

5720 S. ALVERNON WAY

TUCSON, AZ 85706



For Sale | Land

WE ARE
THE CENTER
OF RETAIL



Gallego
Intermediate
Fine Arts Magnet
School
913 Students,
40 Faculty

LGI Homes
143 Residential Lots
Under Construction



Stephen Cohen / scohen@picor.com / +1 520 546 2750
Andy Seleznov, CCIM / aseleznov@picor.com / +1 520 546 2775
PICOR.COM



5720 S. ALVERNON WAY

TUCSON, AZ 85706

Land: ±5.20 Acres (±226,701 SF)

Sale Price: \$1,133,505 (\$5/SF)

Taxes: \$9,113.76 (2021)

Highlights

- Commercial corner with frontage on all three sides
- Under served retail trade area
- Easy access to Interstate 10
- Close to Tucson International Airport and Davis Monthan Air Force Base
- Zoned MU (City of Tucson)
- Located in the Opportunity Zone
- \$80,000 has been paid to the water company to guarantee the water supply and provide 1,500 gpm fire flow

Utilities*

Water: In Drexel Rd to the west and Alvernon Way to the south

Sewer: Manhole in Drexel Road at the NW corner. To be field verified with Pima County wastewater

Gas: 4" at NE corner

Electric: Tucson Electric Power within 10' of the property line. To be field verified with TEP

*Information obtained from service providers, not guaranteed

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	13,007	\$43,126	2,162	\$81.3 M
3 Miles	51,148	\$47,374	33,431	\$331 M
5 Miles	161,927	\$48,121	84,423	\$1.14 B



Stephen Cohen / scohen@picor.com / +1 520 546 2750
 Andy Seleznov, CCIM / aseleznov@picor.com / +1 520 546 2775

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 10/23/2023
 Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN &
WAKEFIELD



PICOR

5720 S. ALVERNON WAY

TUCSON, AZ 85706

ASSESSOR'S RECORD MAP



Stephen Cohen / scohen@picor.com / +1 520 546 2750
Andy Seleznov, CCIM / aseleznov@picor.com / +1 520 546 2775

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Stephen Cohen / scohen@picor.com / +1 520 546 2750
Andy Seleznov, CCIM / aseleznov@picor.com / +1 520 546 2775



CUSHMAN & WAKEFIELD



PICOR

WE ARE THE CENTER OF RETAIL

PICOR.COM