

LAST PAD! 1.2 ACRES AVAILABLE

I-10 & CORTARO FARMS ROAD | TUCSON, ARIZONA

PRIME RETAIL PAD
DEVELOPMENT
OPPORTUNITY



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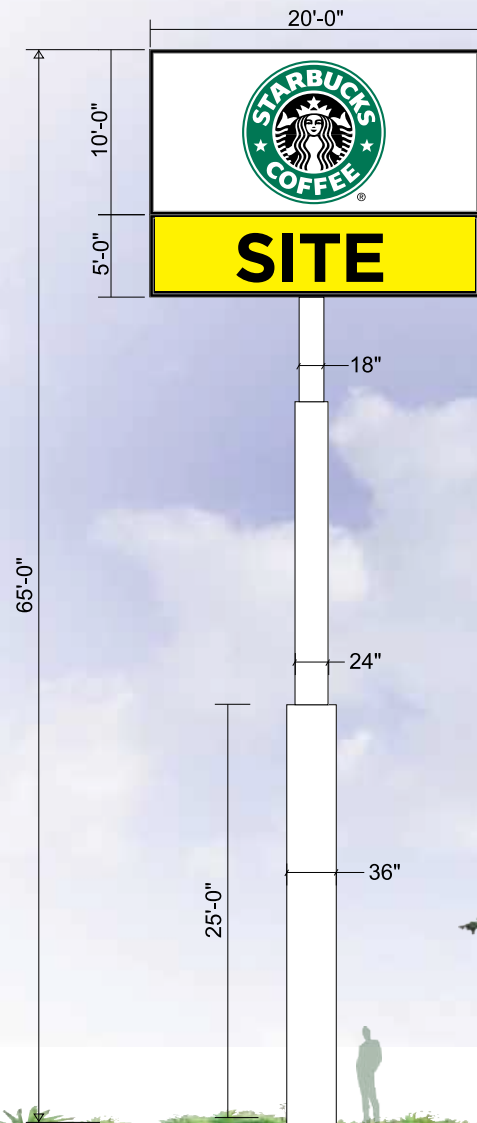
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65' Pylon Signage



MANUFACTURE AND INSTALL ONE (1) D/F INTERNALLY ILLUMINATED PYLON SIGN

SCALE: 1/8" = 1'-0"

300 S.F.

CABINETS: .090" ALUMINUM FRAMED STRUCTURES WITH SMOOTH FINISH
PAINTED SATIN BLACK, WITH 2 1/2" RETAINERS & SIGN COMP.
FLEX FACE W/ FIRST SURFACE VINYL OVERLAY

ILLUMINATION: WHITE LED

INSTALLATION: ON APPROVED FOOTING

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications

All Signs Fabricated as per
A.S.A. Specifications & 2018 L.B.C.

Electrical Specifications

All Signs Fabricated as per
2017 N.E.C. Specifications

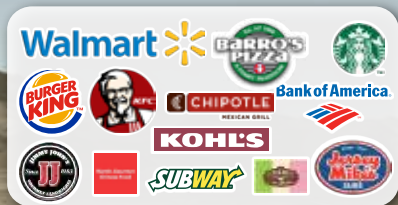
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

