



**SUBJECT**

## FOR SALE/BUILD-TO-SUIT

9688 E Old Vail Road  
Tucson, Arizona 85747

**DIAMOND  
VENTURES**



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# CONCEPTUAL RENDERING





# TRADE MAP



**LEGEND**

- STATE LAND
- SHOVEL READY LAND**
- HOUGHTON TOWN CENTER: ±66 ACRES RETAIL
- OLD VAIL COMMERCE: ±43 AC
- RITA RANCH COMMERCE CENTER: ±56 ACRES INDUSTRIAL
- RITA CROSSINGS: ±6 ACRES RETAIL AND ±15 ACRES COMMERCIAL



# PROPERTY HIGHLIGHTS

9688 E OLD VAIL ROAD

TUCSON AZ 85747

## *Property Highlights*

- ± 20 acres
- 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

# SITE PLAN | 315,000 SF (18.8 Acres)



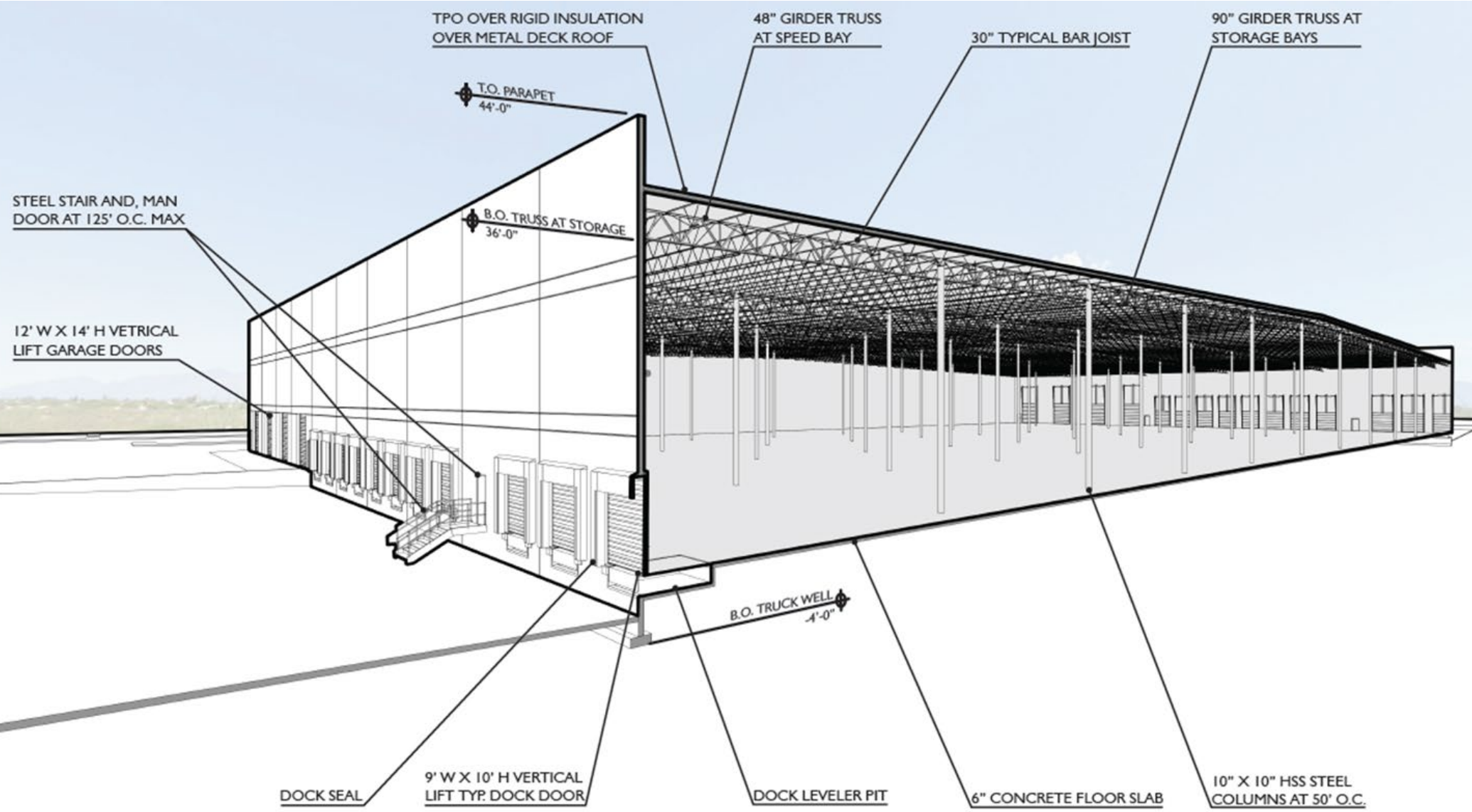
<b>SITE INFORMATION:</b>	
BUILDING AREA:	315,000 SF
VEHICULAR PARKING:	294 Spaces
TRAILER PARKING:	94 Spaces
GRADE LEVEL DOOR PARKING:	16 Spaces
DOCK COUNT TOTAL:	62 Spaces
DOCK MAN DOOR:	7 Doors



