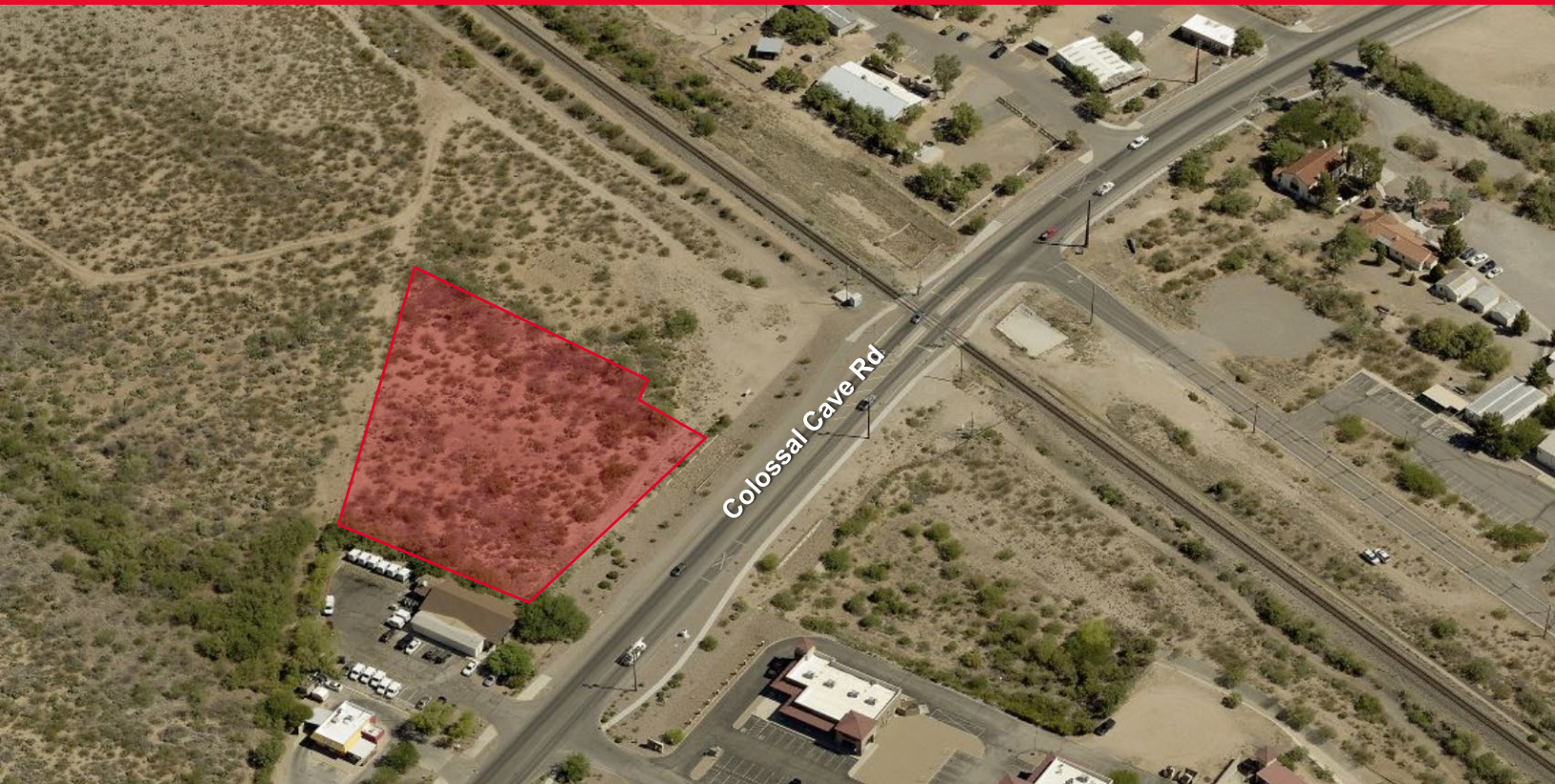


FOR SALE

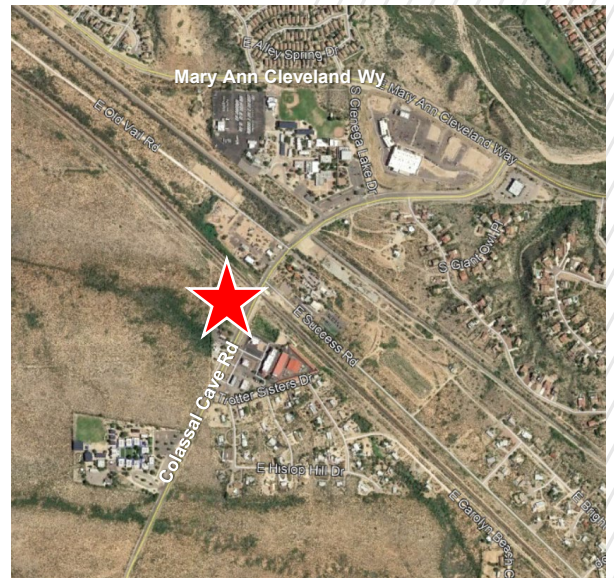
**13185 E. Colossal Cave Road
Vail, AZ 85641**



PROPERTY HIGHLIGHTS

- Freestanding identity
- Abundant parking
- High traffic counts
- Strong daytime employment
- Dense population in area

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	72,426	1-MILE (POP.)	2,643
YEAR BUILT	N/A	3-MILE (POP.)	13,190
PARKING	N/A	MED. INCOME	\$95,833 (1-MI)
TRAFFIC COUNTS	9,727 VPD	SPACE USE	Retail / Office



SHER FRENCH
Account Director
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sher.french@cushwake.com

TUCSON CONTACT
GREG FURRIER
Principal
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gfurrier@picor.com

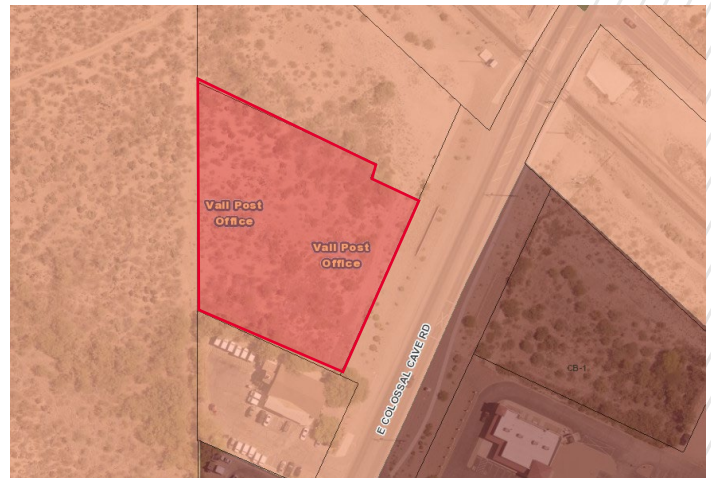
TUCSON CONTACT
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FOR SALE

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LEGAL INFORMATION

TAX PARCEL ID	305-13-054C
2020 RE TAXES	\$694.66
ZONING	RH, 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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