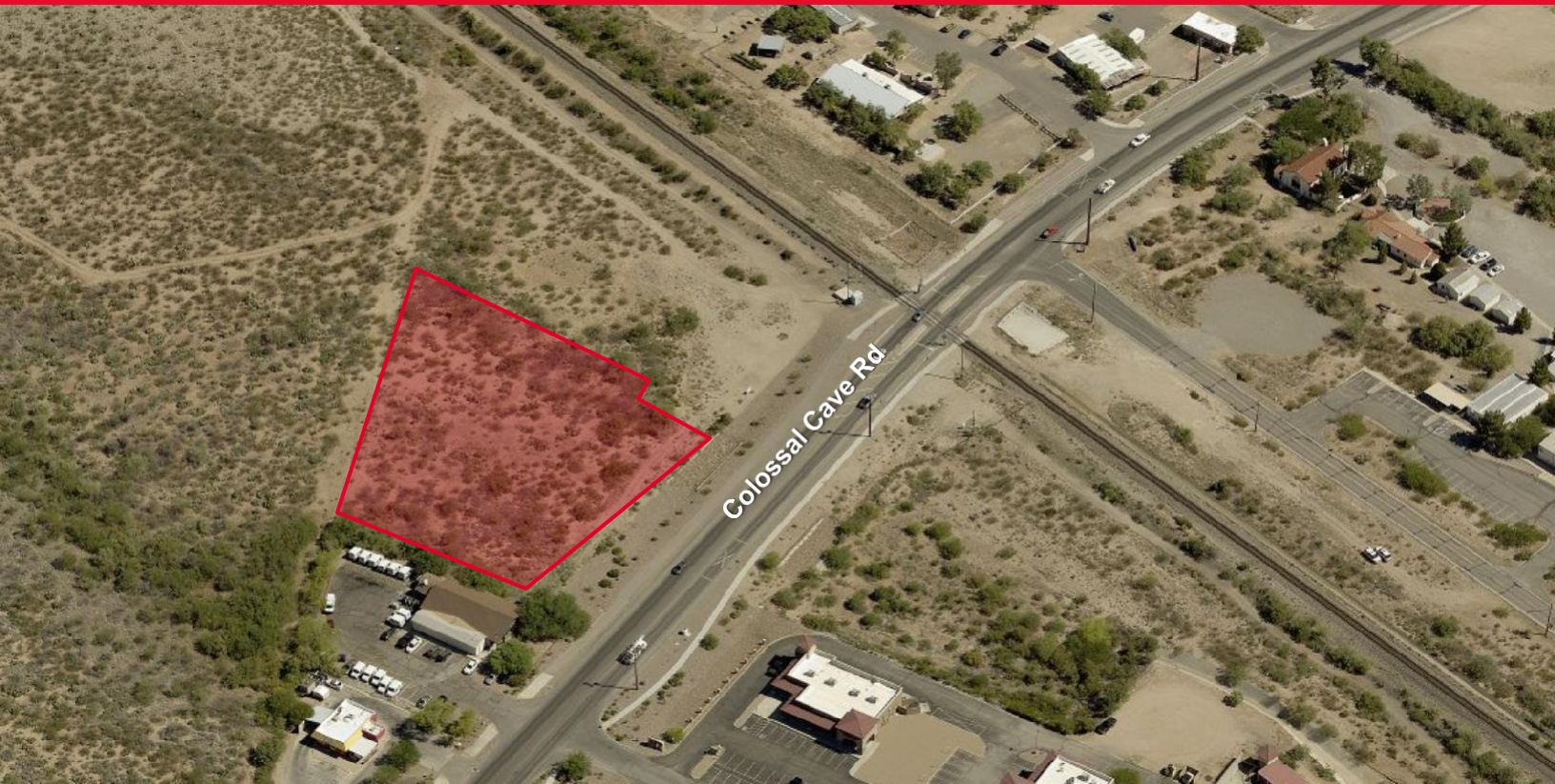


FOR SALE

(Approx.) 13259 E. Colossal Cave Road
Vail, AZ 85641

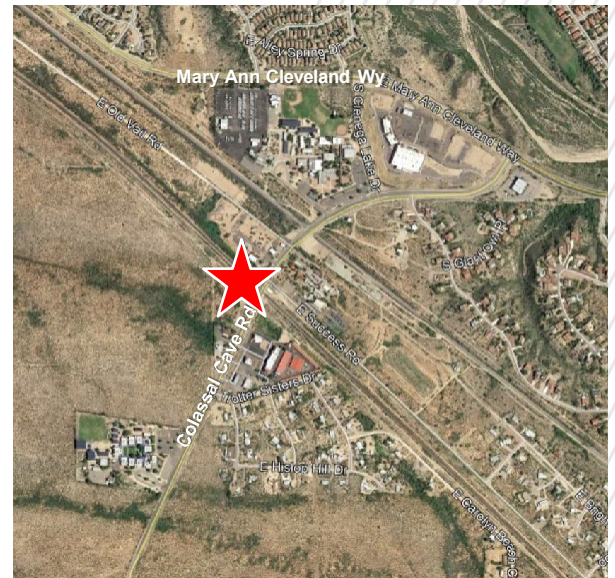


PROPERTY HIGHLIGHTS

- Growing market area
- High local income demographics
- Close to Interstate 10
- Gateway to Vail area

BUILDING SF	N/A
LAND SF	72,426
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	9,727 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	2,643
3-MILE (POP.)	13,190
MED. INCOME	\$95,833 (1-MI)
SPACE USE	Retail / Office



JEFF SCHEIDEGGER
Account Contact
+1 314-384-8662
Jeff.scheidegger@cushwake.com

TUCSON CONTACT
GREG FURRIER
Principal
+1 520 909 6111
gfurrier@picor.com

TUCSON CONTACT
ROB TOMLINSON
Principal
+1 520 546 2757
rtomlinson@picor.com



CUSHMAN &
WAKEFIELD



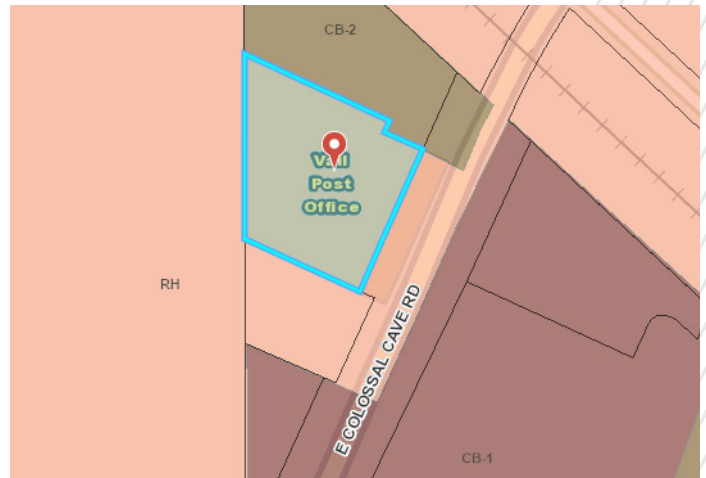
PICOR

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LEGAL INFORMATION

TAX PARCEL ID	305-13-054C
2020 RE TAXES	\$694.66
ZONING	CB-1, Pima County



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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