



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.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 (Available 4/1/24)*

Lease Rate: See Site Plan Tenant Roster

Triple Net Expenses: \$7.08/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 - 2022 Estimates

<u>Rings</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	3,418	15,263	24,361
Households:	1,019	5,338	8,647
Average HH Income:	\$122,320	\$133,677	\$129,990
<u>Drive Time</u>	<u>5 min</u>	<u>10 min</u>	<u>15 min</u>
Population:	3,421	19,174	61,076
Households:	1,056	6,712	21,589
Average HH Income:	\$129,553	\$128,626	\$113,889

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

Traffic Count

Colossal Cave Rd:	13,558 VPD (2023)
Mary Ann Cleveland Way:	10,772 VPD (2023)
Total:	24,330 VPD

(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.

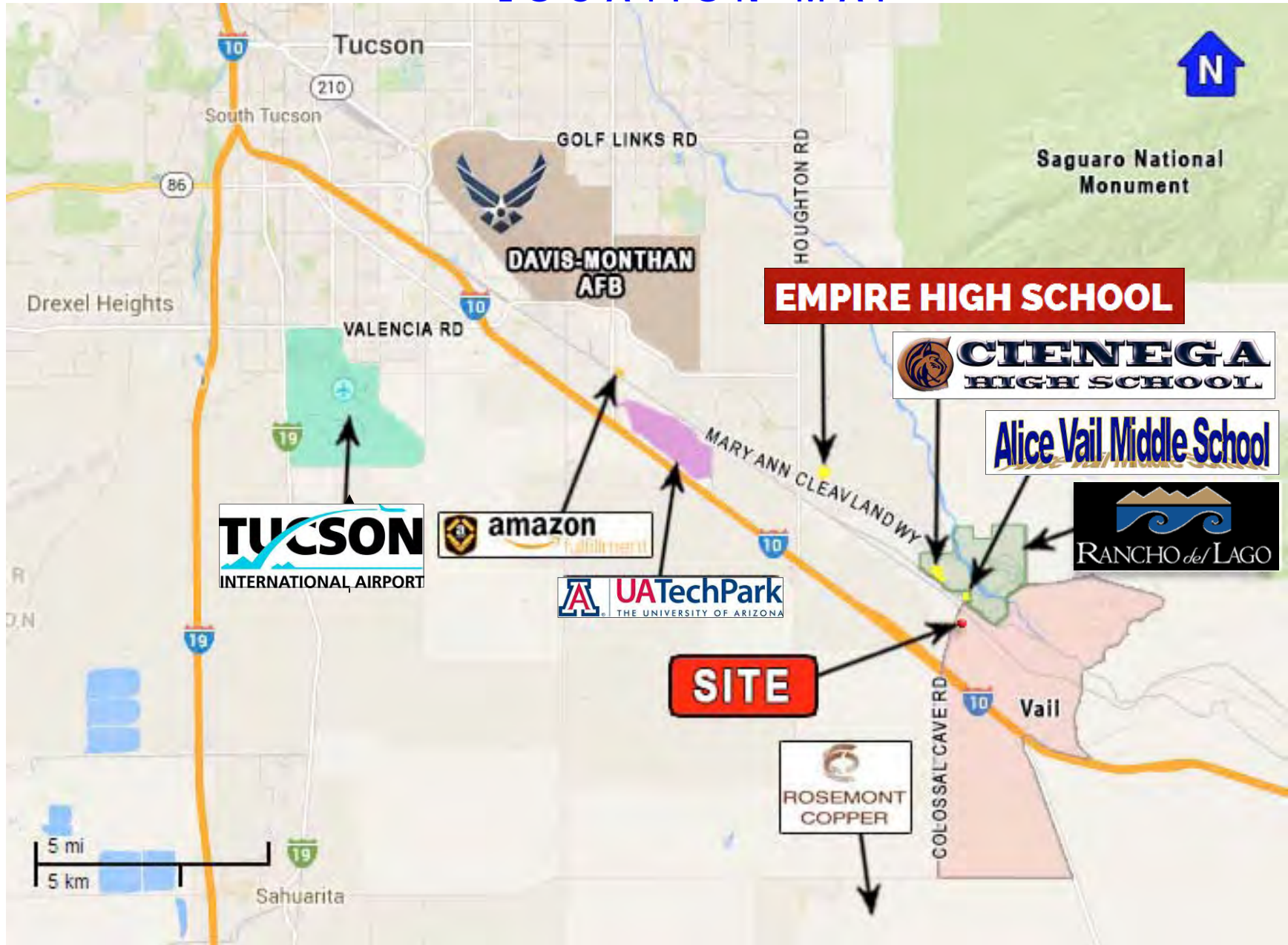
Old Vail Station



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Vail, Arizona

LOCATION MAP



Old Vail Station



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Vail, Arizona

PROPERTY AERIAL



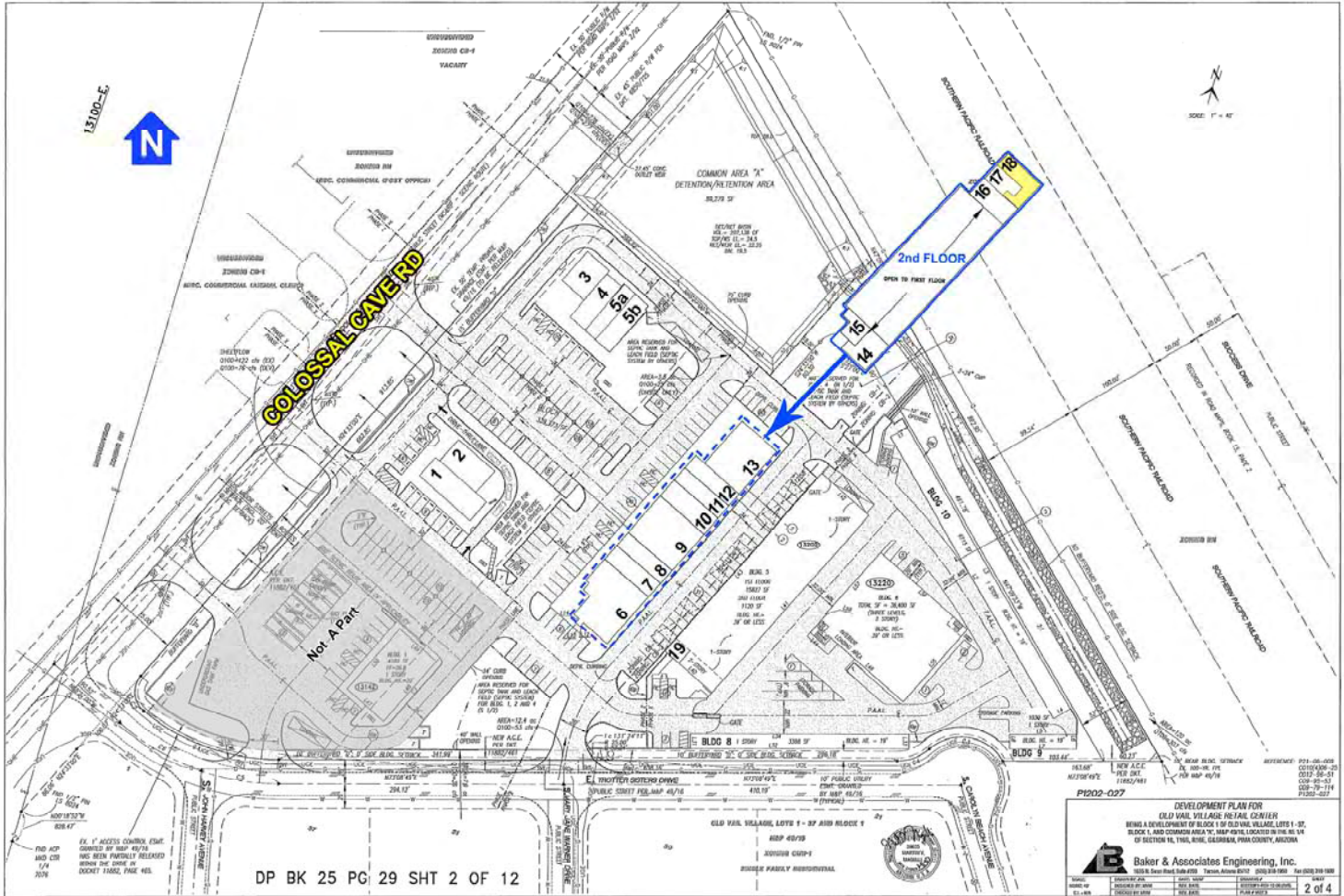
Old Vail Station

Vail, Arizona



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SITE PLAN



#	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	AVAILABLE *	13190 E. Colossal Cave Rd, Ste 290	\$22.00/SF	1,114
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
TOTAL GLA:									27,011