*ENGINEERING REQUIRED
VERIFY PIPE AND FOOTING

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CORTARO ROAD



TUCSON

SITE

CERIUS STRAVENUE



CORTARO FARMS ROAD

TOWN OF
MARANA
OPEN SPACE



IMAGE SOURCE: GOOGLE



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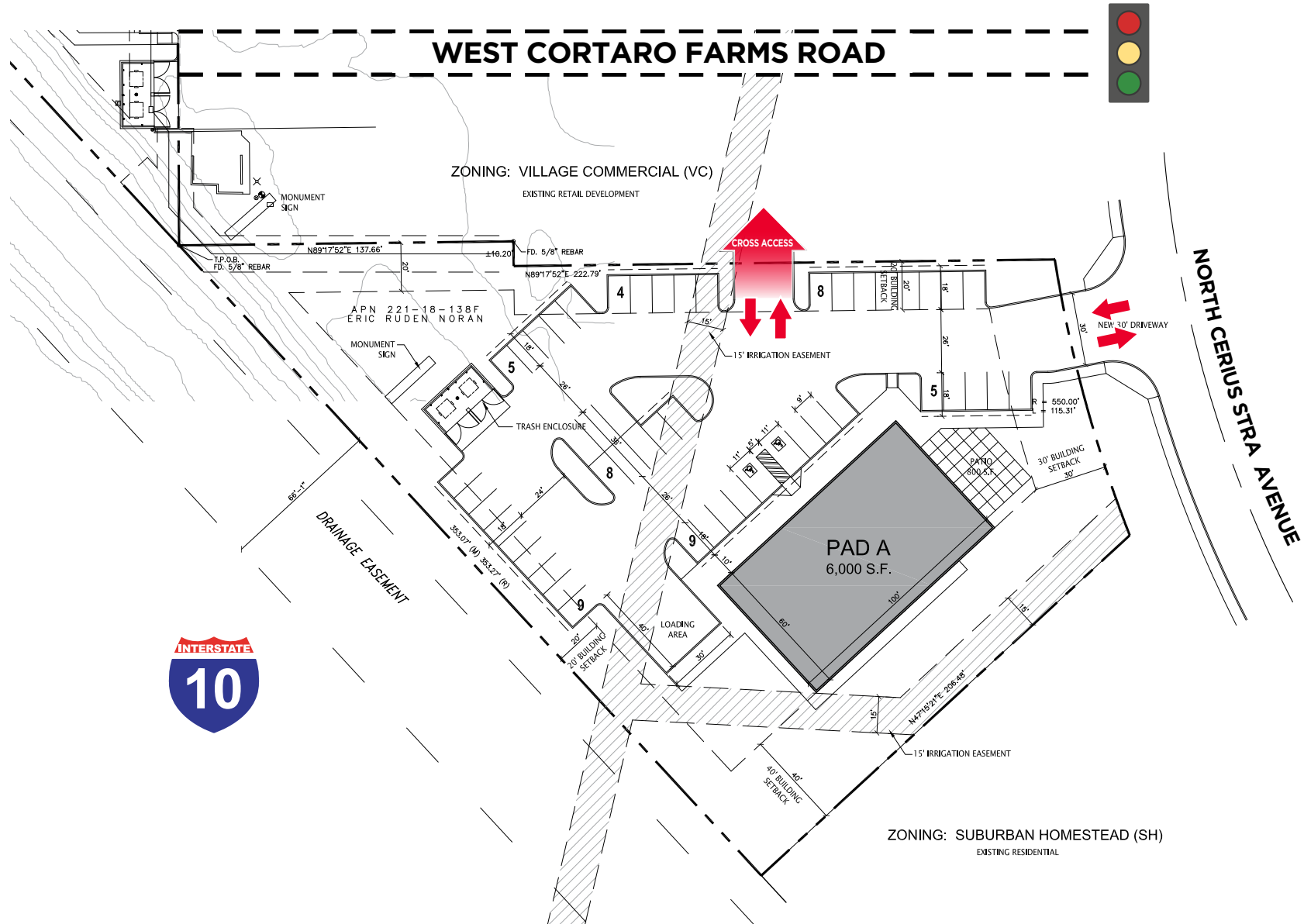
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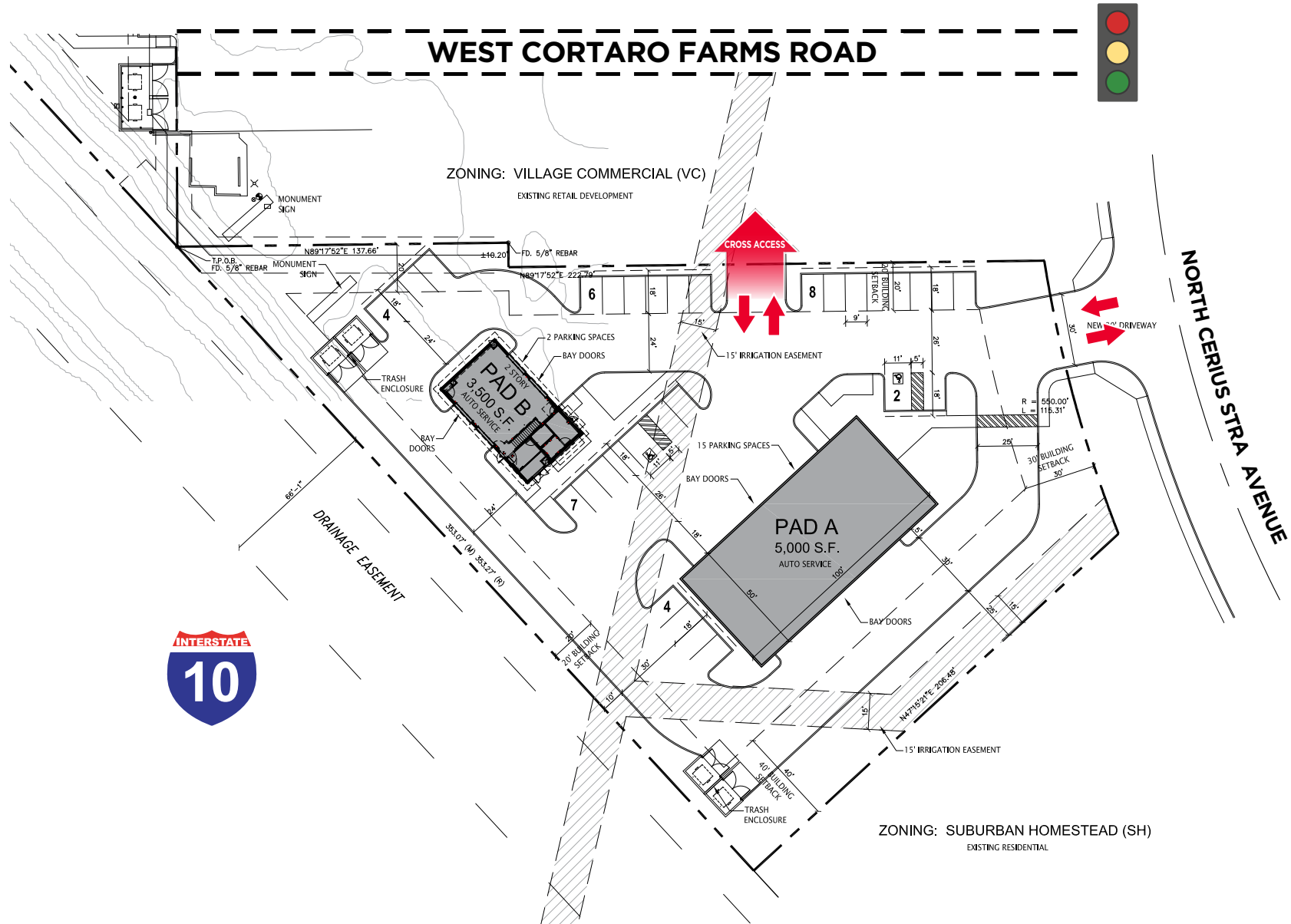
OPTION 1: RETAIL

