

## FOR SALE/BUILD-TO-SUIT

Rita Ranch Commerce Center  
Tucson, Arizona 85747

DIAMOND  
VENTURES



CUSHMAN &  
WAKEFIELD

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# PROPERTY HIGHLIGHTS

9688 E OLD VAIL ROAD

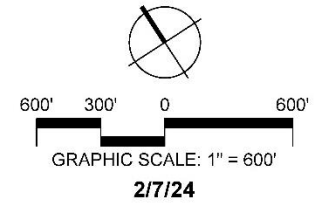
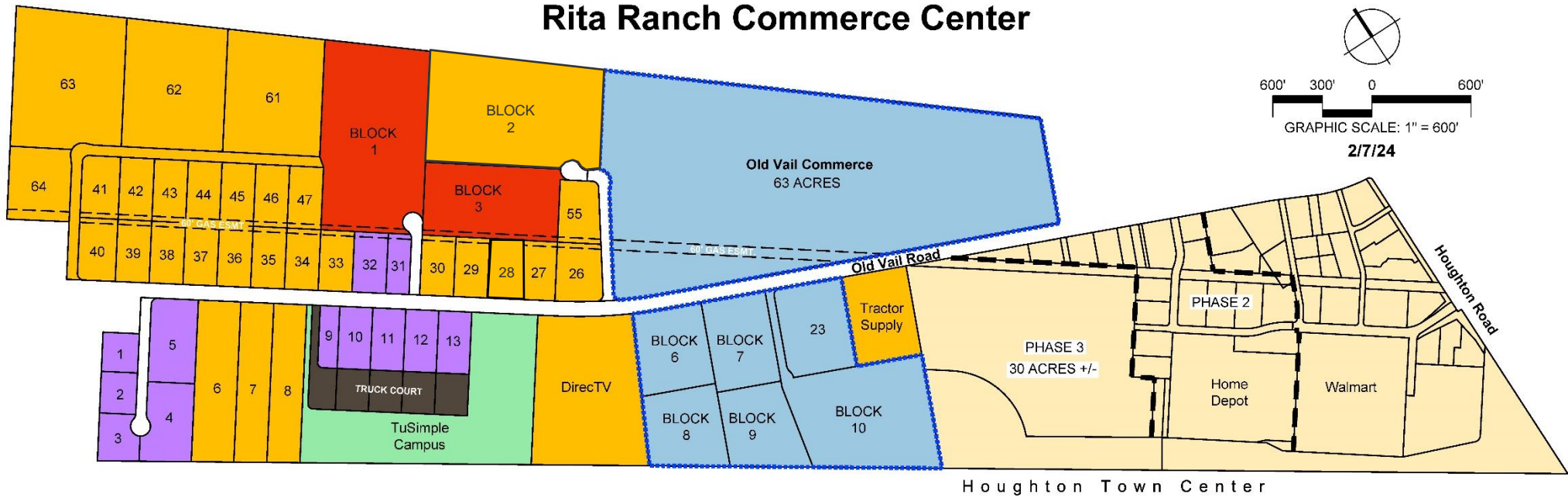
TUCSON AZ 85747

## *Property Highlights*

- Multiple size opportunities
- Easy to build site
- Access to Tucson's only diverging diamond interchange
- Located near:
  - Amenity-rich Houghton Town Center
  - 1 mile from I-10
  - Nationally recognized Vail School District
  - Expanding residential housing market
  - Large veteran population
  - Tucson's 2nd largest employment cluster, the University of Arizona Tech Park with ±6,500 employees from companies like Raytheon, Optum Rx, Citi, IBM

