

FOR SALE OR LEASE

SWC Ajo Hwy & Camino de Oeste

Tucson, AZ 85757



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

STEPHEN GRIMM 520-795-5200 EXT 700
JUAN C. PANTOJA 520-795-5200 EXT 701
BROKERAGE@GRIMMCOMMERCIAL.COM

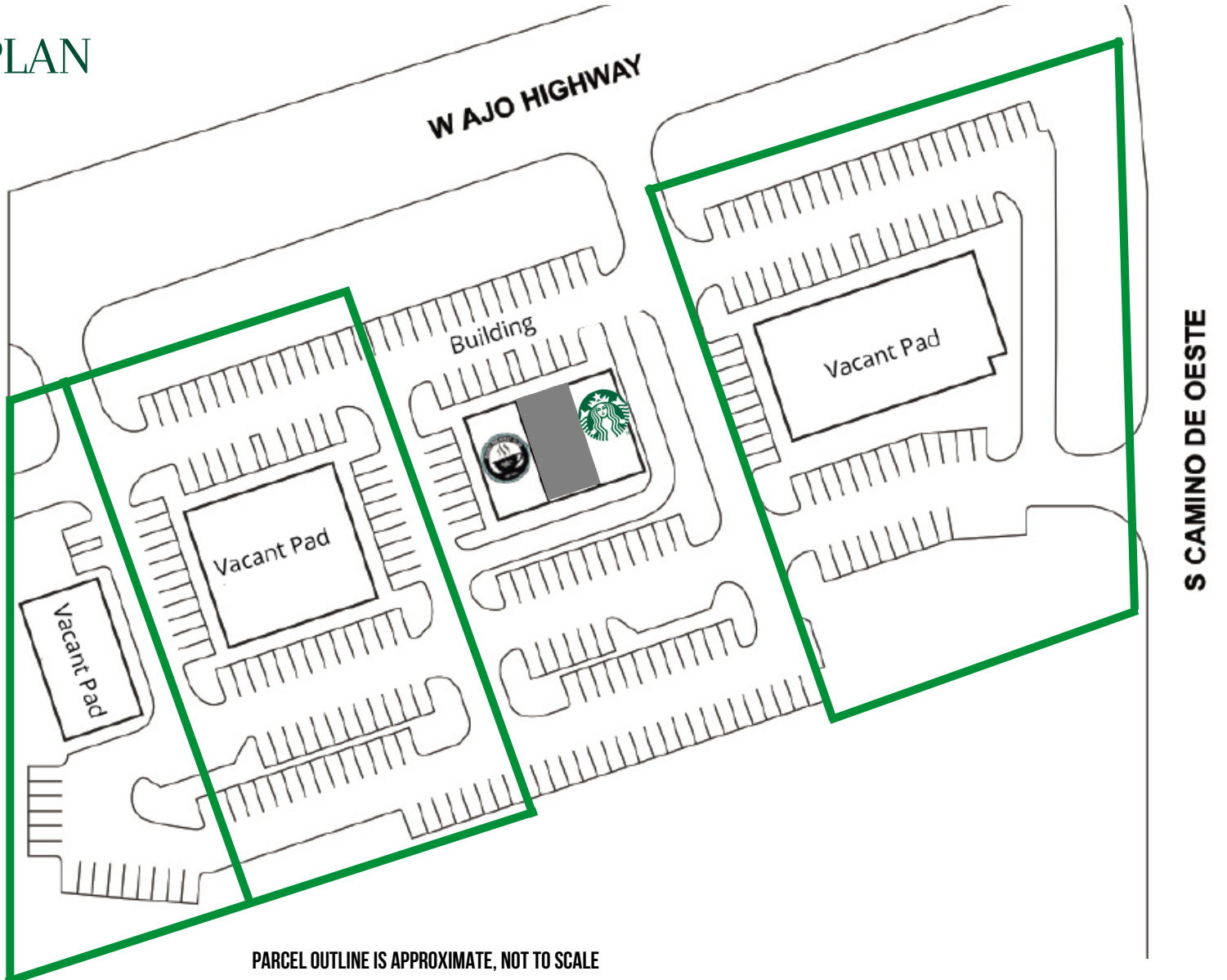
All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

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SITE PLAN



PARCEL OUTLINE IS APPROXIMATE, NOT TO SCALE

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THE PROPERTY

TAX PARCEL NO:	LAND SIZE:	BUILDING SIZE:
212-50-1360	±93,132 SF	±9,800 SF
212-50-1380	±64,033 SF	±8,500 SF
212-50-1390	±36,542 SF	±5,000 SF

ZONING: COMMERCIAL, CB-1 & CB-2

PROPERTY HIGHLIGHTS

- UNDERSERVED TRADE AREA WITH A GROWING POPULATION
- TRAFFIC COUNT ON AJO HWY (SR 86) OVER 24,001 VEHICLES PER DAY

DEMOGRAPHICS	3 MILE	5 MILE
2022 EST. POPULATION	22,734	105,290
MEDIAN HOUSEHOLD INCOME	\$57,902	\$52,170
HOUSEHOLDS	8,734	36,514
DAYTIME POPULATION	1,445	1,249
TOTAL RETAIL EXPENDITURE	\$273.5M	\$1.1B

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