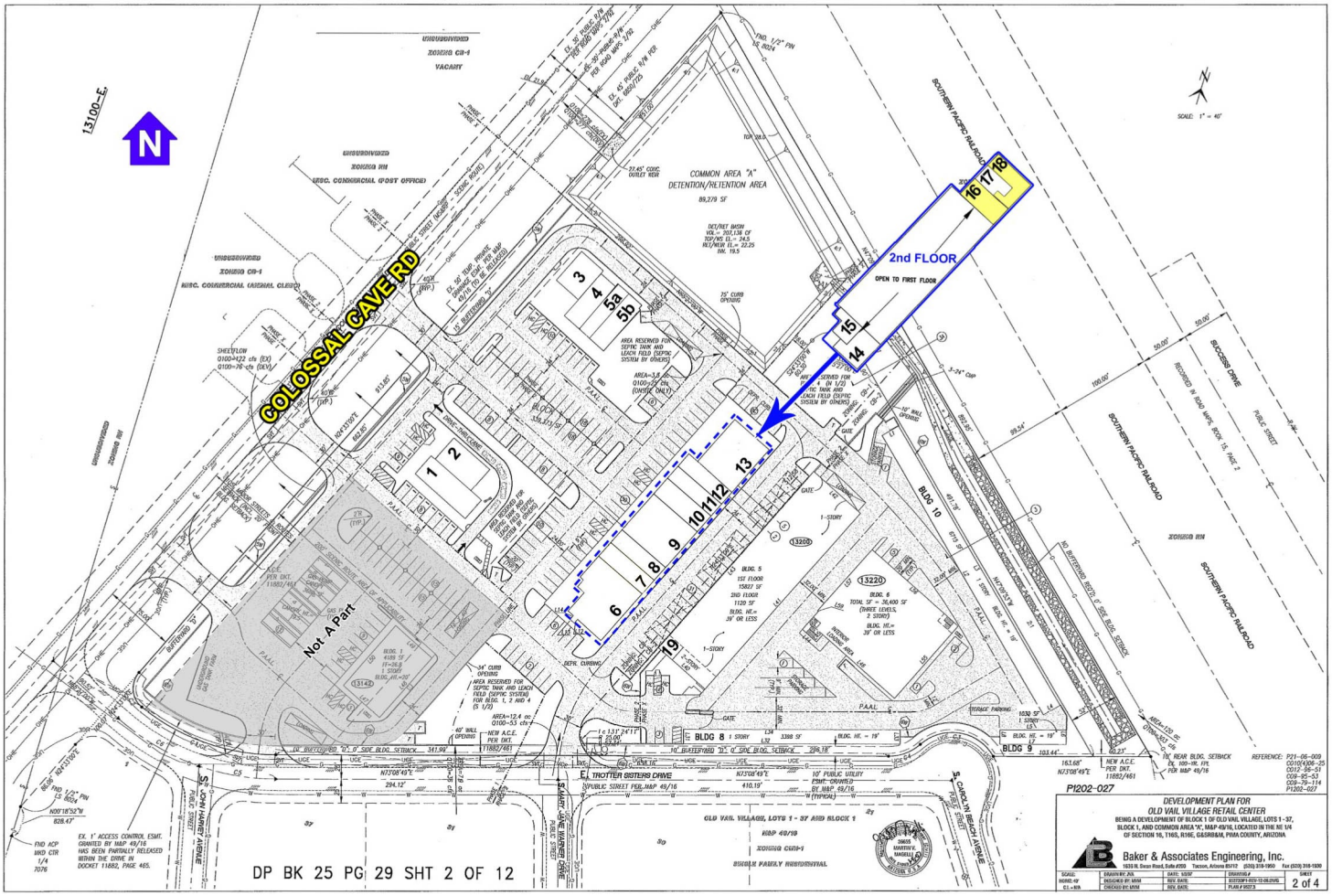
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SITE PLAN



#	Tenant	Address	SF
1	Taco Giro	13160 E. Colossal Cave Rd, Ste 100	1,750
2	Dairy Queen	13160 E. Colossal Cave Rd, Ste 130	1,550
3	Trail Boss Outfitters	13180 E. Colossal Cave Rd, Ste 120	1,140
4	Vail Floors	13180 E. Colossal Cave Rd, Ste 130	804
5a	Dr. John Hartman	13180 E. Colossal Cave Rd, Ste 140	909
5b	Bark N' Bubbles	13180 E. Colossal Cave Rd, Ste 150	1,410
6	U.S. Postal Service	13190 E. Colossal Cave Rd, Ste 100	2,700
7	Chloe Nails Spa	13190 E. Colossal Cave Rd, Ste 120	1,200
8	Integra Dance Arts	13190 E. Colossal Cave Rd, Ste 130	1,200
9	Vail Family Dentistry	13190 E. Colossal Cave Rd, Ste 140	2,520