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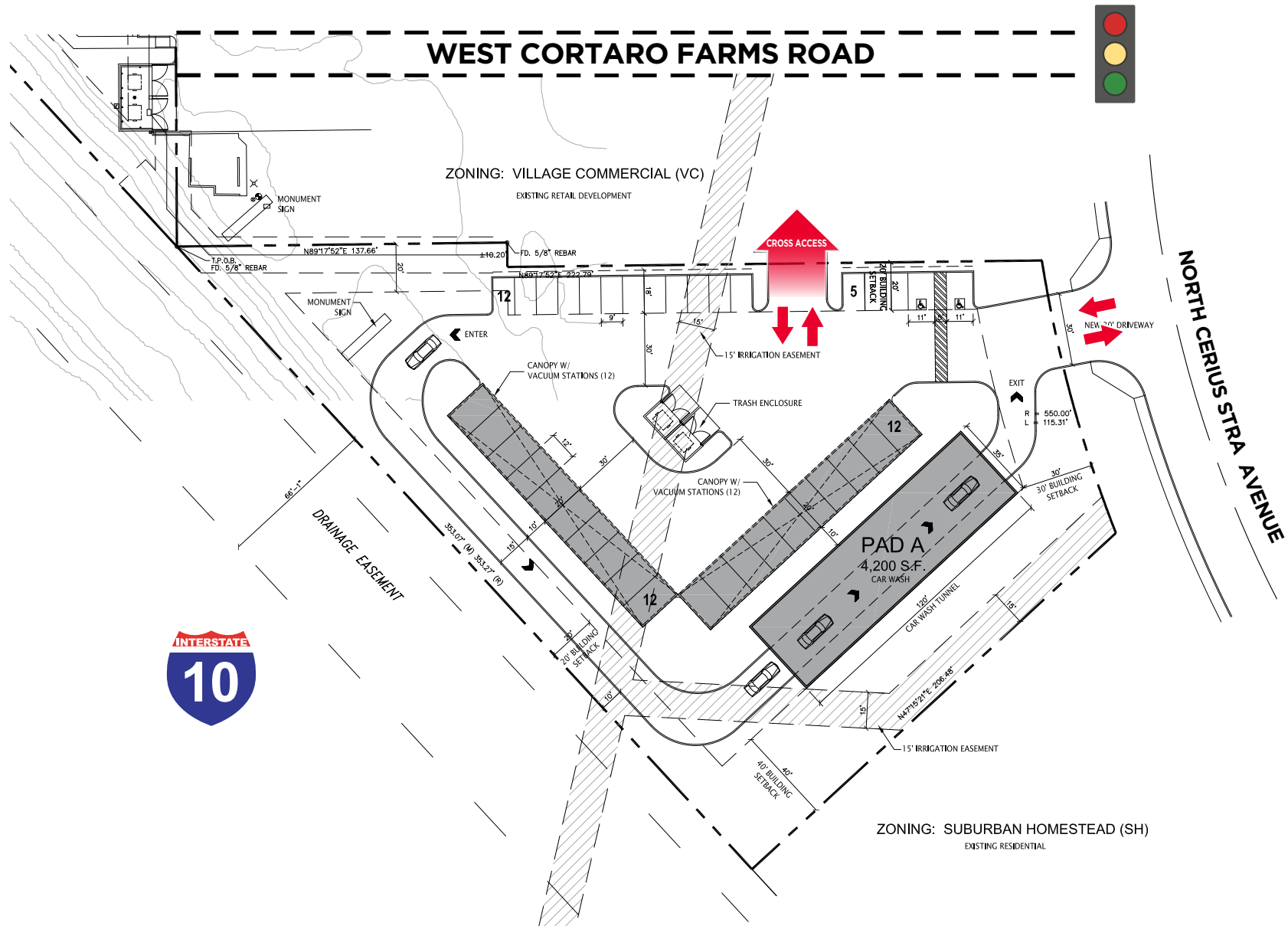
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OPTION 3: CAR WASH

