COMMERCIAL RETAIL ADVISORS, LLC

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VALENCIA VILLAGE
PADS AVAILABLE

Property Description

Location:	SWC OF Valencia Rd. & Westover Ave. Tucson, AZ
PADs Available:	Three buildable drive-thru PADs available for ground lease or BTS
PAD Rental Rates:	Please contact broker
Zoning:	CB-1

Demographic Highlights

2022 Estimates	1 MI	3 MI	5 MI
Population	9,593	54,269	127,600
Households	3,306	18,417	43,989
Average HH Income	$72,660	$68,721	$62,920

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2020)

For information, contact:

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

Highlights

- Anchored by a 39,845 SF Walmart Neighborhood Market.
- Major retailers at the intersection include Safeway, Family Dollar, Desert Sports & Fitness, O'Reilly Auto Parts, Auto Zone, Ace Hardware, Walgreens, eegee's, McDonald's, KFC, Subway, Jack-In-The-Box, Filiberto's and many more.
- Valencia Road is a heavily traveled arterial connecting the far southwest side of Tucson with I-19, the Tucson International Airport and I-10 on the southeast side.
- Pima County Department of Transportation has plans to widen Valencia to six lanes starting in 2024.
- Casino Del Sol and Casino of the Sun are located to the west on Valencia Rd. Casino del Sol has added a new hotel, convention center and golf course.
- This is the main neighborhood intersection closest to the major housing areas to the west, which includes some of the southwest Tucson's largest master planned communities such as Midvale Park and Star Valley.

Traffic Counts

Valencia Rd:	46,092 VPD (2022)
Cardinal Ave:	9,653 VPD (2022)
Total:	55,745 VPD

(Source: Pima Association of Governments and ADOT)

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.

Valencia Village

Tucson, Arizona

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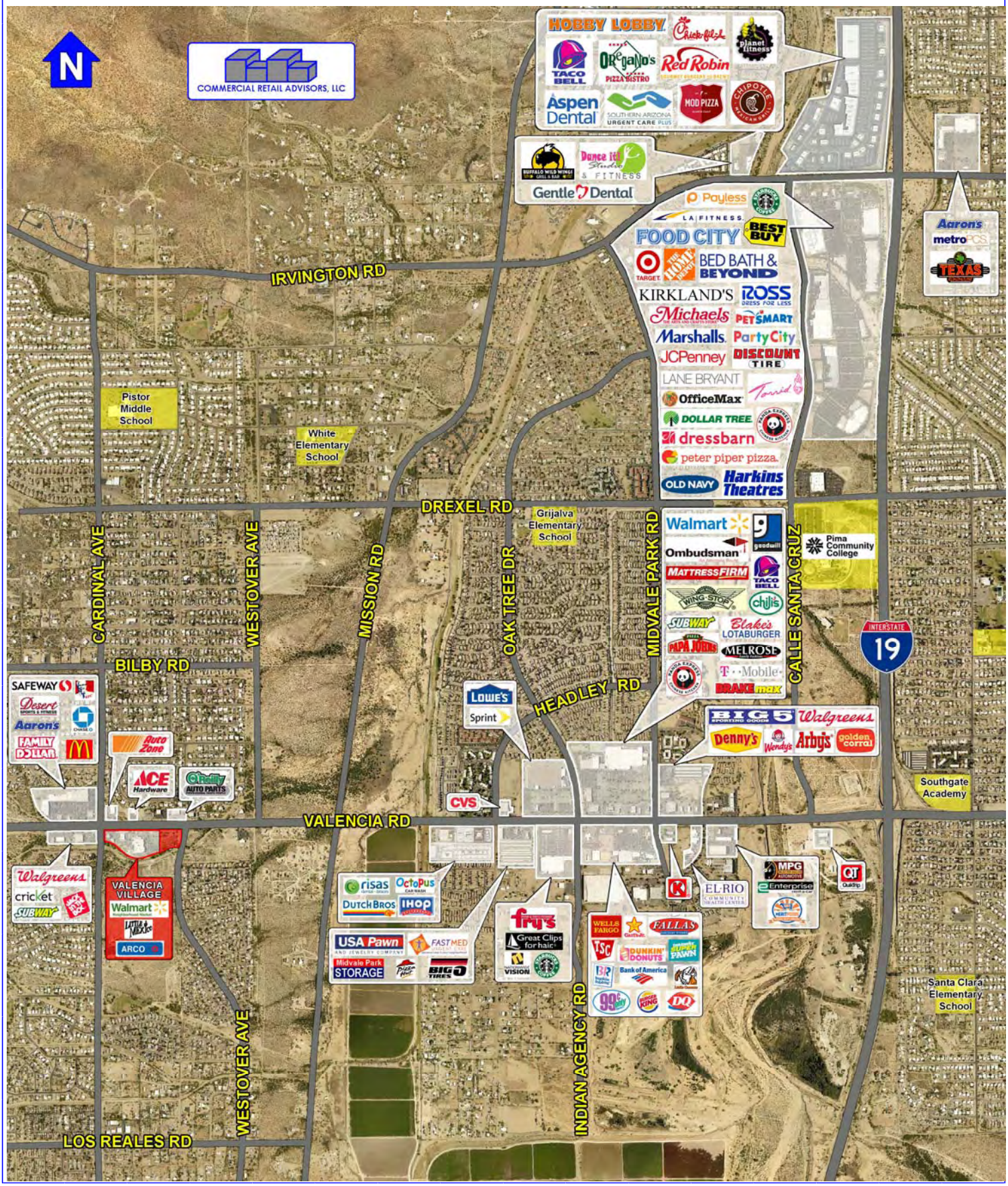
TRADE AERIAL