#	Tenant	Address	SF
10	Arizona Pizza Co.	13190 E. Colossal Cave Rd, Ste 160	1,680
11	State Farm	13190 E. Colossal Cave Rd, Ste 170	1,200
12	Bavilon Salon	13190 E. Colossal Cave Rd, Ste 180	1,200
13	Montgomery's	13190 E. Colossal Cave Rd, Ste 190	2,912
14	Integra Dance Arts	13190 E. Colossal Cave Rd, Ste 200	964
15	Living Branch	13190 E. Colossal Cave Rd, Ste 210	604
16	**AVAILABLE (The Luxxy Company)***	**13190 E. Colossal Cave Rd, Ste 280**	**960**
17	Pilates Station	13190 E. Colossal Cave Rd, Ste 284	700
18	**AVAILABLE (Desert Roots Counseling)***	**13190 E. Colossal Cave Rd, Ste 290**	**1,114**
19	Vail Realty	13200 E. Colossal Cave Rd, Ste 105	494
	TOTAL GLA:		**27,011**

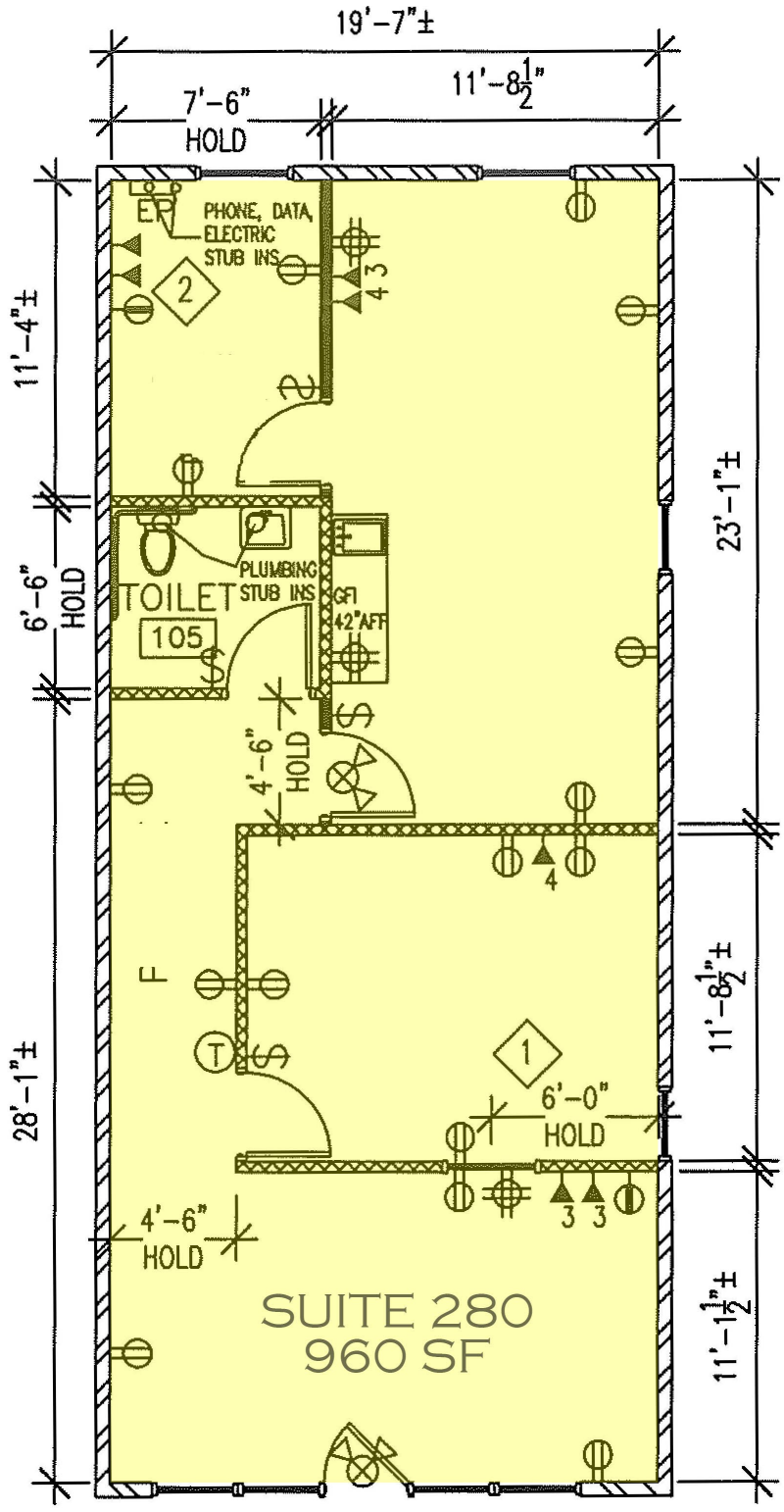
*** Please Do Not Disturb Tenant**

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13190 STE 280 - FLOOR PLAN

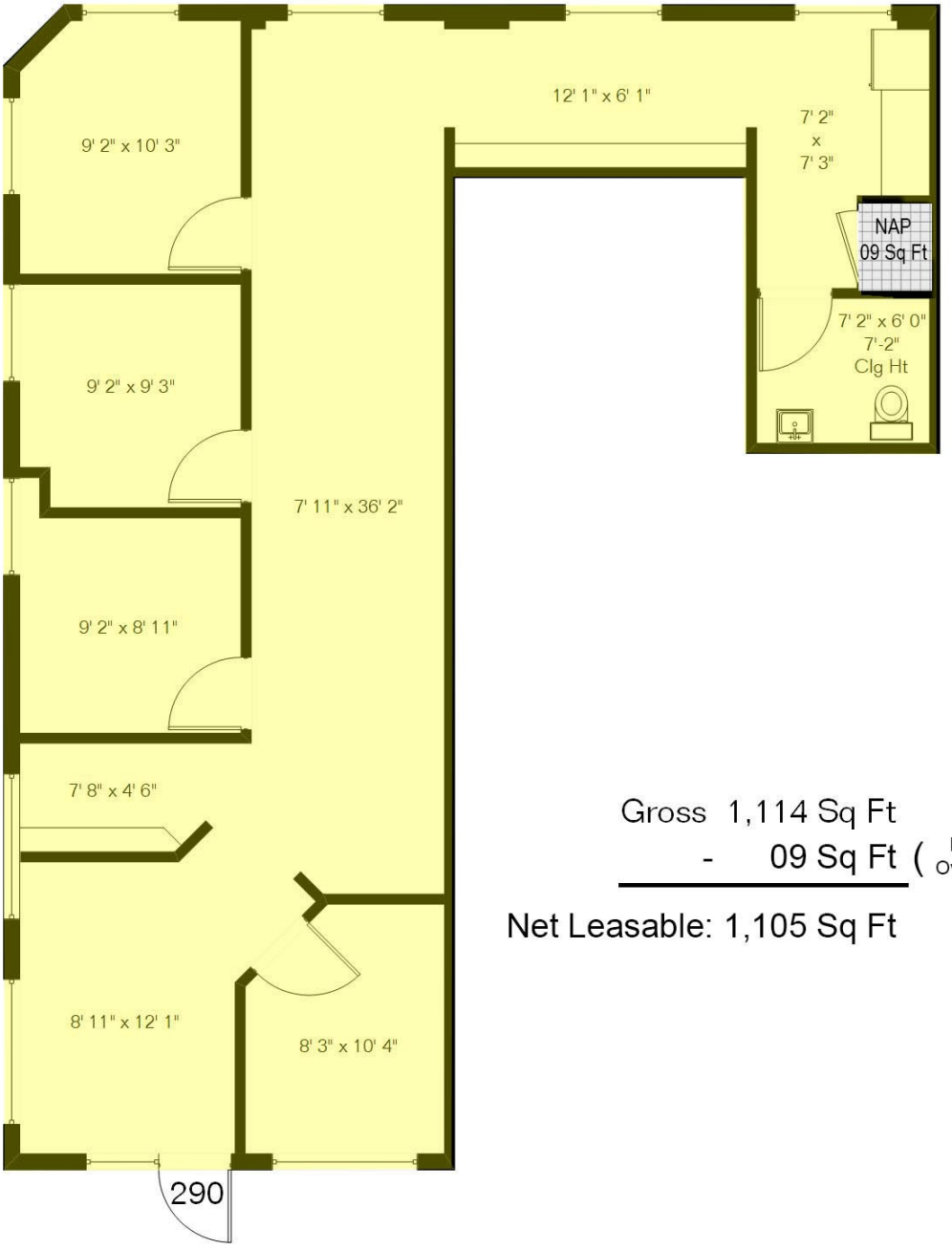


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13190 STE 290 - FLOOR PLAN



Gross 1,114 Sq Ft

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

Net Leasable: 1,105 Sq Ft