

# COMMERCIAL DEVELOPMENT OPPORTUNITY

C-3 Zoning | I-10 Corridor Exposure | 0.29 Acres

449 S Sentinel Ave, Tucson

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## PROPERTY OVERVIEW

Opportunity to acquire a **0.29-acre commercially zoned (C-3) parcel** located on S Sentinel Ave with **freeway visibility potential**.

Positioned directly within a corridor exposure environment, the site offers strong potential for:

- owner-user commercial development
- small-scale retail or service uses
- medical or professional office concepts
- investor hold with long-term corridor appreciation

The property benefits from **high-visibility positioning in a transitioning corridor**, making it well-suited for users seeking both functionality and exposure.

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## KEY HIGHLIGHTS

- 0.29-acre commercial parcel
- Zoned C-3 (broad commercial use flexibility)
- Freeway visibility potential (enhanced with 2-story construction)
- Strong exposure for signage and branding
- Located within established and transitioning corridor
- Every week 819,000 people drive pass on I-10 (source: Clear Channel)
- 2-story building potential enhances exposure/signage profile
- Transitional corridor positioning (residential + optional commercial influence)
- Utilities at roadside (buyer to verify capacity and connection feasibility)
- Immediate development readiness (no assemblage required)
- Walkable to Caterpillar HQ, Tucson Convention Center, and downtown Tucson
- 3 blocks from the Sunlink station / 4 blocks to the Tucson Convention Center
- Abuts the El Paso & Southwestern Greenway

# DEVELOPMENT POTENTIAL

## ✓ Commercial / Owner-User Uses

- Medical, dental or veterinary office
- Professional office / service business
- Boutique retail or showroom
- Training center / studio / fitness use

## ✓ Investor / Developer Uses

- Build-to-suit commercial structure
  - Small multi-tenant commercial building
  - Long-term hold for corridor appreciation
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# VALUE DRIVERS

## Visibility & Exposure

- I-10 adjacency provides **regional visibility potential**
  - Service road access supports accessibility and site usability
  - 2-story construction enhances exposure and branding opportunities
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## Zoning Flexibility

- C-3 allows a **wide range of commercial uses**
  - Reduces entitlement risk compared to rezoning-dependent sites
  - Supports both owner-user and income-producing strategies
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## Corridor Positioning

- Located within a **transitioning commercial/residential interface**
  - Positioned for continued corridor evolution and demand growth
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# WHY THIS SITE WINS

- True commercial zoning (not conditional or speculative)

- Freeway visibility differentiates it from typical small parcels
  - Strong fit for owner-users seeking exposure + functionality
  - Smaller size allows manageable development cost basis
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## INVESTMENT POSITIONING

Ideal for:

- Owner-users seeking high-visibility location
  - Medical, service, or professional office users
  - Small commercial developers
  - Investors targeting corridor-driven land value
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## ASKING PRICE

**\$555,000**

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## CORRIDOR PACKAGE

There is also an assembled 4-parcel / .57-acre R-2 (low-density commercial use) site across the street for \$650,000; reinforcing this as an active corridor with ongoing development potential. Seller is offering that site as well.

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## **DISCLAIMER**

All development potential, use cases, and site characteristics are subject to buyer verification with the City of Tucson, zoning regulations, and utility feasibility. Buyer to conduct full due diligence.

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## FSBO

Contact Lowell Carhart at [LowellCarhart@yahoo.com](mailto:LowellCarhart@yahoo.com) or text (804) 291-6357.





5,436 SqFt  
.12 acre

12,585 SqFt  
.29 acre

24,712 SqFt  
.57 acre

**R-2**  
Block 3  
Lot 3

Block 5  
Lots 17+18  
**C-3**

Block 4  
Lots 8,9,  
10,11  
Plus Alley  
**R-2**

W W D EXIT 283 OFF RAMP

S FREWAY

W PEAK ST

S SENTINEL AV

W CUSHING ST

S FIRE CENTRAL PL

W SIMPSON ST