I-10 & CORTARO FARMS ROAD | TUCSON, ARIZONA

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PRIME RETAIL PAD DEVELOPMENT OPPORTUNITY

Property Highlights

- Can accommodate up to ±8,000 SF building or 3,800 SF drive-thru
- Lot size: ±55,839 SF
- Located at the SSEC of Cortaro Farms Rd and I-10 Interchange
- 3 different site plan options: Retail, Auto or Car Wash
- Available 65-foot freeway pylon signage
- Cross access with Circle K, Starbucks and Wendy's
- Nearby pad users: Wendy's, Arby's, Dutch Bros., In-N-Out Burger, Starbucks, Panda Express, Chipotle Mexican Grill, IHop, McDonald's, Burger King, Little Caesars Pizza, Starbucks, Subway, Chili's Grill, Dunkin' Donuts, Taco Bell, Native Grill & Wings, Cracker Barrel, Texas Roadhouse and Boston's Restaurant & Sports Grill
- Nearby hotels: Days Inn, Comfort Inn & Suites, La Quinta Inn & Suites, Holiday Inn Express, Super 8 and Best Western. Totaling ±550 rooms

2021 Neighborhood Demographics

7 MILES, SOURCE: ESRI 2021



POPULATION
156,401



AVERAGE HH
INCOME
\$92,308



AVERAGE
AGE
43.3



POPULATION
GROWTH 2021-2025
156,401

Traffic Counts

TRAFFIC COUNTS	VEHICLES PER DAY
I-10	92,083 VPD
Cortaro Road	29,884 VPD



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