

RETAIL DEVELOPMENT PADS

SWC Irvington & Mission Roads | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR SALE OR LEASE



Irvington Rd 34,247 VPD (2023)

Mission Rd 26,816 VPD (2023)

235'

631'

189'

595'

RETAIL DEVELOPMENT PADS

SWC Irvington & Mission Roads | Tucson, AZ



PROPERTY DETAILS

Availability	Pads from 0.5 – 3.35 acres
Sale / Lease Rate	Contact Agent
Lot Size	3.35 AC
Zoning	C-1, City of Tucson*
Address	SWC Irvington Rd. & Mission Rd.

*Site recently annexed from Pima County to City of Tucson

HIGHLIGHTS

- Pads for sale or lease
- Prominent hard corner within booming trade area
- Pads can accommodate retail, medical, apartments, and office

TRAFFIC COUNTS

Irvington Rd	34,247 VPD (2023)
Mission Rd	26,816 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	12,130	\$91,001	798
3 Miles	84,775	\$82,492	17,448
5 Miles	173,770	\$81,769	66,600

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

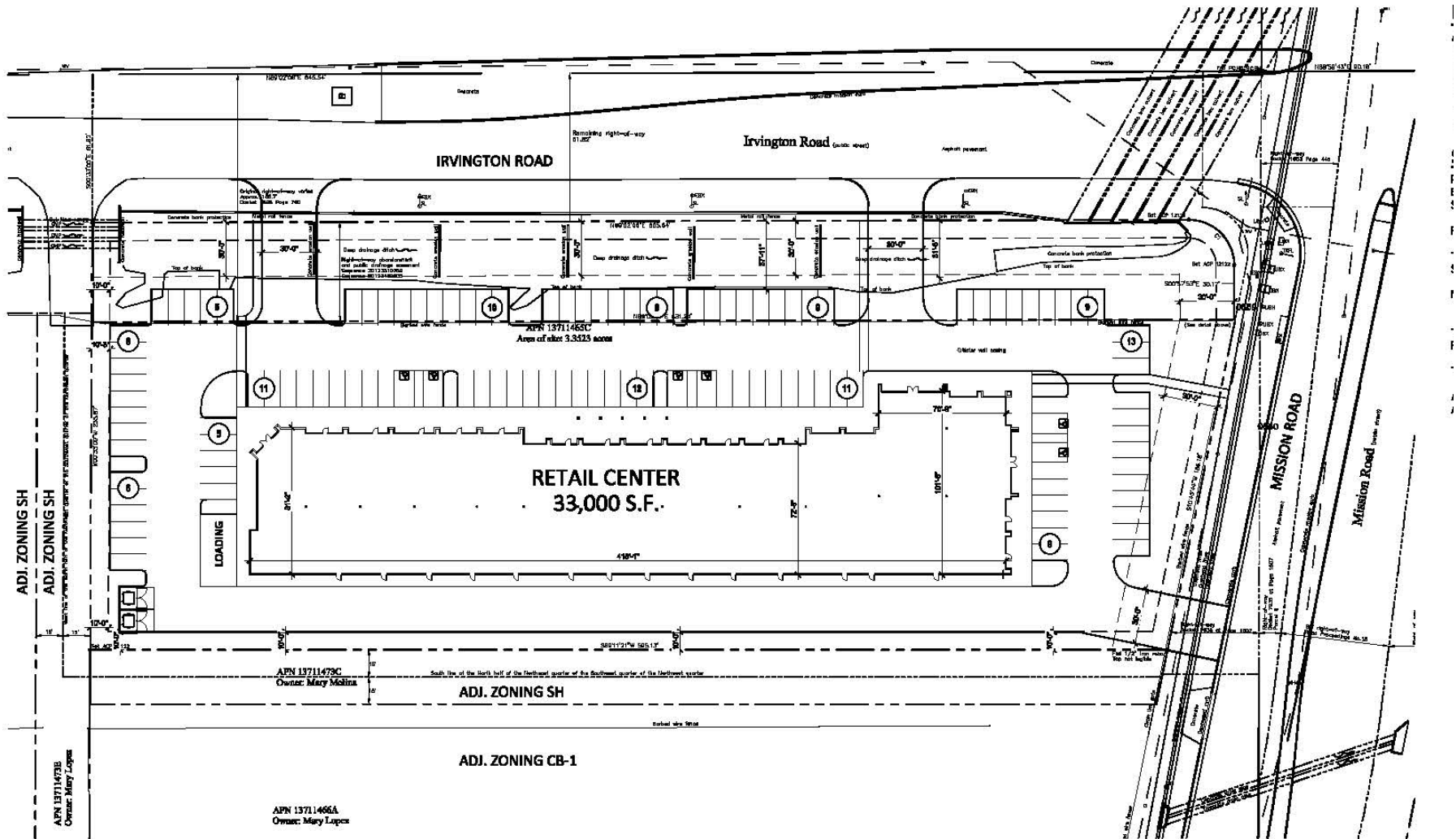
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
4/3/2024

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.

