

NWC VALENCIA RD & DEL MORAL BLVD

TUCSON, AZ



For Sale or Lease | Land Development Opportunity

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THE CENTER
OF RETAIL



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CUSHMAN &
WAKEFIELD



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NWC VALENCIA RD & DEL MORAL BLVD

TUCSON, AZ

AVAILABLE

48,266 SF (1.10 acres)

LEASE RATE

Upon Request

SALE PRICE

Upon Request

ZONING

PI, City of Tucson 140-24-0800

COMMENTS

- Located 1.5 miles northwest of Tucson International Airport
- Close to Interstate 19 and Interstate 10
- Great visibility with approx. 240 feet of frontage on Valencia Road
- PI zoning allows for a variety of uses



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



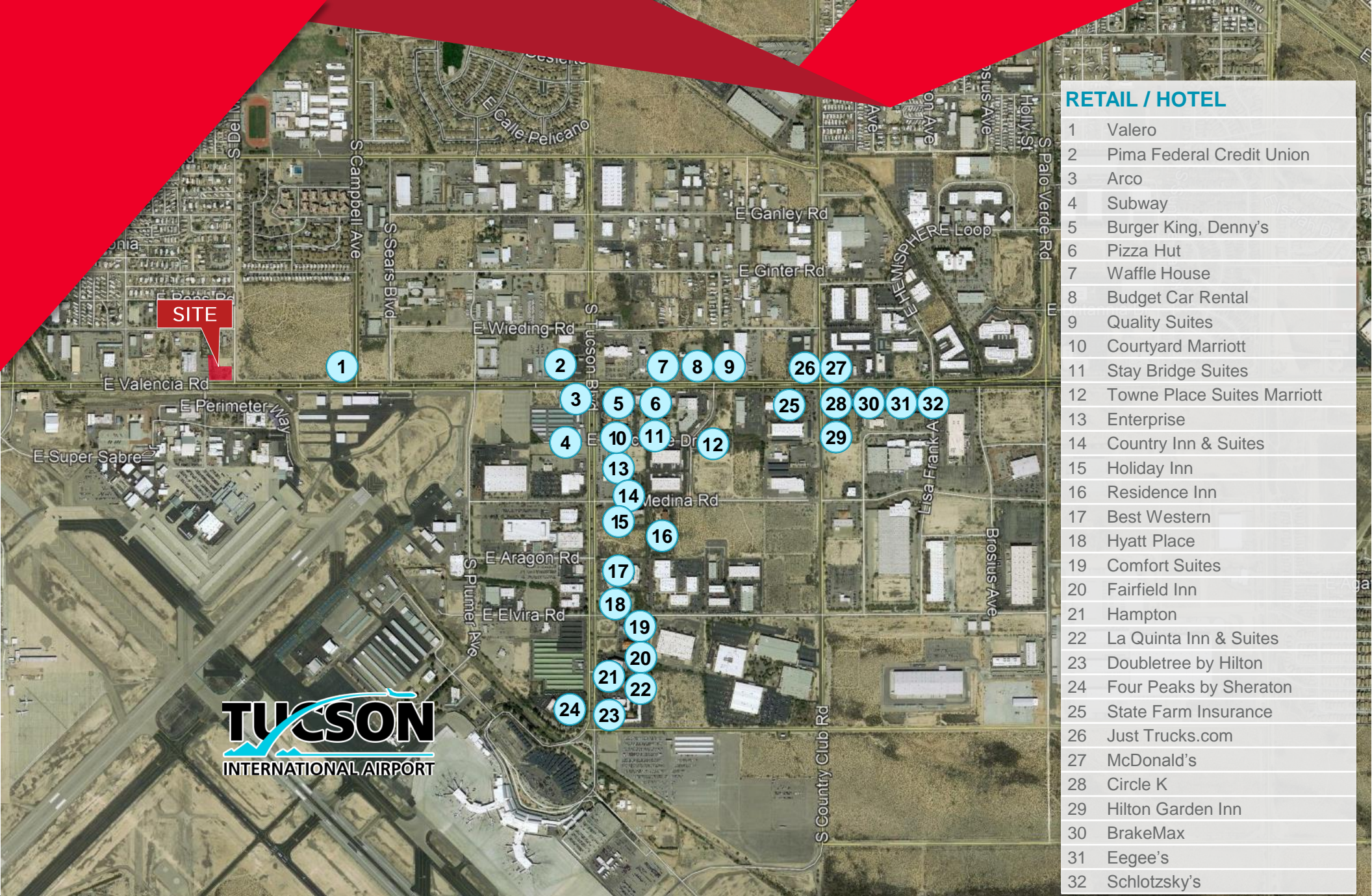
TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	9,868	\$37,029	6,124	\$52.9 M
3 Miles	79,733	\$43,684	47,297	\$491 M
5 Miles	156,659	\$46,664	79,946	\$1.03 B

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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.

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