

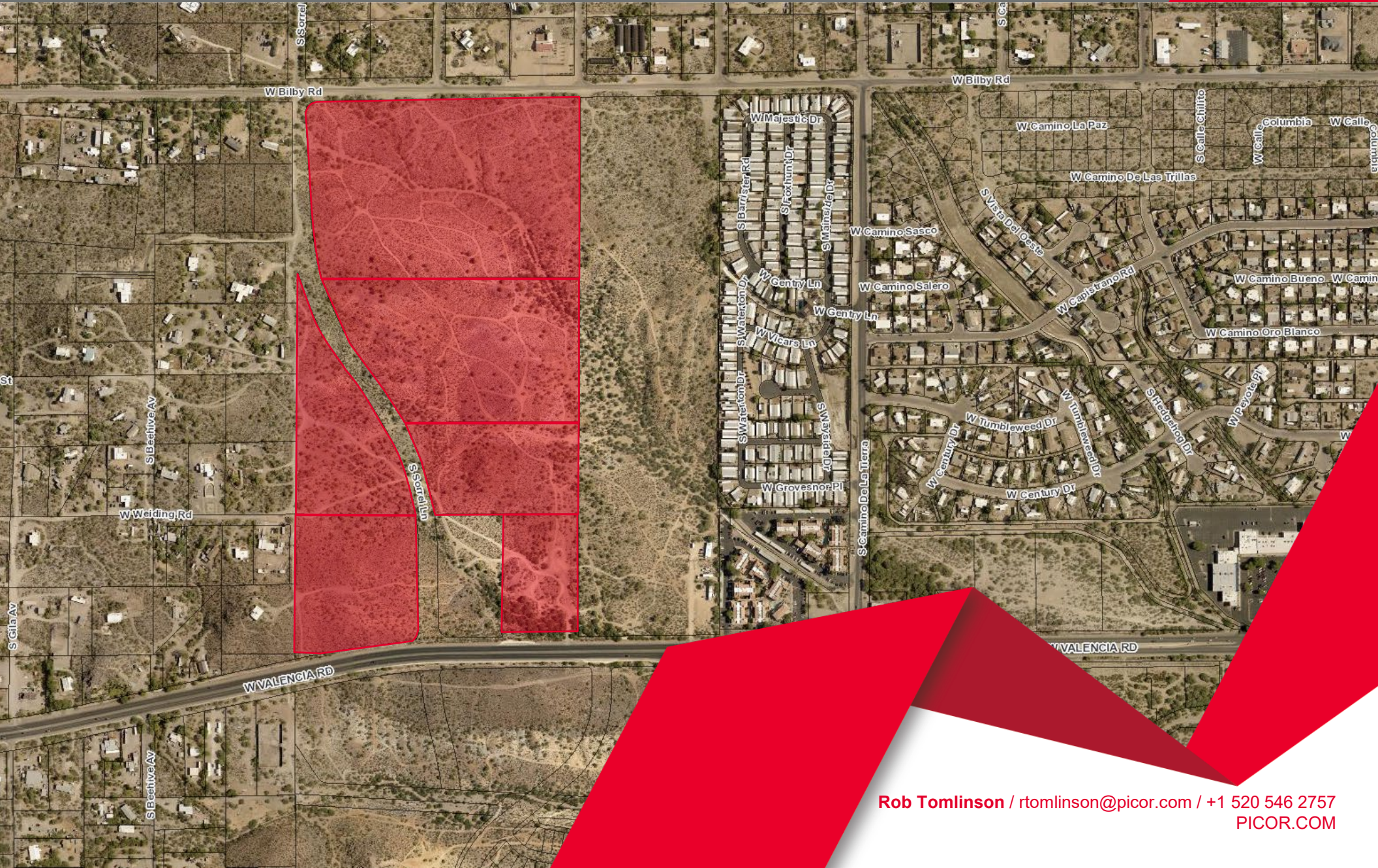
# 3580 W. VALENCIA ROAD

TUCSON, AZ 85746



For Sale | Residential Land

WE ARE  
THE CENTER  
OF RETAIL



Rob Tomlinson / [rtomlinson@picor.com](mailto:rtomlinson@picor.com) / +1 520 546 2757  
PICOR.COM

# 3580 W. VALENCIA ROAD

## TUCSON, AZ 85745

### LOT SIZE

73.44 Acres

### SALE PRICE

\$2,995,000 (\$40,781.59/Acre)