# CONCEPTUAL RENDERING



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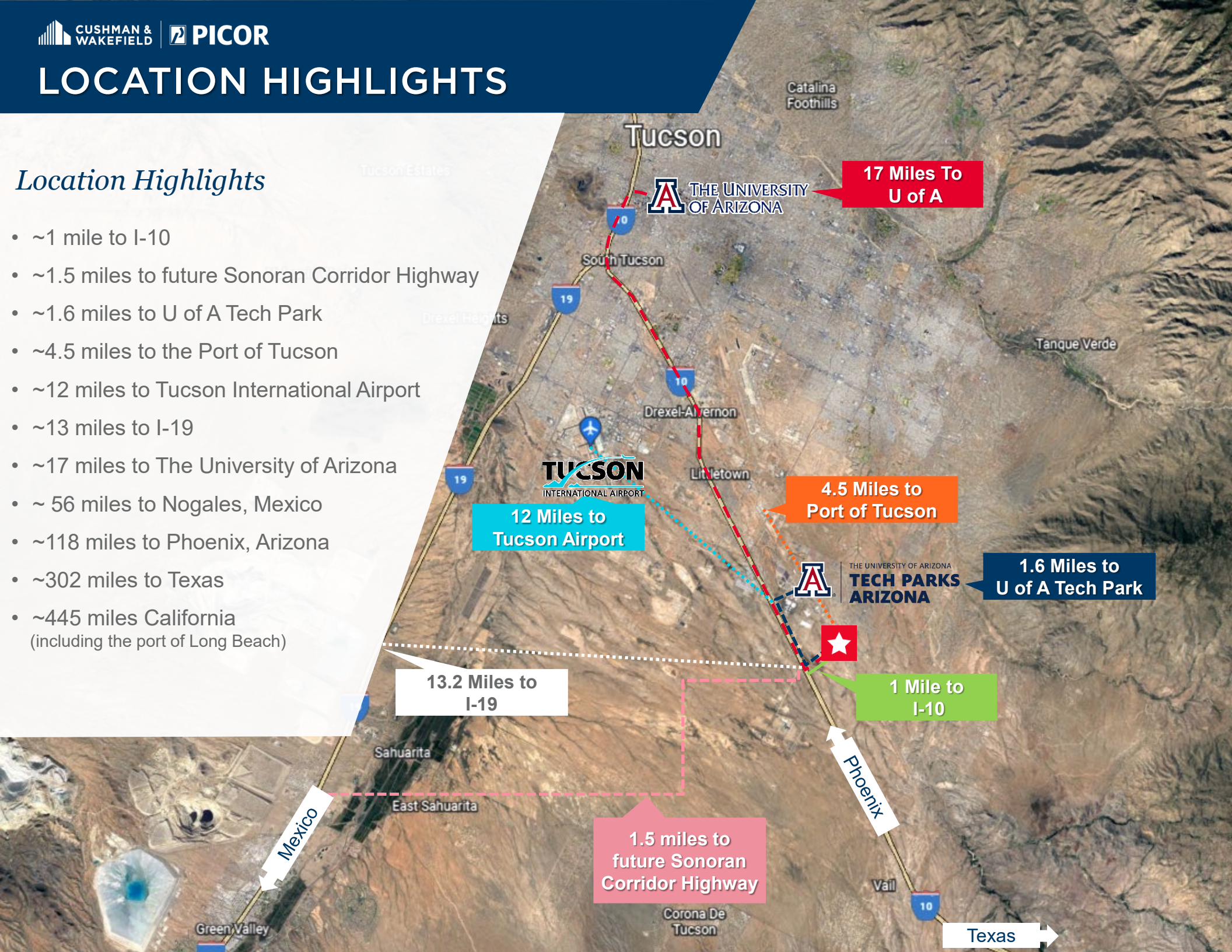




# LOCATION HIGHLIGHTS

## 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
- ~13 miles to I-19
- ~17 miles to The University of Arizona
- ~ 56 miles to Nogales, Mexico
- ~118 miles to Phoenix, Arizona
- ~302 miles to Texas
- ~445 miles California (including the port of Long Beach)



17 Miles To U of A

12 Miles to Tucson Airport

4.5 Miles to Port of Tucson

1.6 Miles to U of A Tech Park

1 Mile to I-10

13.2 Miles to I-19

1.5 miles to future Sonoran Corridor Highway

Mexico

Phoenix

Texas



# TUCSON

At a Glance



**1.058M**  
TUCSON MSA  
POPULATION



**434,692**  
TOTAL HOUSEHOLDS



**25%**  
EDUCATION-  
SOME COLLEGE



**1.0%**  
POPULATION  
GROWTH RATE



**\$59,391**  
MEDIAN HOUSEHOLD  
INCOME



**3.3%**  
UNEMPLOYMENT  
RATE

Source: BLS, BOC, Moody's Analytics 11/28/22

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,907
  2. RAYTHEON MISSILE SYSTEMS- 13,000
  3. DAVIS-MONTHAN AFB- 11,769
  4. STATE OF ARIZONA – 8,580
- [www.arizona.edu](http://www.arizona.edu), [suncorridorinc.com](http://suncorridorinc.com)

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. TUSIMPLE



**46,932**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2022

- #5 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #29 NURSING
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #108 BEST GLOBAL UNIVERSITY

UNIVERSITY OF ARIZONA TOP PROGRAMS  
U.S. News & World Report