



7.9 Acres

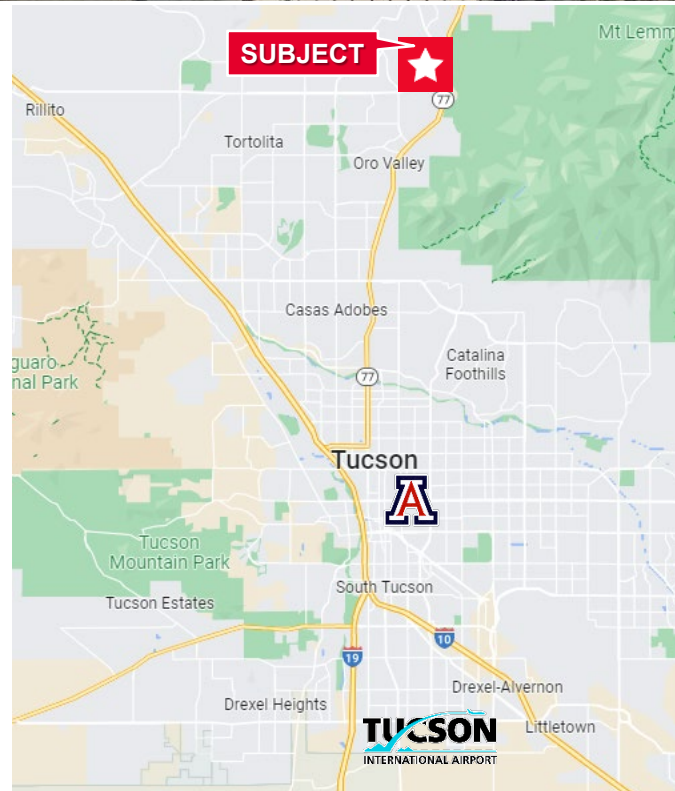
Sale Price: \$2,500,000 (\$7.26/SF)

Property Highlights

- Highly visible site With Tangerine Road frontage
- Desirable location in master planned Innovation Business Park
- Site adjacent to Northwest Medical Center & Oro Valley Hospital
- Several tech, bioscience and corporate users located nearby
- Very close to all amenities... Healthcare, Retail, Office, Fitness
- Located inside Innovation Park
- Average income (Oro Valley 2022) - \$133,113
- Highly educated population

Property Details

Parcel Size	7.9 Acres
Assessor Parcel No.	219-20-9110
Property Taxes	\$22,165.65 / \$0.06/SF (2022)
Zoning	CPI - PAD, Oro Valley

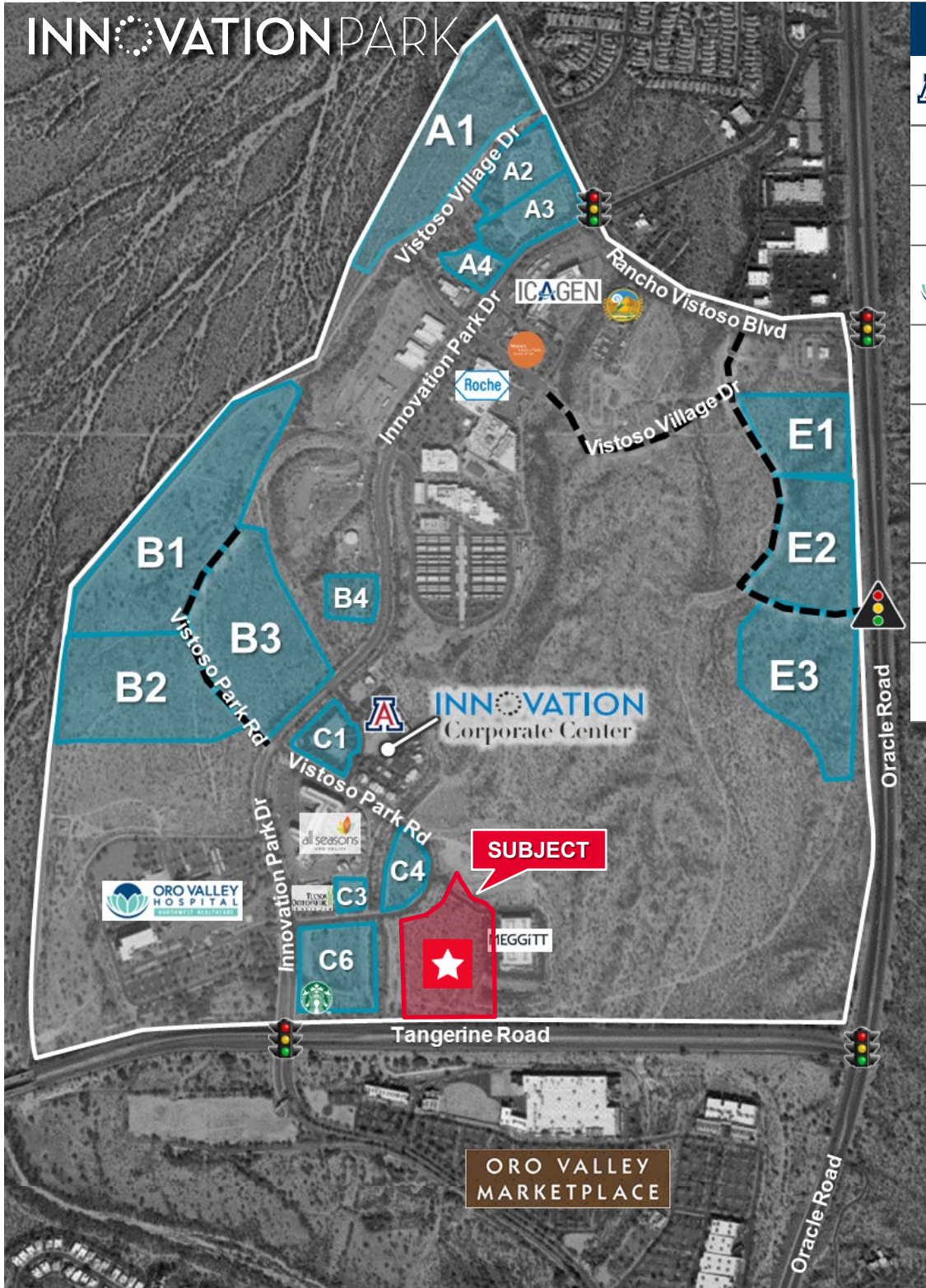


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Innovation Park - Site Plan



Businesses	
	The University of Arizona Center for Innovation at Oro Valley
	Roche Diagnostics
	Meggitt Securaplane
	Oro Valley Hospital
	Tucson Orthopaedic Institute
	Icagen Ion Channel Technology
	Western National Parks Association
	All Seasons Senior Living
	Oro Valley Municipal Operations Center and Transit Services

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9/5/2023

Employment Map