### ZONING

CR-3, Pima County

### TRAFFIC COUNT

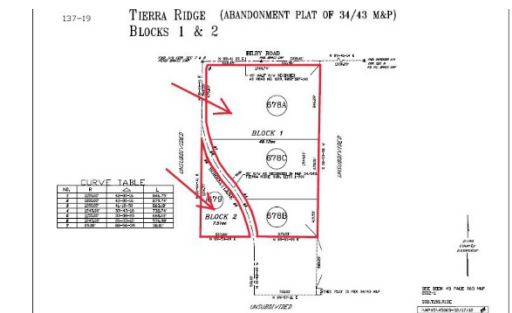
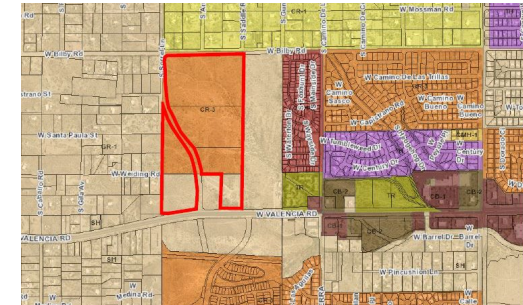
Valencia Rd 27,414 VPD (2020)

### TAX PARCEL NOS.

137-19-6790, 137-19-004E, 137-19-678B, 137-19-004N,  
137-19-678C, 137-19-678A

### COMMENTS

- Prime residential development land in growing southwest area
- Close to schools, shopping, restaurants, and other amenities
- Directly on Valencia Rd



## NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	6,839	\$85,757	751	\$71.81 M
3 Miles	45,189	\$71,036	7,175	\$386.62 M
5 Miles	113,912	\$64,711	19,038	\$938 M

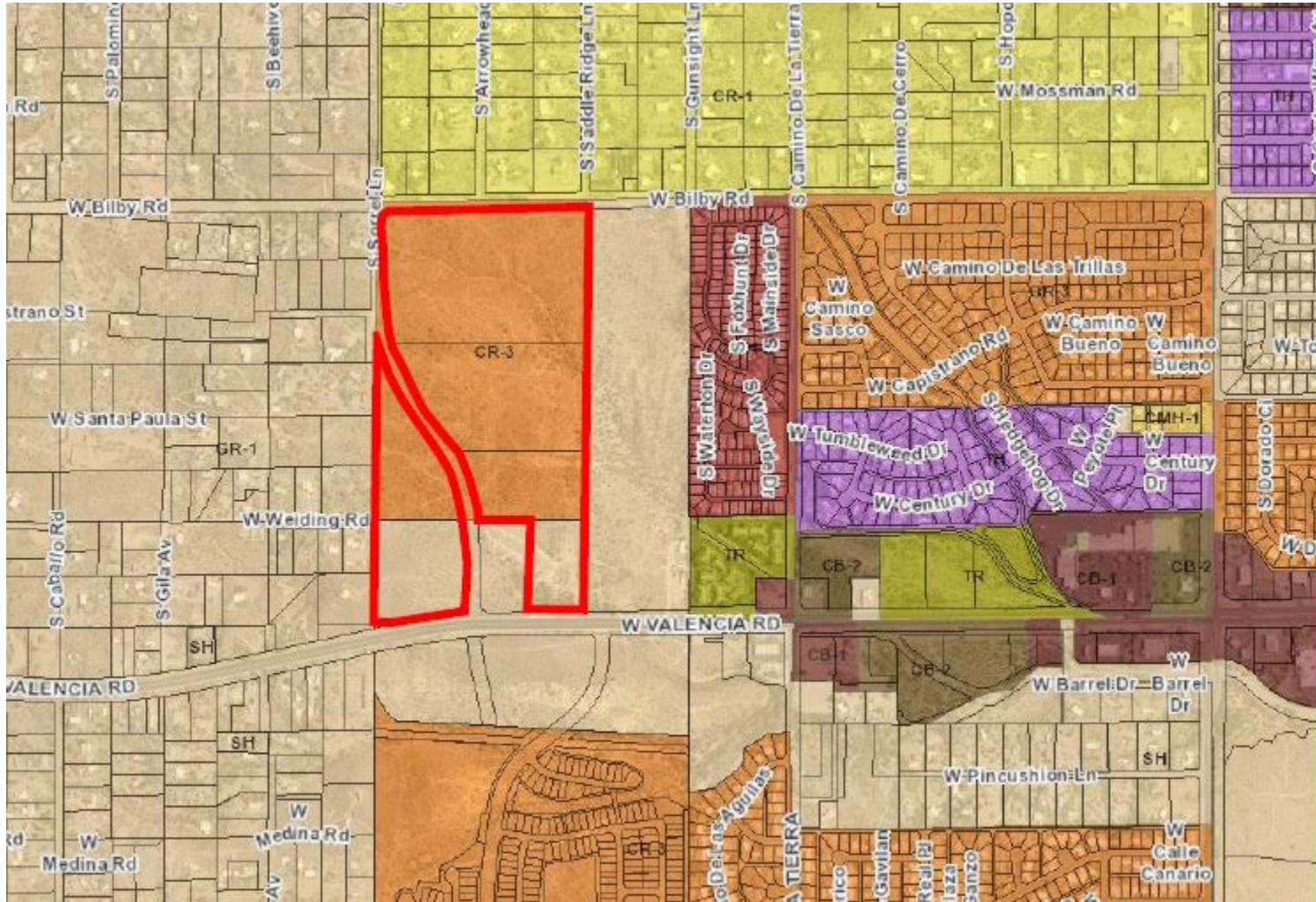
**Rob Tomlinson / Principal / [rtomlinson@picor.com](mailto:rtomlinson@picor.com) / +1 520 546 2757**

