

VALENCIA & HEADLEY PADS

TUCSON, AZ



WE ARE
THE CENTER
OF RETAIL

For Sale | Midvale Trade Area Pads Available



Valencia Rd 50,066 VPD (2022)

Headley Rd 3,160 VPD (2022)

SITE

Valencia Place
Residential Community
± 150 Homes

Aaron LaPrise / alaprise@picor.com / +1 520 546 2770

VALENCIA & HEADLEY PADS

TUCSON, AZ

LOT SIZE

1.76 AC up to 7.37 AC

ZONING

C-1, City of Tucson

AVAILABLE LOTS

Lot 5, Lot 6, Lot 7

PROPERTY TAXES

Lot 5: \$8,225.59 (2022)

Lot 6: \$7,710.37 (2022)

Lot 7: \$5,002.81 (2022)

COMMENTS

- Fully improved pads, shovel ready
- Access to Valencia Road, one of Tucson's most heavily traveled east/west thoroughfares
- Located near national retailers
- Situated in one of Tucson's fastest growing residential and commercial trade areas
- Traffic counts on Valencia Rd 50,066 VPD (2022)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL RETAIL EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	9,221	\$74,264	2,966	\$86.63 M
3 Miles	71,879	\$81,685	12,893	\$688.37 M
5 Miles	143,306	\$76,273	42,852	\$1.29 B

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TUCSON, AZ

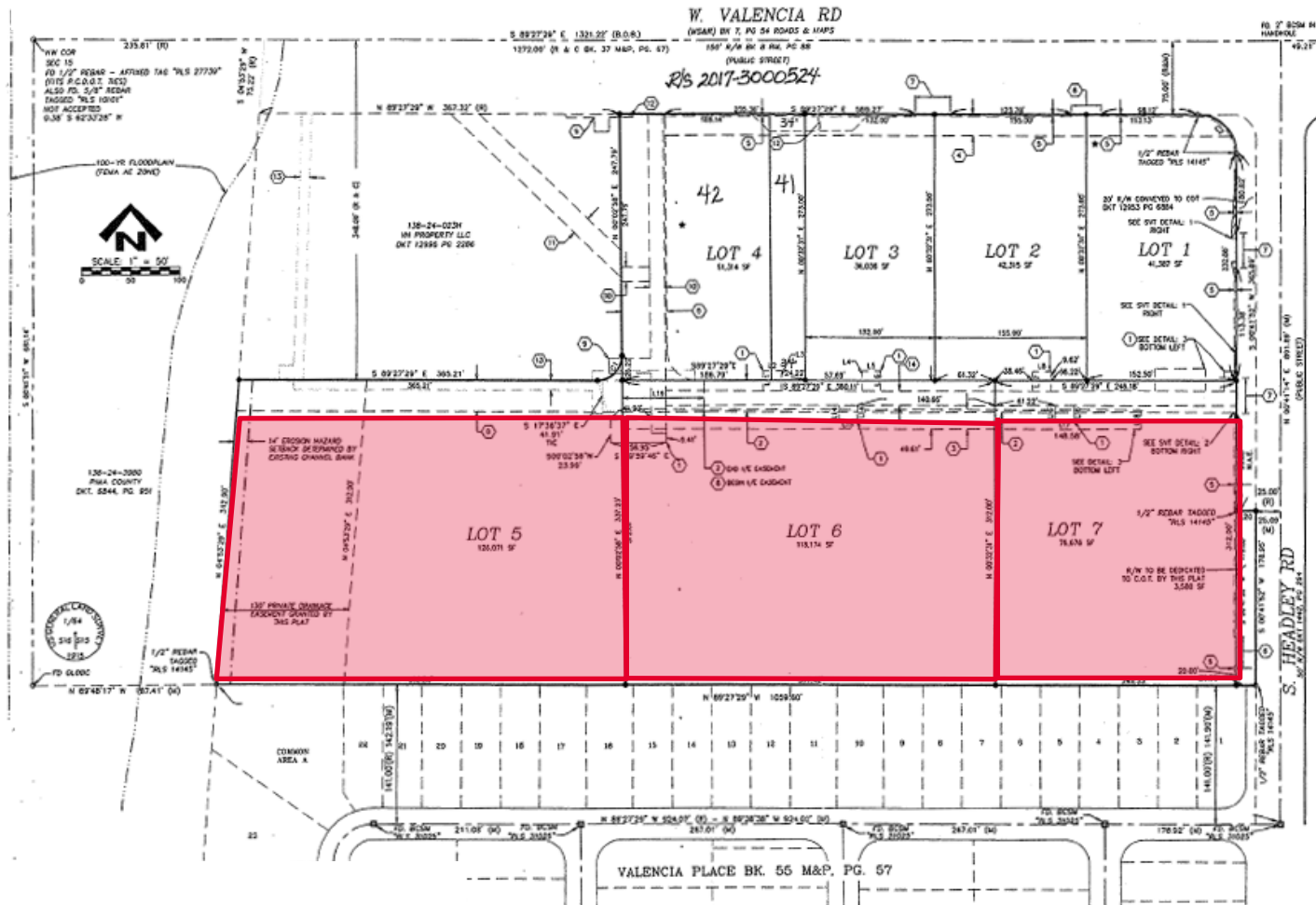
AERIAL



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APPROVED PLAT





SAFeway
CHASE
StateFarm
Domino's
FAMILY DOLLAR
SAM'S CLUB
Desert SPORTS & FITNESS
McDonald's
KFC
Allstate
NORTHWEST MEDICAL CENTER

ACE Hardware
TACO GIRO
AutoZone
O'Reilly AUTO PARTS

7-Eleven
JACK IN THE BOX
cricket
SUBWAY
Sport Clips HAIRCUTS
JACKSON HEWITT TAX SERVICE

Walmart Neighborhood Market
ampm

Mission Rd 11,389 VPD (2022)

Valencia Rd 50,066 VPD (2022)

Valencia Rd 50,066 VPD (2022)

SUBJECT

Walmart Supercenter
GameStop
PAPA JOHN'S
BRAKE MAX CAR CARE CENTERS
Hamburger Mary's
Papa Murphy's
SANTITAS
MATTRESS FIRM
T-STAR
Blakes LOTABURGER
COX COMMUNICATIONS
MELROSE
SUSHIRO

IHOP
Culver's
DUTCH BROS
CVS pharmacy

LOWE'S

golden corral

BIG5 SPORTING GOODS

INTERSTATE 19 2.5 MILES

FAST MED URGENT CARE
Pizza Hut
USA Pawn AND JEWELRY COMPANY

fit's Marketplace
Starbucks
Great Clips
Papa John's

99c ONLY
FALLAS PAREDES P
UPS
Coca-Cola
SUPER PAWN
Bank of America
WELLS FARGO
SALLY HANDBAGS
DUNKIN' DONUTS
SUPER CUTS
Little Caesars
TSC

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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 12/7/2023

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