



COMMERCIAL RETAIL ADVISORS, LLC

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# PADS AVAILABLE FOR GROUND LEASE OR BTS

## Property Description

Location: NWC of Ruthrauff Rd. & La Cholla Blvd.  
2120 W. Ruthrauff Road  
Tucson, AZ

PAD Available: ± 16,080 SF - Ground Lease or BTS

Lease Rate: Please call broker for price.

Zoning: Multiple Use zoning, City of Tucson, AZ

## Demographic Highlights

2021 Estimates	1 Mile	3 Miles	5 Miles
Population:	11,218	67,860	180,369
Households:	4,465	31,007	83,006
Average HH Income:	\$61,558	\$64,442	\$68,122

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

For information, contact:

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

## Highlights

- ◆ Located at the intersection of Ruthrauff Road and La Cholla Blvd, with traffic counts over 20,000 VPD, some of the highest in the Flowing Wells area.
- ◆ Construction is nearly completed at the Ruthrauff and I-10 interchange, widening Ruthrauff to two lanes in each direction, as well as creating an overpass for both I-10 and the railroad making Ruthrauff more convenient than other nearby East-West roads.
- ◆ Sought after developable multi-use land in a highly developed surrounding area.
- ◆ Flowing Wells is a diverse, mature residential area in Northwest Tucson.
- ◆ There is a Walmart Neighborhood Market across the street and various industrial users.

## Traffic Count

Ruthrauff Rd.:	21,690 VPD (2020)
La Cholla Blvd.:	23,068 VPD (2020)
Total:	44,758 VPD

(Source: Pima Association of Governments and ADOT)

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# NWC of Ruthrauff & La Cholla

Tucson, Arizona



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## TRADE AERIAL