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## ZONING MAP



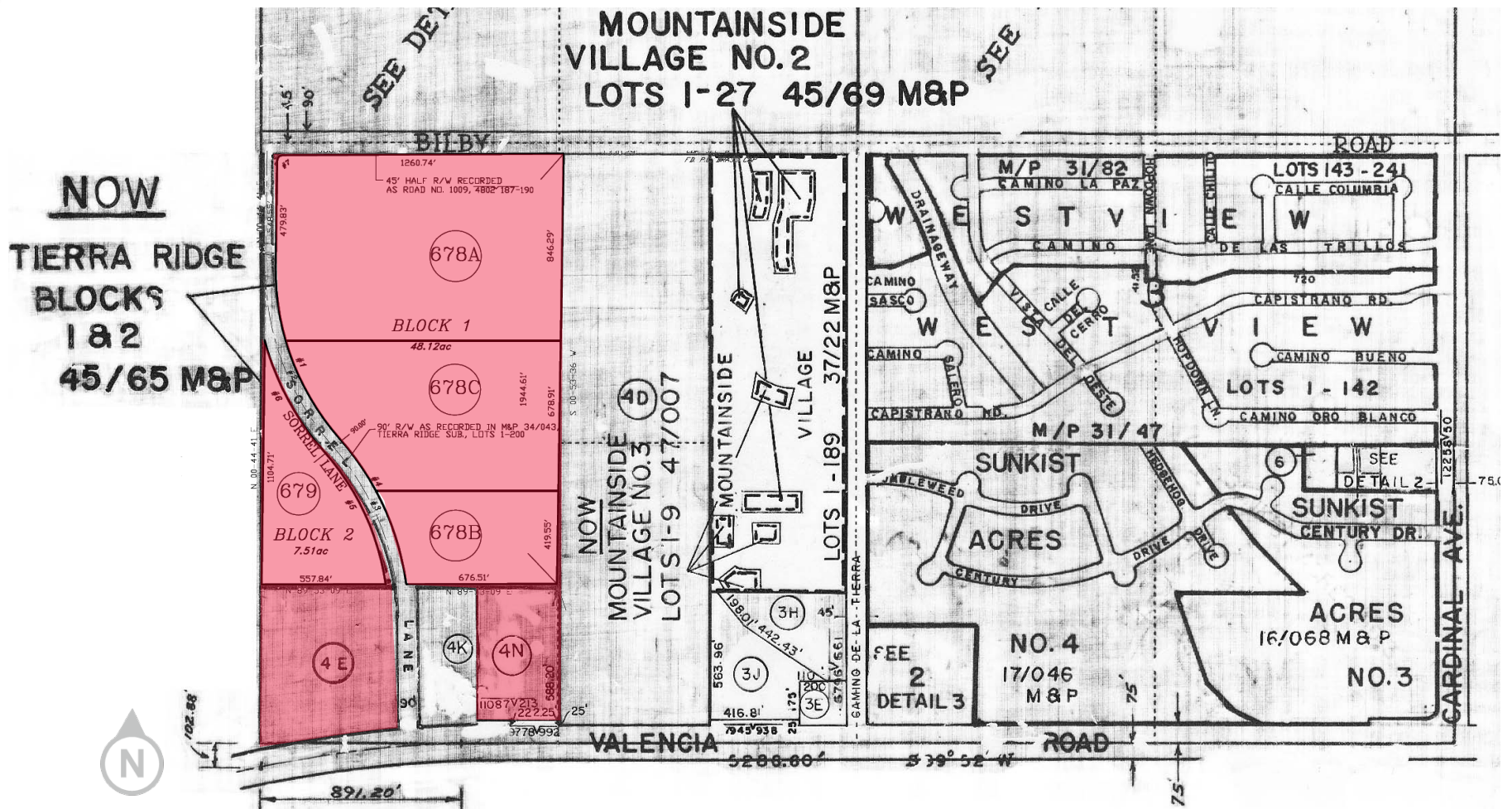
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## ASSESSOR MAP



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## CONCEPT PLAN



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## LOT MAP



Parcel Number	Acres	SF
137-19-6790	7.51	327,136
137-19-004E	8.35	363,726
137-19-678B	7.06	307,534
137-19-004N	4.62	201,247
137-19-678C	16.36	712,642
137-19-678A	24.7	1,075,932

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