



**Total Pad Size for Lots B and C – 2.23 Acres or (97,138.80) SF**

**Property Highlights**

- Adjacent to Tucson Marketplace at the University of Arizona Bioscience Park
- Located Directly Across from the I-10 access ramp
- Zoning – I-1, City of Tucson (Light Industrial)

**Availability**

Sale Price LOT B	\$800,000 (Building pad B) ± 48,969 SF (\$16.34/SF)
Sale Price LOT C	\$1,000,000 (Building Pad C) ±78,351 SF (\$12.76/SF)

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**BUILDING 4**  
 GFA 30,400 SF  
 HEIGHT 36' MAX  
 FFE 07.50  
 PAD 06.8  
 1 STORY

**INDUSTRIAL / RETAIL / OFFICE**

**LOT C&B Combined**

DEVELOPABLE AREA  
 97,021 SF (2.23 AC)

For more information, please contact:

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<b>Demographics 2021 Estimates</b>	<b>1-Mile Radius</b>	<b>3-Mile Radius</b>	<b>5-Mile Radius</b>
Population	5,615	98,776	255,122
Households	1,690	33,822	93,571
Avg. Household Income	\$62,312	\$51,663	\$54,783
Daytime Employment	9,055	55,918	146,347
Total Retail Expenditure	\$40.7 M	\$707.91 M	\$2.04 B

**Traffic Counts** 24-hr. two-way volume of average weekday traffic.  
 Source: Pima Association of Governments

Kino Parkway	34,291 VPD
Ajo Way	82,331 VPD
Kino / I-10 Access Road	91,975 VPD





INDUSTRIAL / RETAIL / OFFICE

Tucson Marketplace at Bridges  
+/- 1 Million SF of Retail Space Planned

SITE