



3776 N 1st Ave Ste. 200
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4545 W AJO HWY
TUCSON, ARIZONA 85746



PROPERTY FEATURES

Lot Size	±477,277 SF
Lease rate	Call broker for pricing
Sale Price	Call broker for pricing
Zoning	CB-1 and TR (Pima County)

DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population (2023)	11,122	49,793	146,877
Average Household Income	\$86,246	\$68,956	\$64,590
Median Age	47	42	37

PROPERTY HIGHLIGHTS:

Underserved area with a growing population.

Across from Starbucks, Bisbee Breakfast Club, and Taco Bell.

Access to Tucson metro via State Route 86 (Ajo HWY)

Traffic count on Ajo HWY: Over 30,000 VPD

Mountain Views.

Potential to build 10 lots and pads.



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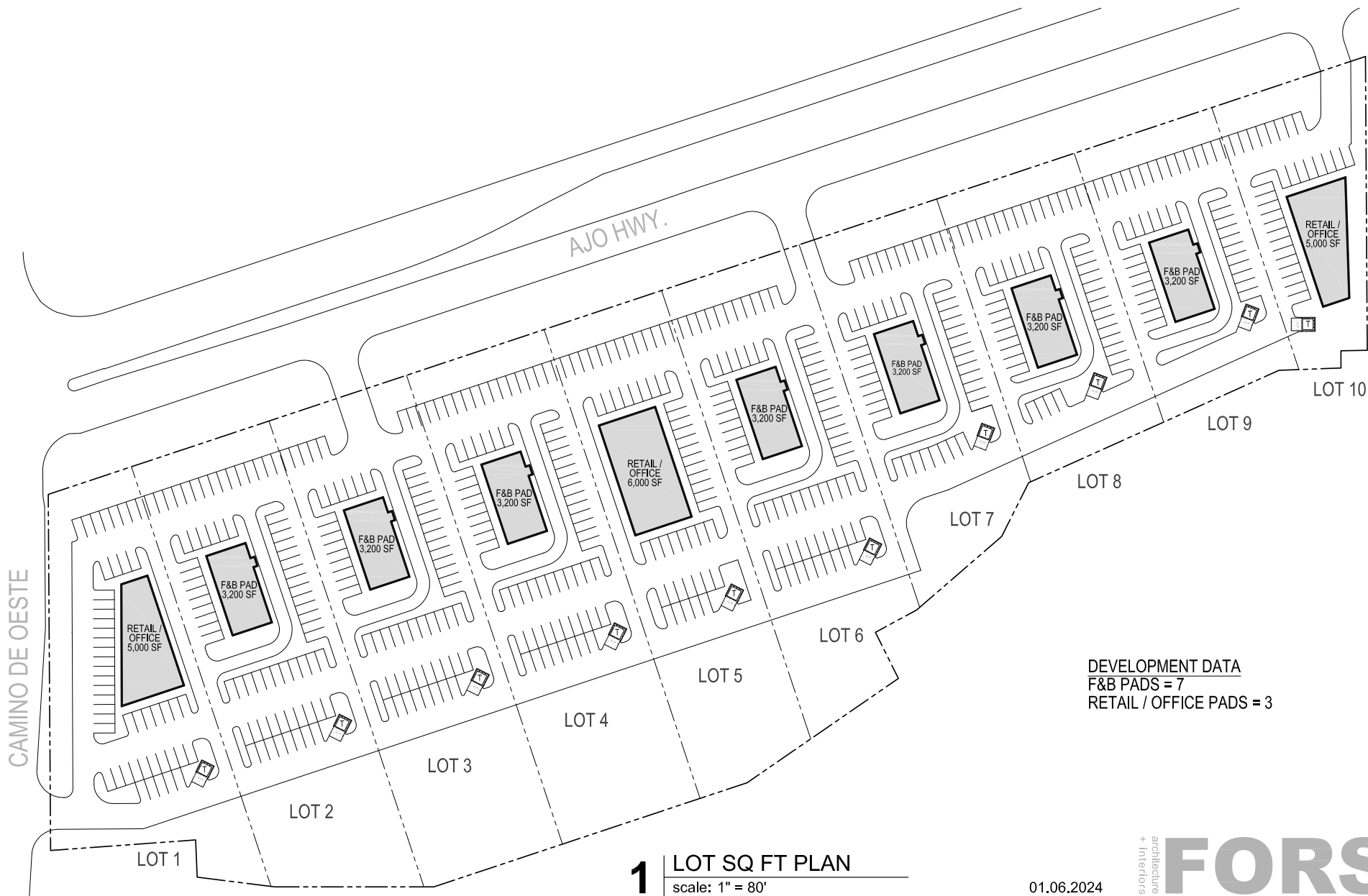
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DEVELOPMENT DATA
F&B PADS = 7
RETAIL / OFFICE PADS = 3

1

LOT SQ FT PLAN

scale: 1" = 80'

01.06.2024

architecture
+ interiors
FORS



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AERIAL MAP



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