# RITA RANCH COMMERCE CENTER MASTER

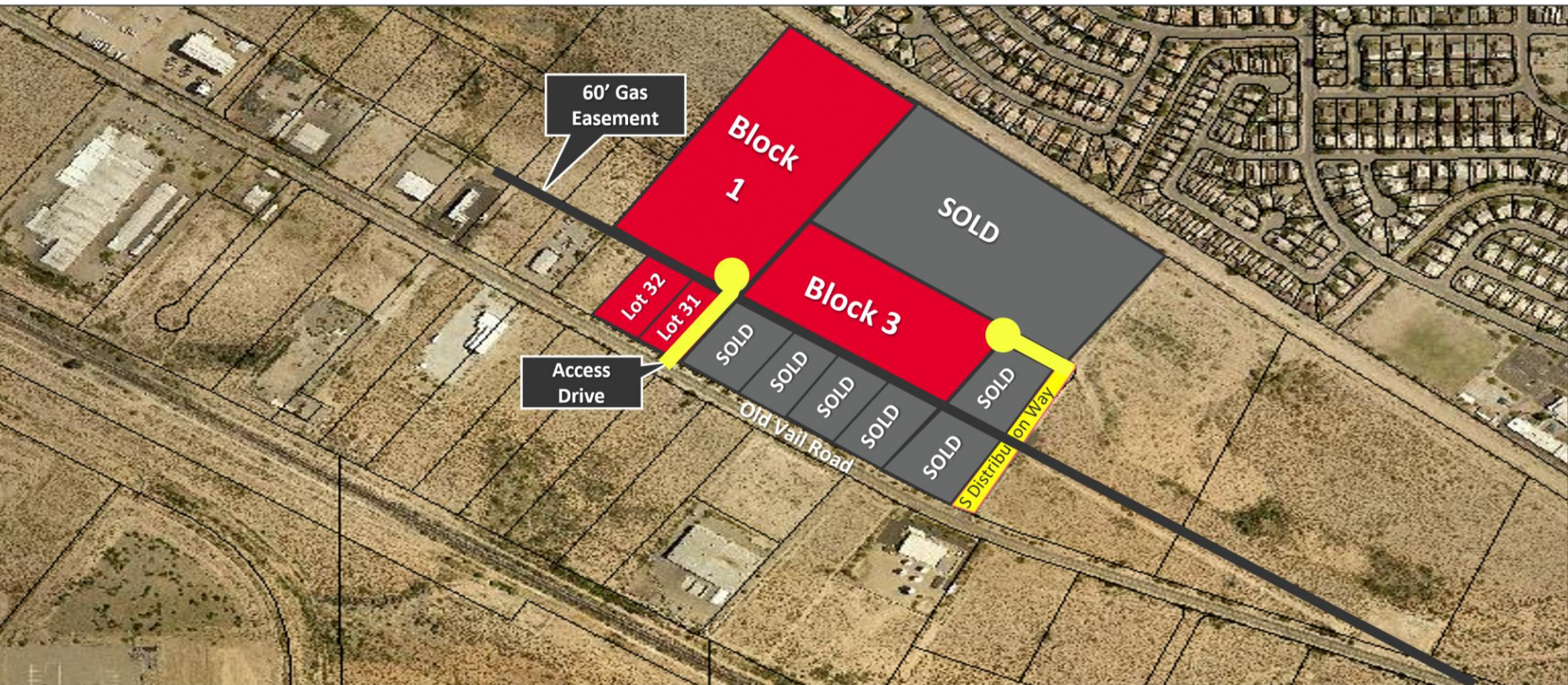
## Rita Ranch Commerce Center



KEY	
<span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span>	SOLD
<span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black;"></span>	AVAILABLE ASSEMBLAGES
<span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span>	AVAILABLE BLOCKS
<span style="display: inline-block; width: 20px; height: 10px; background-color: purple; border: 1px solid black;"></span>	AVAILABLE SMALL LOTS
<span style="display: inline-block; width: 20px; height: 10px; background-color: pink; border: 1px solid black;"></span>	IN ESCROW
<span style="display: inline-block; width: 20px; height: 10px; background-color: green; border: 1px solid black;"></span>	TuSimple