RETAIL DEVELOPMENT PADS

SWC Irvington & Mission Roads | Tucson, AZ

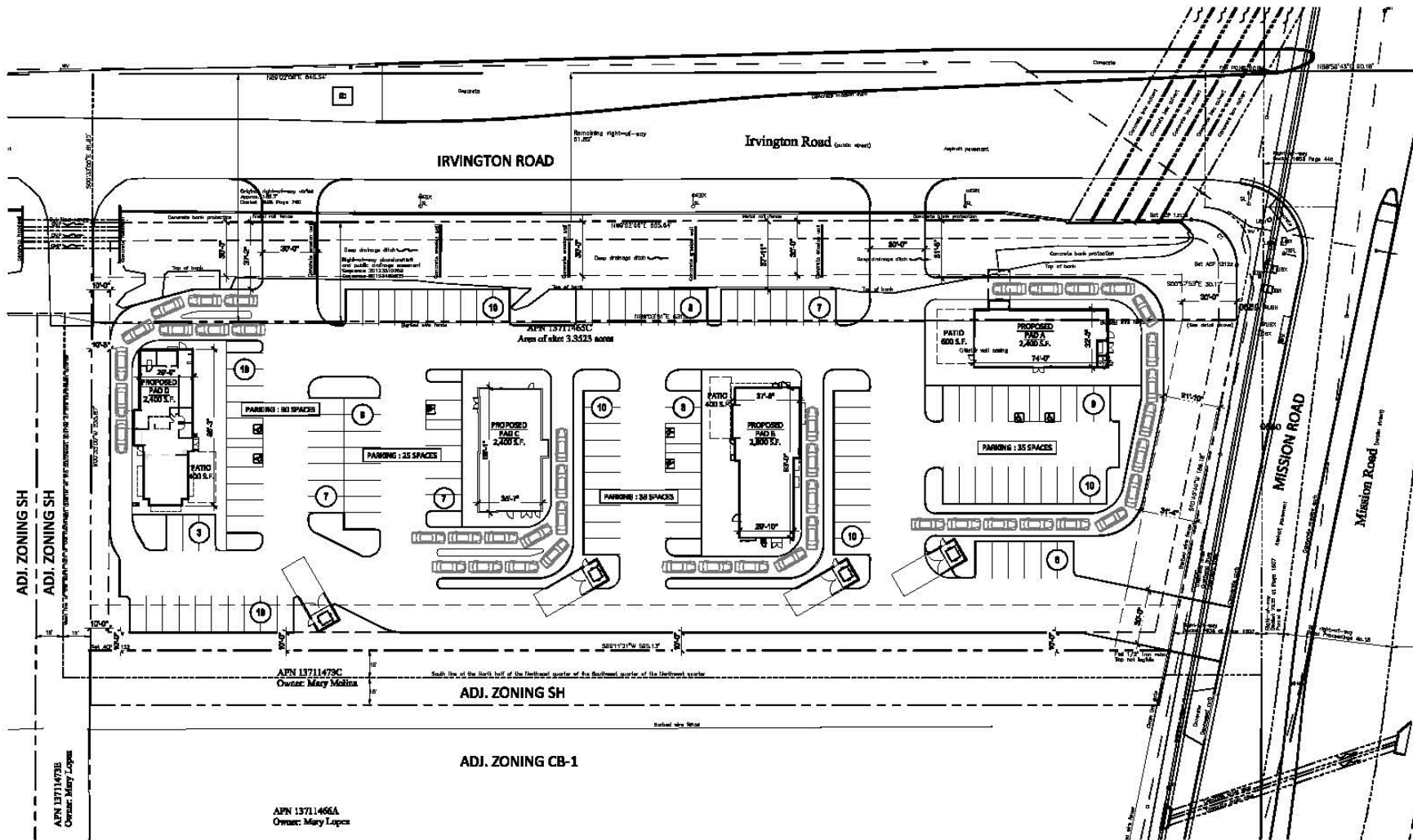
CONCEPTUAL SITE PLAN – SHOP BUILDING



RETAIL DEVELOPMENT PADS

SWC Irvington & Mission Roads | Tucson, AZ

CONCEPTUAL SITE PLAN - PADS



RETAIL DEVELOPMENT PADS

SWC Irvington & Mission Roads | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR



SUBJECT

FOOD CITY

curacao
El Super

Burlington
fray's BOOT BARN
THE ORIGINAL SINCE 1978

CARDENAS
TEXAS Quality

EXPLORE
planet fitness
RED ROBIN
Habit
BURGER GRILL
ROSS
DRESS FOR LESS
Hobby Lobby
ULTA
Chick-fil-A
MOD

Starbucks
THE HAWAIIAN
FOOD CITY
Michaels
ROSS
DRESS FOR LESS
TARGET
BEST BUY
PETSMART
OLD NAVY
PARTY CITY
Harkins DISCOUNT
Theatres
TIRE

Walmart
Supercentre
Blakes
LOTABURGER
TACO BELL

fray's
99c ONLY
Cash America's
SUPER PAWN
Bank of America
Carl's Jr.
BURGER KING
DUNKIN' DONUTS
Dunkin' (7) Bubblicious

SAFeway
FAMILY DOLLAR
CHASE
McDonald's
KFC

QT
QuikTrip
Jack
W
Walmart
Neighborhood Market

LOWE'S

Shell

FAMILY DOLLAR

K

CASINO DEL SOL

