

SEC VALENCIA RD & MIDVALE PARK RD

TUCSON, AZ 85746



For Sale or Ground Lease | Last Pad Available

WE ARE
THE CENTER
OF RETAIL



Walmart
Supercentre

BGS

Wendy's

Arby's

Wendy's

Denny's

MIDVALE PARK RD

COMMERCE CT

VALENCIA RD 47,773 VPD (2022)

K

±34,604 SF

FUTURE SITE OF

SuperStar
CAR WASH

PLANNED SELF-STORAGE



Dave Hammack / dhammack@picor.com
+1 520 546 2712 / PICOR.COM



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SEC VALENCIA RD & MIDVALE PARK RD

TUCSON, AZ 85746

LOT SIZE

34,604 SF

SALE PRICE

\$1,075,000.00

GROUND LEASE RATE

\$95,000 per year

TAX PARCEL NO.

138-24-101M (Lot 2)

NEIGHBORING TENANTS

Walmart Supercenter, dd's Discounts, Fry's, Enterprise, 99¢ Only Stores, El Rio Health, Circle K, & more

COMMENTS

- Situated in a major retail core for southwest Tucson
- Easy freeway access
- Heavy traffic
- Last pad available
- Traffic counts on Valencia Rd 47,773 VPD (2022)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	9,571	\$55,047	3,134	\$69.82 M
3 Miles	80,934	\$62,238	17,119	\$620.21 M
5 Miles	149,943	\$57,954	48,453	\$1.1 B

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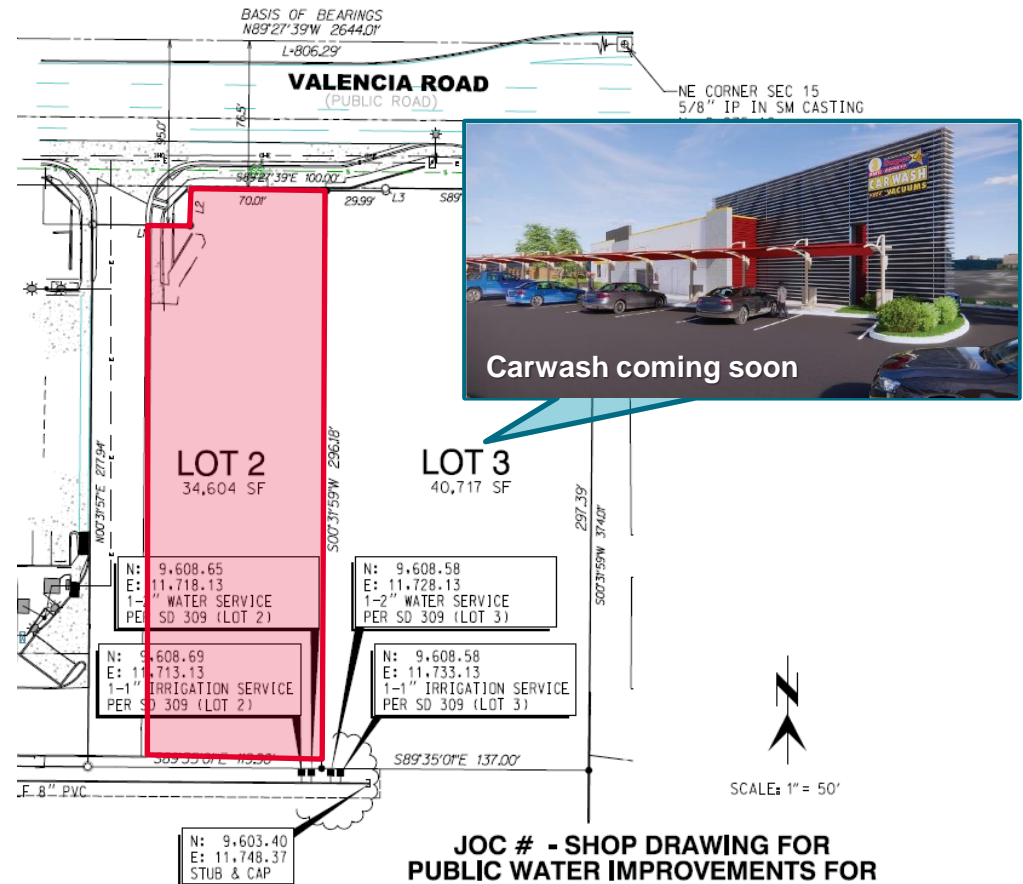