# LOT SIZES & PRICING

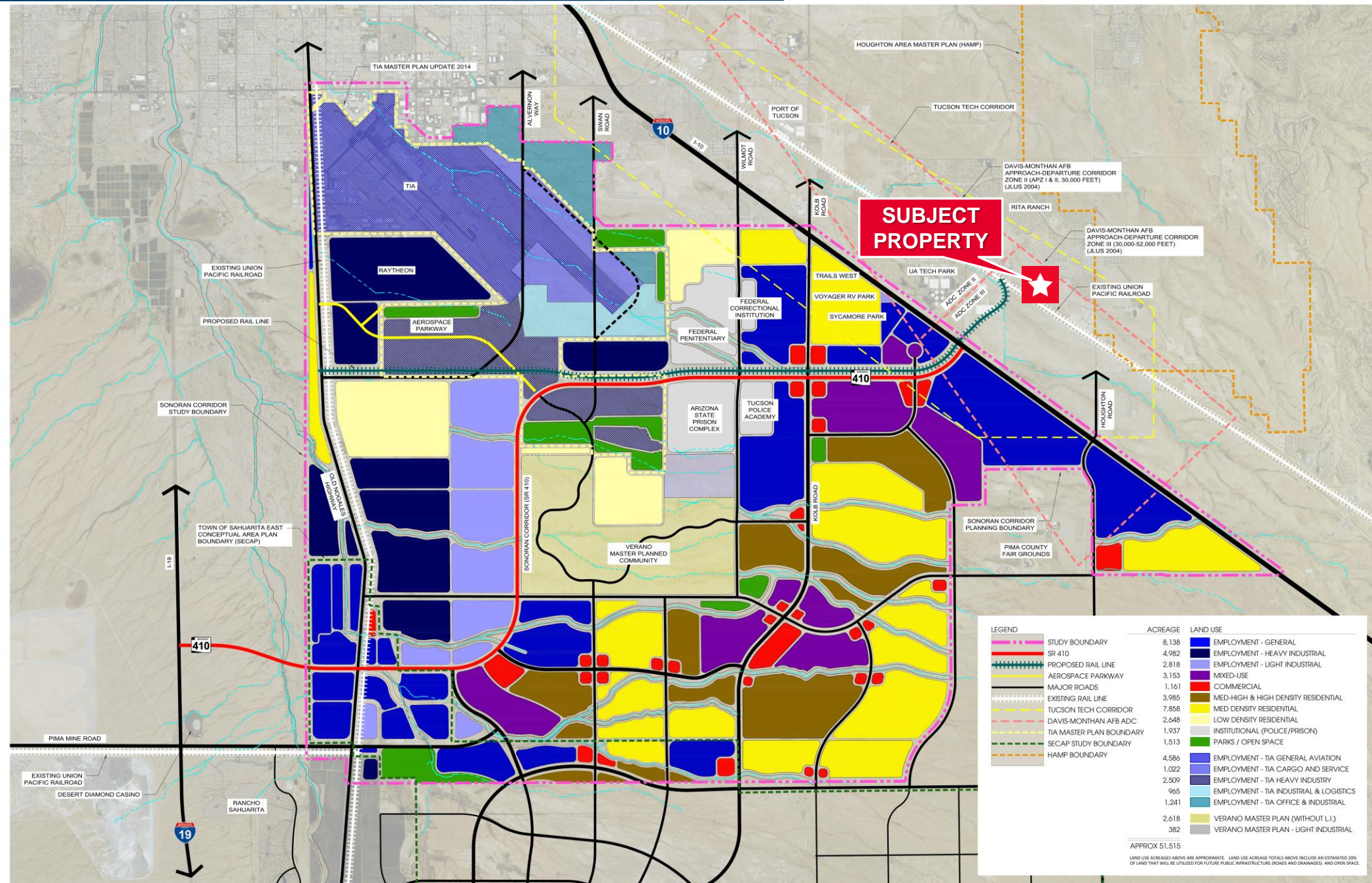


<i>Lot</i>	<i>Size (Acre)</i>	<i>Price</i>
Lot 31	1.25	Inquire With Broker
Lot 32	1.64	Inquire With Broker
Block 1	16.82	Inquire With Broker
Block 3	8.33	Inquire With Broker











# LOCATION HIGHLIGHTS

## Location Highlights

- ~1 mile to I-10
- ~1.5 miles to future Sonoran Corridor Highway
- ~1.6 miles to U of A Tech Park
- ~4.5 miles to the Port of Tucson
- ~12 miles to Tucson International Airport
- ~17 miles to The University of Arizona
- ~ 56 miles to Nogales, Mexico
- ~118 miles to Phoenix, Arizona
- ~302 miles to Texas
- ~400-500 miles to coast of California (including the Port of Long Beach)
- In nationally-recognized Vail School District





# TUCSON MARKET OVERVIEW



**1.08M**

TUCSON MSA  
POPULATION



**484,397**

TOTAL  
HOUSEHOLDS



**35%**

COLLEGE  
EDUCATION



**0.75%**

POPULATION  
GROWTH RATE



**\$64,323**

MEDIAN HOUSEHOLD  
INCOME



**3.2%**

UNEMPLOYMENT  
RATE



**53,187**

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2023

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

