



**PICOR**

FOR SALE OR BUILD TO SUIT

## Century Park Marketplace

NE & SE Corners of Valencia Road & Kolb Road  
Tucson, Arizona 85756



For more information, please contact:

**Stephen D. Cohen**  
Principal, Industrial Properties  
+1 520 546 2750  
scohen@picor.com

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
picor.com

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10/6/2021





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BUSINESS PARK LAND

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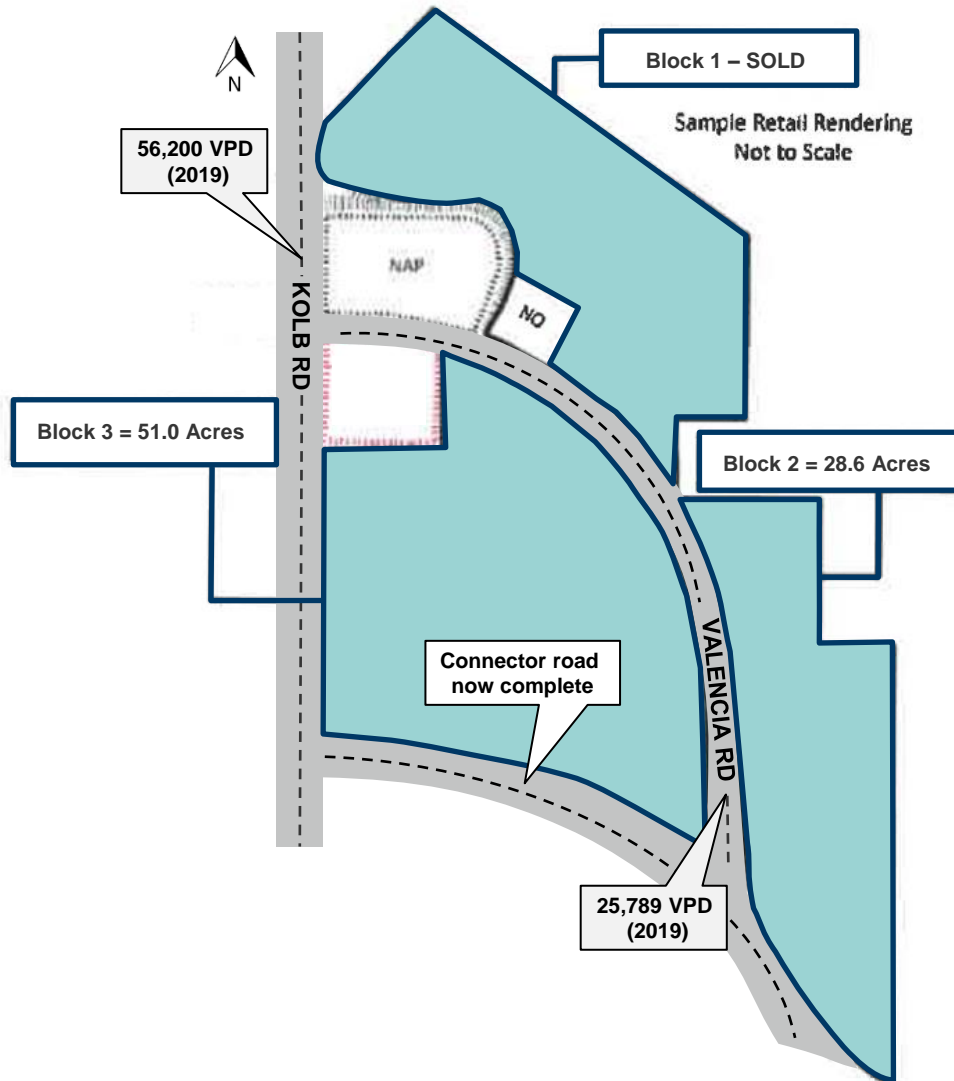
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## Land or Build To Suit Property Information

## BUSINESS PARK LAND



### Property Highlights

- Century Park Marketplace contains approximately 112 acres of land
- Over 2,700 ft. of frontage on both sides of Valencia Rd and approximately 1,397 ft. of frontage on the east side of Kolb Rd
- Zoned PAD (Planned Area Development) allowing uses including industrial, warehousing and manufacturing, commercial, and retail
- Valencia / Kolb intersection completely reconstructed, now complete
- 25,789 VPD on Valencia Rd (2019) and 56,200 VPD on Kolb Rd (2019)
- 128,294 residents live within 5 miles of Century Park Marketplace
- \* Property is in the vicinity of Davis Monthan Air Force Base, may be subject to restrictions

Parcel	Block	Size (SF)	Acres	Price	Price per SF
<del>141-06-020D</del>	<del>1</del>	<del>1,422,321</del>	<del>32.65</del>	<del>\$4,980,000</del>	<del>\$3.50</del> <b>SOLD</b>
141-06-0210	2	1,244,074	28.56	\$4,175,000	\$3.36
141-06-022A, 141-06-0230	3	2,223,433	51.04	\$8,900,000	\$4.00

