



**13.27± Acres of Land (Divisible)**  
**Sale Price: Call Listing Agents**

**Property Highlights**

- Located along the main entrance corridor to the Tucson International Airport (150 average daily flight arrivals)
- Located in an Opportunity Zone (Census Tract 41.17)
- Signalized intersection, with extensive frontage along Tucson Boulevard and Drexel Road
- Advantageous C-2 zoning (allows a wider range of potential uses)
- Located within 2 miles of Interstate 10 and the Tucson International Airport

**Property Details**

Site Area	Corner Retail Pad — Divisible to Suit (Est. 60,000± SF site area) Entire Site (including Retail Pad) — 13.27± Acres
Zoning	C-2, General Commercial, City of Tucson
Frontage	Tucson Blvd: 860± feet Drexel Road: 1,070± feet
Traffic Counts (2022)	Tucson Blvd — 13,120 VPD Drexel Rd — 10,652 VPD



**Paul Hooker, SIOR**  
**Principal, Industrial Properties**  
+1 520 546 2704  
phooker@picor.com

**Robert Glaser, CCIM, SIOR**  
**Principal, Industrial Properties**  
+1 520 546 2707  
rglaser@picor.com

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
picor.com



Conceptual Site Plan



Demographics

DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL RETAIL EXPENDITURE

1 Mile	19,282	\$65,220	4,170	\$149.7 M
3 Miles	80,911	\$70,008	40,516	\$671.24 M
5 Miles	174,989	\$71,637	72,883	\$1.57 B

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