

9020 E. OLD VAIL ROAD

SEC RITA & OLD VAIL RDS, TUCSON, AZ



For Sale 1-12 Acres | C-2 Zoned Development Opportunity

WE ARE
THE CENTER
OF RETAIL





CUSHMAN &
WAKEFIELD



PICOR

9020 E. OLD VAIL ROAD

SEC RITA & OLD VAIL RDS, TUCSON, AZ

AVAILABLE

±1-12 Acres (507,023 SF)

SALE PRICE

\$1,950,000 (\$3.85/SF) for entire parcel

Smaller Parcel: Submit

ZONING

C-2, City of Tucson

ASSESSOR PARCEL

141-21-025F

AREA EMPLOYMENT

La Costeña/Faribault Foods, Target Distribution, Hampton Inn & Suites

UA Science & Tech Park: Raytheon, IBM, CITI, Global Solar and many more

COMMENTS

- Premier pad near heavy employment
- Serves Rita Ranch community
- Interstate 10 proximity

TRAFFIC COUNTS

Rita Road: 11,935 vpd (2018)

Interstate 10: 43,788 vpd (2018)

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	5,927	\$103,735	1,183	\$70.97 M
3 Miles	20,484	\$90,486	4,267	\$239.25 M
5 Miles	47,910	\$86,133	7,959	\$476.02 M



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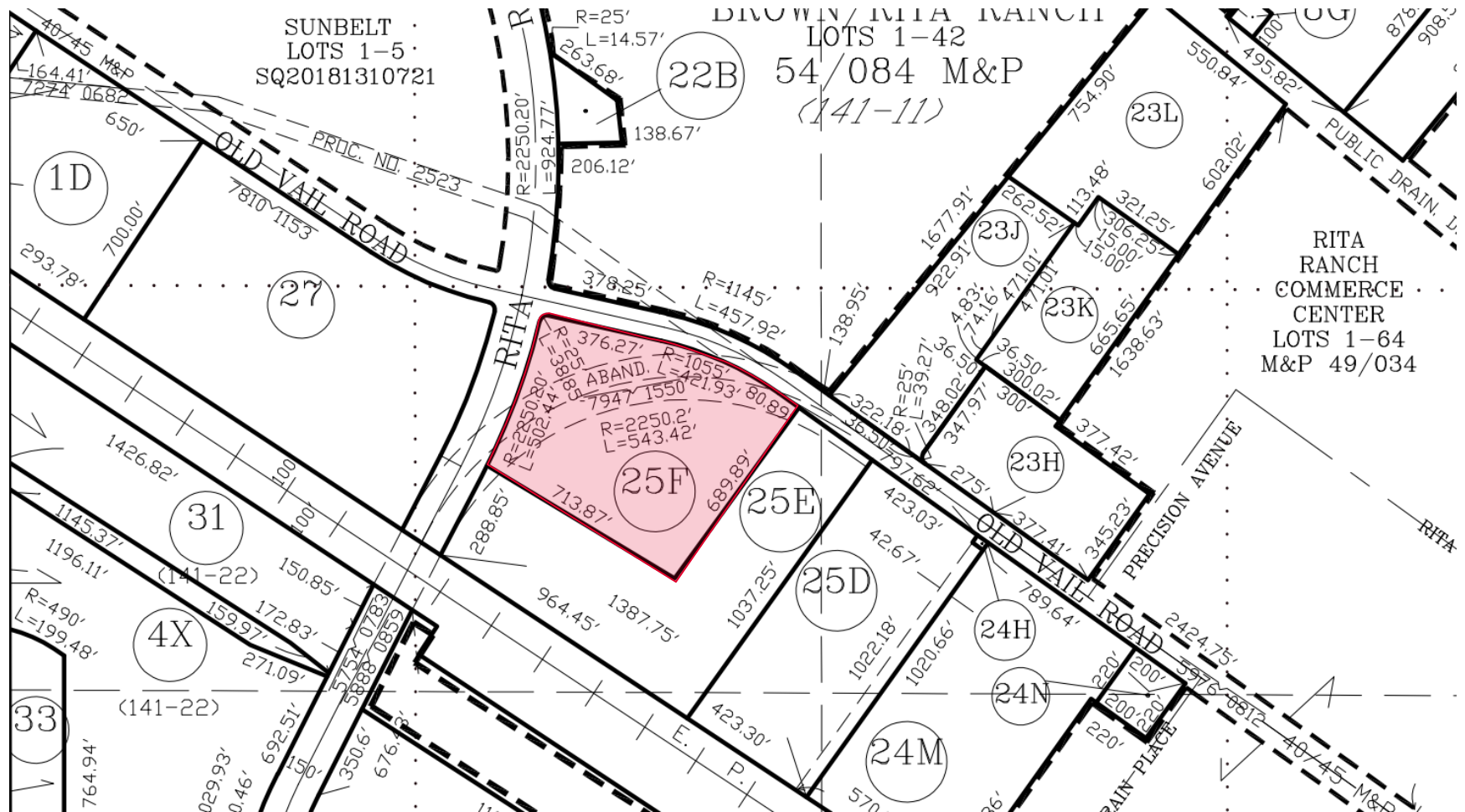


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ASSESSOR MAP



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AERIAL MAP



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