

# RITA TECH PARK HIGHWAY COMMERCIAL PROJECT

TUCSON, ARIZONA



## MAJOR DEMAND GENERATORS IN THE AREA:

- UA Tech Park: ±6,500 employees from IBM, Raytheon, Citi Group and United Healthcare
- Pima County Fairgrounds: ± 300,000 visitors annually
- Pima Air & Space Museum: ± 150,000 visitors annually\*
- Interstate 10: ±49,000 vehicle per day\*\*
- Davis Monthan Air Force Base: ±10,410 Military and Civilian employees
- Rita Ranch master planned community with ±4,990 homes

## PROPERTY ATTRactions:

- New Shell Gas & Convenience Store and Subway coming soon!
- Shovel ready pads available for sale
- Freeway oriented site with easy Interstate 10 access
- Pylon signage along Interstate 10
- Adjacent to the UA Tech Park, Interstate 10 and the 1 million SF Target.com fulfillment center
- First major exit on the southeast side for travelers entering and exiting Tucson

\* Source: Tucsoptopia

\*\* Source: Pima Association of Government 2012

CBRE is pleased to offer the Rita Tech Park in southeast Tucson for your consideration for hotel, retail, fast food and sit down restaurant development.

Rita Tech Park is an emerging mixed use development totaling ±244 acres and located at the northeast corner of Rita Road and Interstate 10.

## FOR MORE INFORMATION PLEASE CONTACT:

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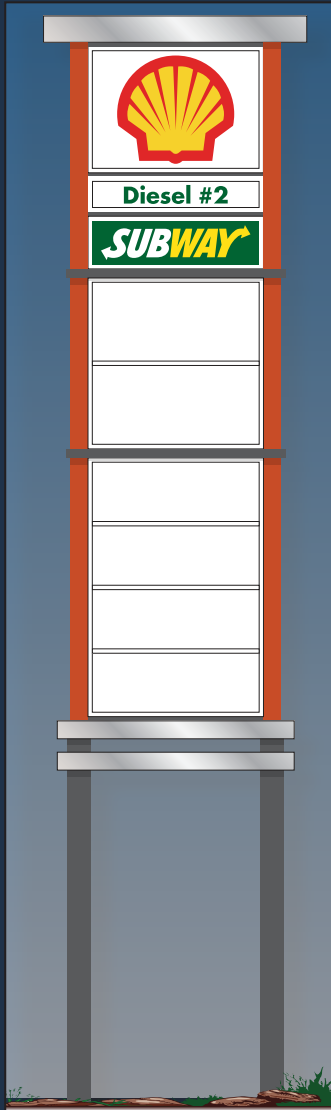
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**CBRE**

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## HIGHWAY SIGN



## AVAILABLE LOT INFORMATION

The parcels being offered are located within the available  $\pm 25$  acres of land prepared for retail, restaurant, employment and hotel facilities.

Sizes:	$\pm 30,000$ SF - $\pm 686,941$ SF
Access:	Rita Road/Science Park Drive
Utilities:	All available to Parcel
Height:	$\pm 62$ feet
Zoning:	C-2 (Allows Hotel, Retail, & Restaurant)
Comments:	Parcels can be planned for specific size requirements, frontage, etc.

## 2015 EST. DEMOGRAPHICS - SOUTHEAST TUCSON

POPULATION:	72,460
POPULATION GROWTH 2015-2020:	10.44%
HOUSEHOLDS:	22,154
HOUSEHOLD GROWTH 2015-2020:	9.90%
MEDIAN HOUSEHOLD INCOME:	\$74,207
AVERAGE HOUSEHOLD INCOME:	\$88,299
OWNER OCCUPIED UNITS:	19,073
MEDIAN HOUSING VALUE:	\$193,924
EMPLOYMENT POPULATION:	67,601

Source: Claritas 2015

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