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SITE PLAN





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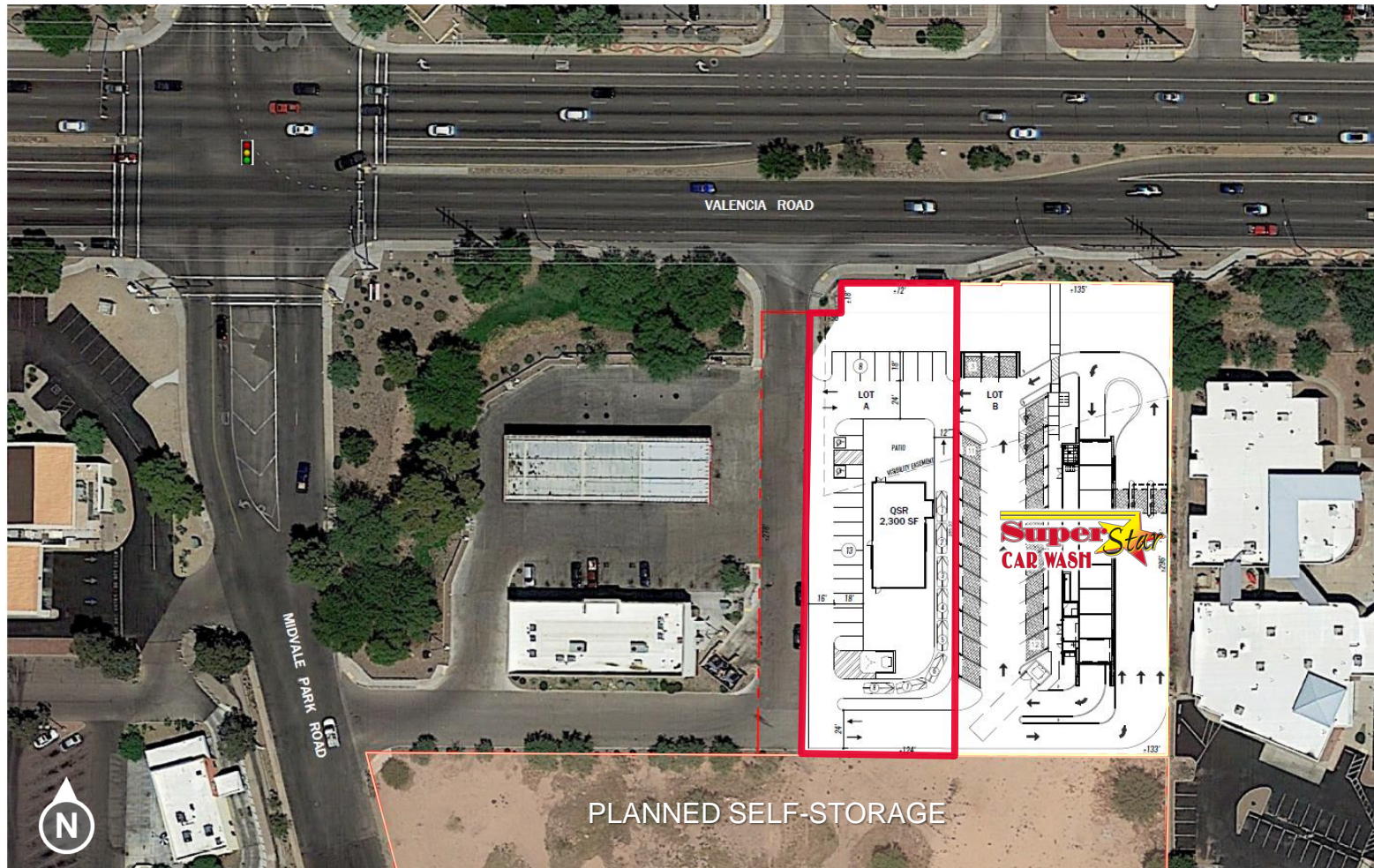


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AERIAL WITH SITE PLAN



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TRADE AREA



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