

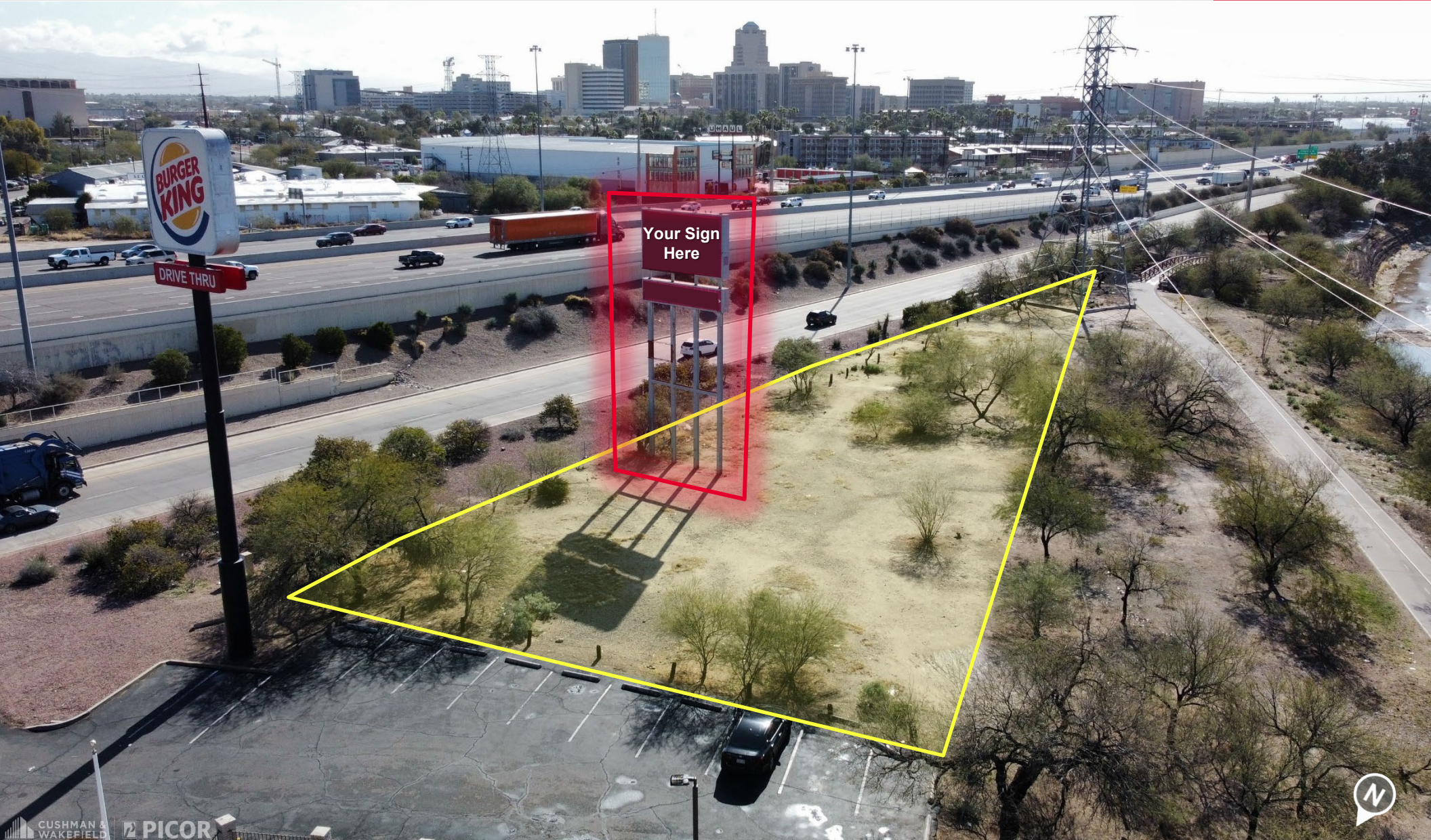
SWC ST. MARY'S RD & I-10

TUCSON, AZ



For Sale | I-10 Monument Sign Available – Over 180,000 Cars Per Day

WE ARE
THE CENTER
OF RETAIL





CUSHMAN &
WAKEFIELD



PICOR

SWC ST. MARY'S RD & I-10

TUCSON, AZ

SALE PRICE

Make Offer

LOT SIZE

116-19-162J: ±21,127 SF
116-19-162G: ±1,681 SF

ZONING

I-1, City of Tucson

TAX PARCEL NOS.