### Property Details

Property Taxes (2021)	<del>Block 1 - \$31,598.51</del> Block 2 - \$ 8,117.02 Block 3 - \$13,885.41
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Utilities	All utilities are to the property or within short distances from the property
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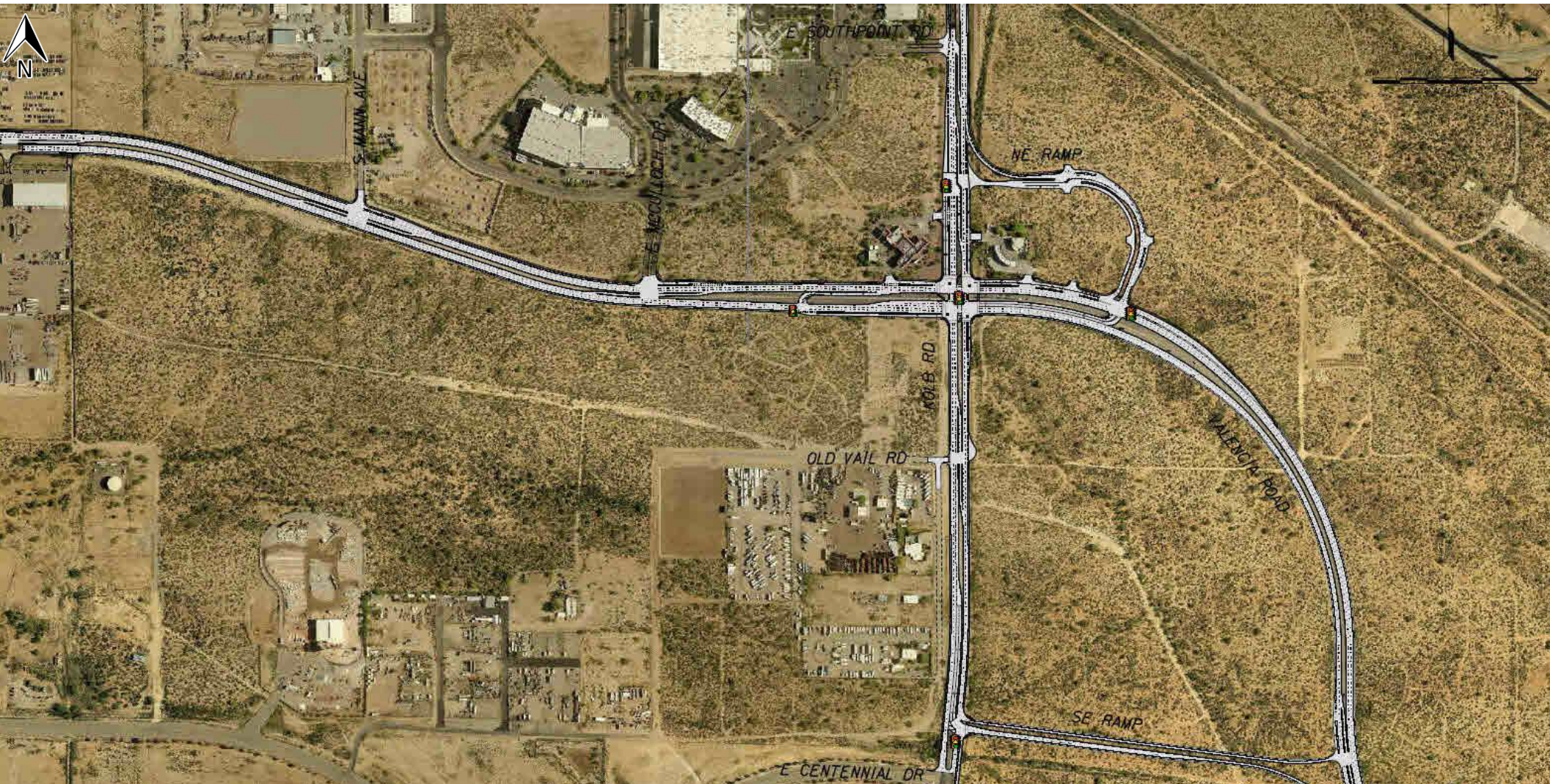
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New Transportation Plan

BUSINESS PARK LAND



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## TUCSON

At a Glance



1.046M

TUCSON MSA  
POPULATION

425,200

TOTAL HOUSEHOLDS



25%

EDUCATION -  
SOME COLLEGE

0.9%

POPULATION  
GROWTH RATE

\$57,600

MEDIAN HOUSEHOLD  
INCOME

6.5%

UNEMPLOYMENT  
RATE

Source: BLS, BOC, Moody's Analytics 10/01/21

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA - 16,000
2. RAYTHEON MISSILE SYSTEMS - 13,000
3. DAVIS-MONTHAN AFB - 9,100
4. WALMART STORES - 7,450

hr.arizona.edu, Tucson.com, BLS, cbp.gov

RECENT INDUSTRY  
ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. TUSIMPLE



36,503

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2020

- #46 TOP PUBLIC SCHOOL
- #46 MOST INNOVATIVE SCHOOLS
- #23 NURSING
- #52 UNDERGRAD ENGINEERING PROGRAMS
- #62 COLLEGES FOR VETERANS
- #64 BEST BUSINESS SCHOOLS

UNIVERSITY OF ARIZONA TOP PROGRAMS  
*U.S. News & World Report*