



PICOR

FOR SALE OR BUILD TO SUIT

Century Park Marketplace

Valencia Road east of Kolb Road
Tucson, Arizona 85756



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9/25/2024

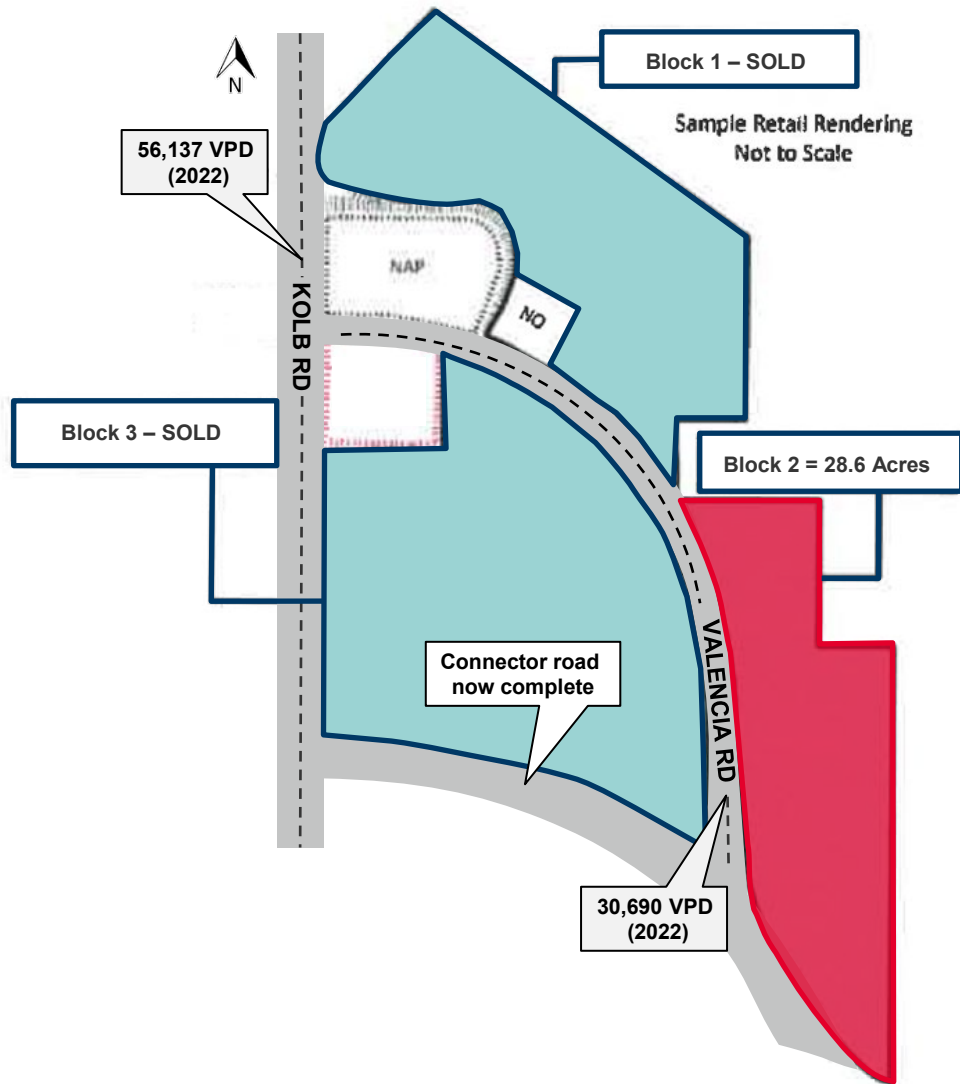
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Land or Build To Suit Property Information

BUSINESS PARK LAND



Property Highlights

- Join Becton, Dickinson (BD) and Amazon in this well-located park
- The Tucson City Council has approved all access from Valencia Rd to this site, including the stoplight location
- Shovel Ready
- Over 2,700 ft. of frontage on the east side of Valencia Rd
- Zoned PAD (Planned Area Development) allowing uses including industrial, warehousing and manufacturing, commercial, and retail
- Valencia / Kolb intersection completely reconstructed, now complete
- 31,273 VPD on Valencia Rd (2023) and 57,204 VPD on Kolb Rd (2023)
- 138,405 residents live within 5 miles of Century Park Marketplace

Parcel	Block	Size (SF)	Acres	Price	Price per SF
141-06-020D	1	1,422,321	32.65	\$4,980,000	\$3.50 SOLD
141-06-0210	2	1,244,074	28.56	\$4,355,000	\$3.50
141-06-022A, 141-06-0230	3	2,223,433	51.04	\$8,900,000	\$4.00 SOLD

Property Details

Property Taxes (2024)	Block 1 - \$31,598.51
	Block 2 - \$8,437.92
	Block 3 - \$13,885.41

Utilities

All utilities are to the property or within short distances from the property

*Property is in the vicinity of Davis Monthan Air Force Base, may be subject to restrictions

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New Transportation Plan

BUSINESS PARK LAND



Century Park Marketplace

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TUCSON MARKET OVERVIEW



1.08M
TUCSON MSA
POPULATION



484,397
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



0.75%
POPULATION
GROWTH RATE



\$64,323
MEDIAN HOUSEHOLD
INCOME



3.2%
UNEMPLOYMENT
RATE



53,187

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2023

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