116-19-162J & 116-19-162G

COMMENTS

- Monument sign available
- High visibility on Interstate 10
- High density population heading to U of A / downtown
- Traffic counts on I-10:186,311 VPD (2021); St. Mary's Rd: 25,171 VPD (2022)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	12,493	\$55,088	19,120	\$118.69 M
3 Miles	110,136	\$51,071	75,742	\$935.16 M
5 Miles	252,039	\$56,369	155,512	\$2.38 B



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WAKEFIELD

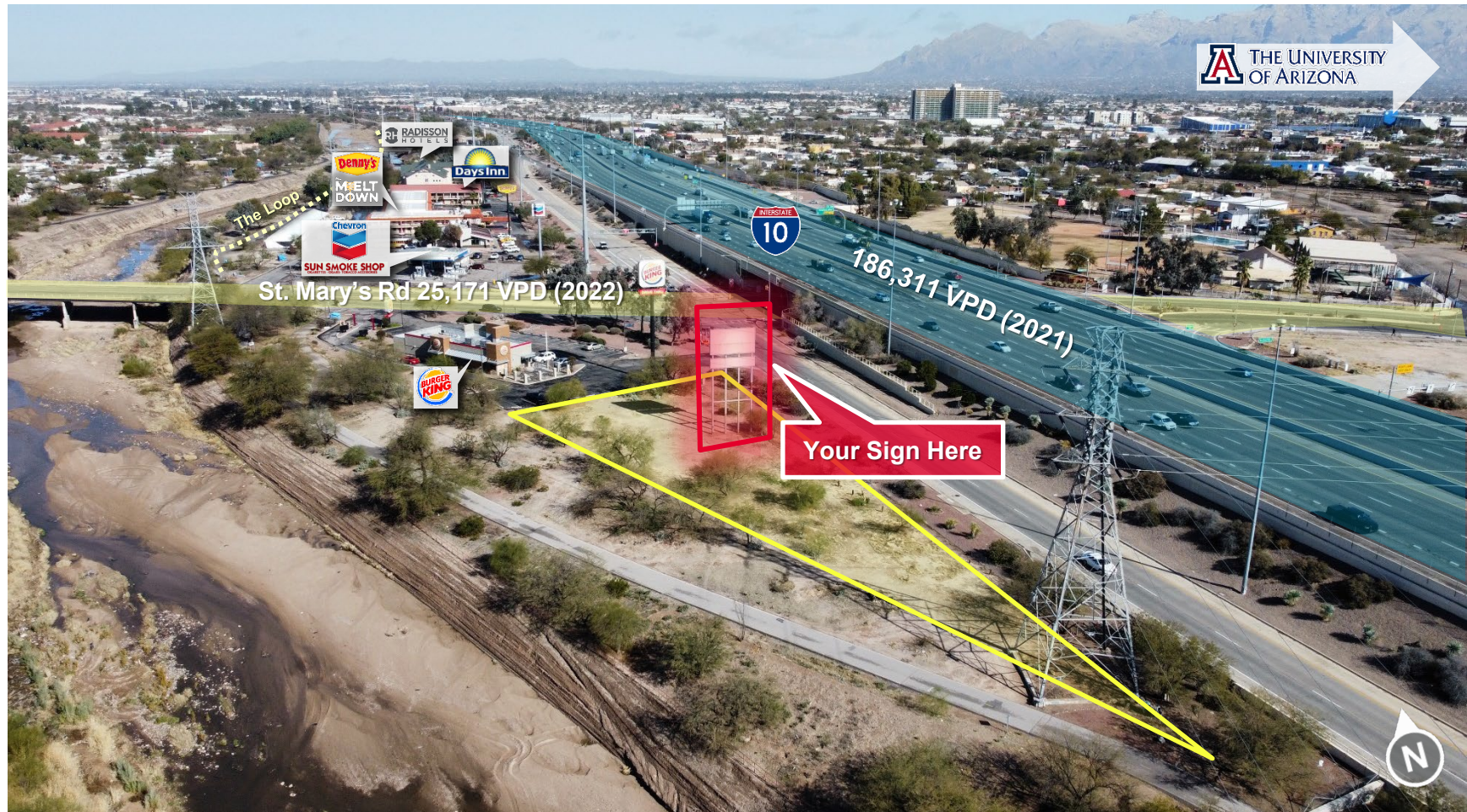


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AERIAL



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SITE PLAN