* Please Do Not Disturb Tenant - Available 4/1/24

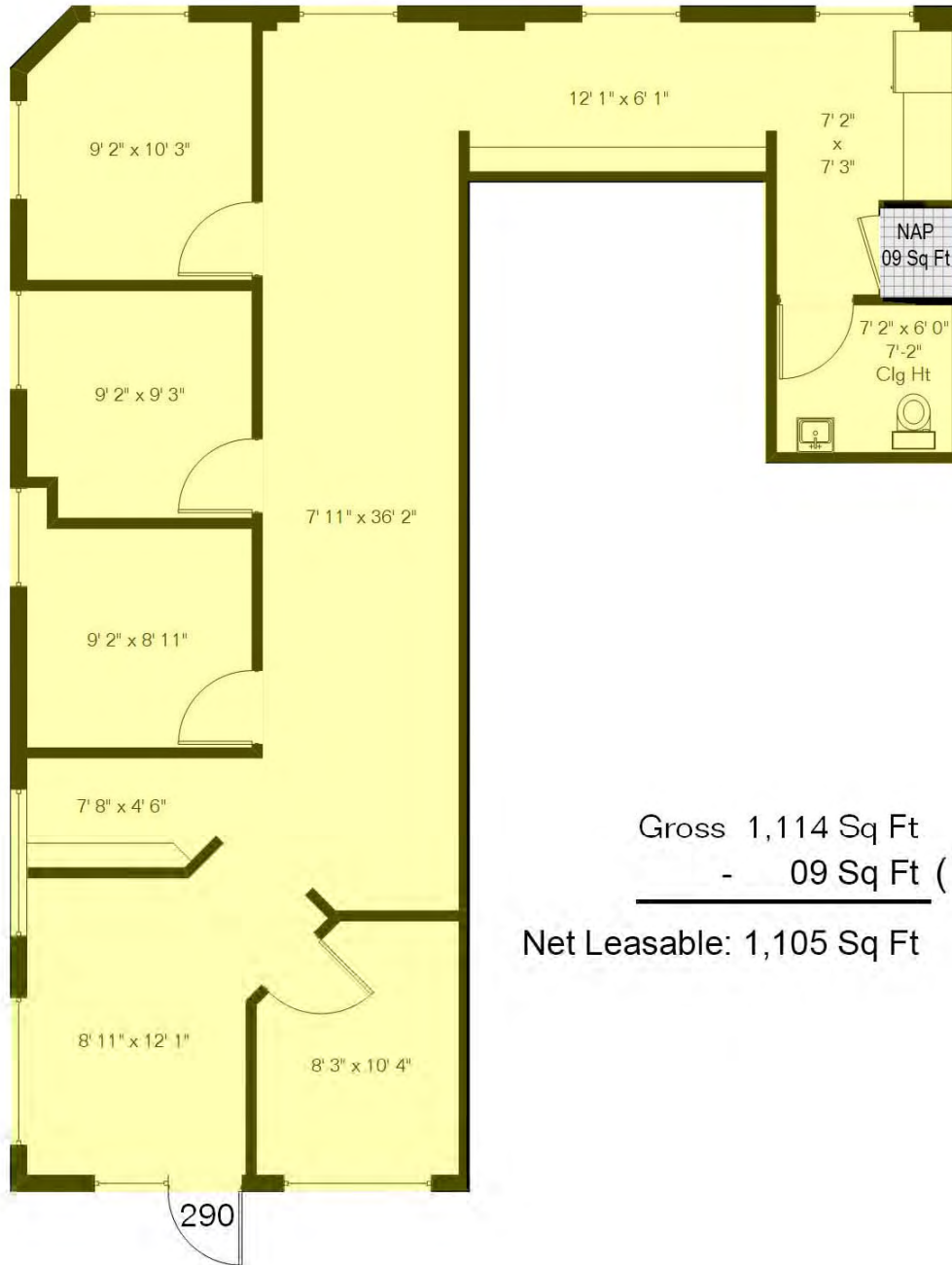
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Vail, Arizona

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