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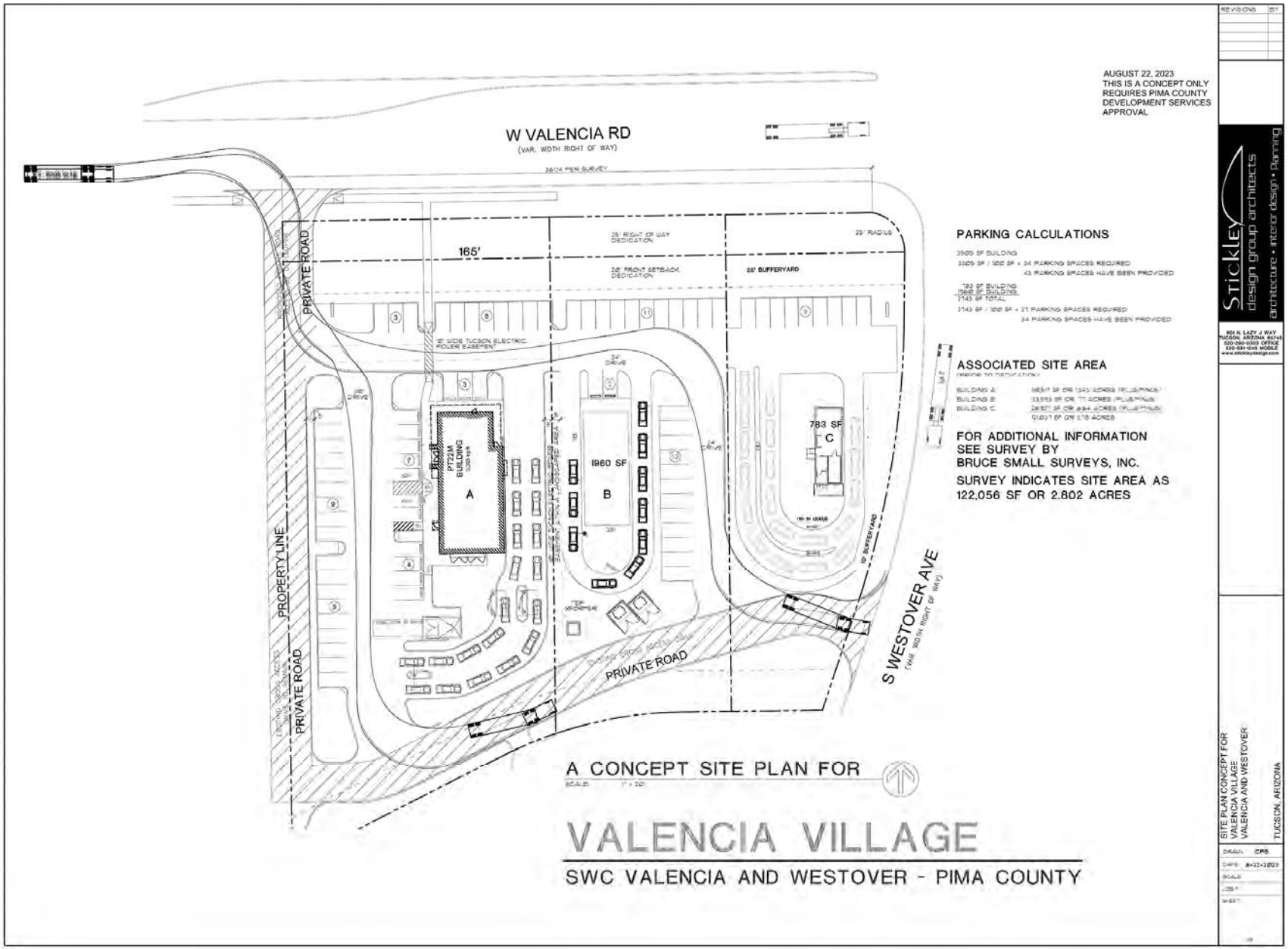
CONCEPTUAL SITE PLAN



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