

RITA CROSSING

Shovel Ready Highway Commercial Project | I-10 & Rita Road Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR SALE, GROUND LEASE, BUILD-TO-SUIT



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PROPERTY DETAILS

Available	±2,000 - ±10,000 SF
Sale Price	Contact Agent
NNN Rate	Contact Agent
Zoning	C-2, Retail & I-1, Industrial
Utilities	All Available To Parcel
Height Limit	±62 Feet

HIGHLIGHTS

- Join Hampton Inn & Suites, Pilot Travel Center, Subway, Burger King and the one million sq. ft. Target.com fulfillment center
- Shovel ready PADS available for sale
- Freeway oriented site with pylon signage and easy interstate 10 access
- First major exit on the southeast side for travelers entering and exiting Tucson
- Parcels can be planned for specific size requirements, frontage, etc.

TRAFFIC COUNTS

Rita Rd	11,202 VPD (2023)
I-10	61,349 VPD (2023)

TRADE AREA DEMOGRAPHICS

Population	Average Household Income	Daytime Population
90,559	\$123,006	12,541



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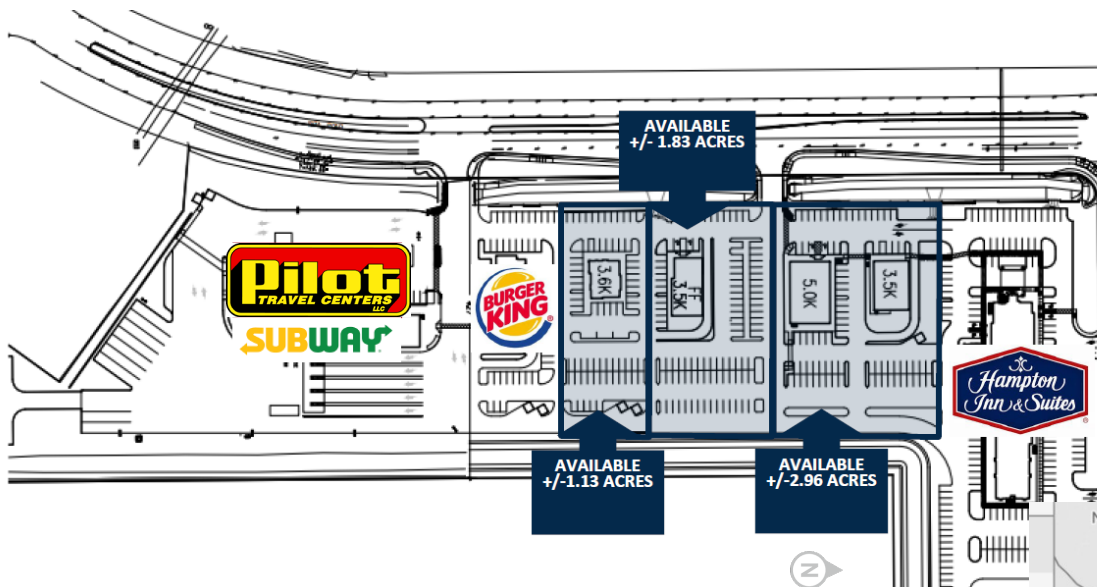
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CONCEPT SITE PLAN



AERIAL



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