



FOR SALE OR BUILD TO SUIT

Century Park Marketplace

NE & SE Corners of Valencia Road & Kolb Road
Tucson, Arizona 85756



For more information, please contact:

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4/6/2021



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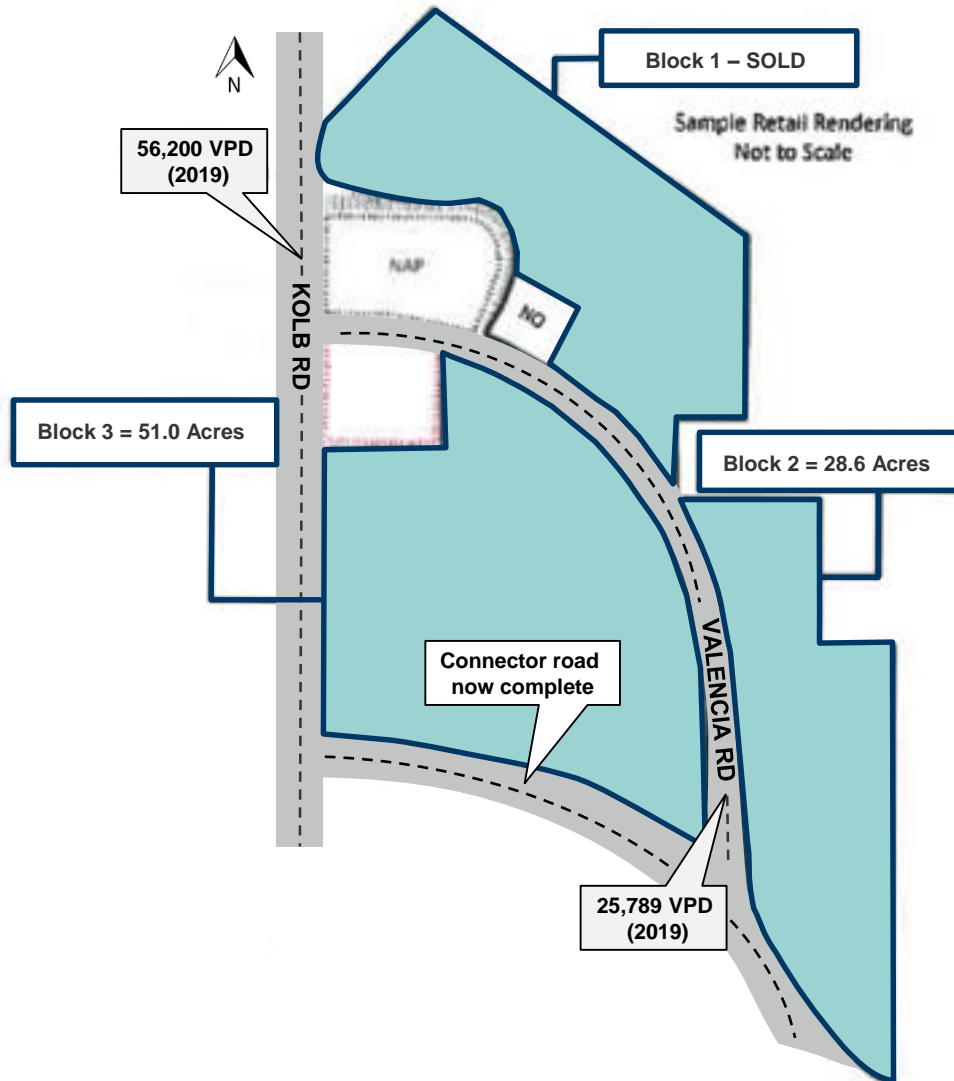
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Land or Build To Suit Property Information

BUSINESS PARK LAND



Property Highlights

- Century Park Marketplace contains approximately 112 acres of land
- Over 2,700 ft. of frontage on both sides of Valencia Rd and approximately 1,397 ft. of frontage on the east side of Kolb Rd
- Zoned PAD (Planned Area Development) allowing uses including industrial, warehousing and manufacturing, commercial, and retail
- Valencia / Kolb intersection completely reconstructed, now complete
- 25,789 VPD on Valencia Rd (2019) and 56,200 VPD on Kolb Rd (2019)
- 128,294 residents live within 5 miles of Century Park Marketplace
- * Property is in the vicinity of Davis Monthan Air Force Base, may be subject to restrictions

Parcel	Block	Size (SF)	Acres	Price	Price per SF
141-06-020D	1	1,422,321	32.65	\$4,980,000	\$3.50 SOLD
141-06-0210	2	1,244,074	28.56	\$3,750,000	\$3.00
141-06-022A, 141-06-0230	3	2,223,433	51.04	\$8,900,000	\$4.00

Property Details

Property Taxes (2020)	Block 1 - \$30,588.18 Block 2 - \$ 7,857.43 Block 3 - \$13,441.32
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Utilities	All utilities are to the property or within short distances from the property
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PICOR

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New Transportation Plan

BUSINESS PARK LAND



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TUCSON

At a Glance



1.052M

TUCSON MSA
POPULATION



422,500

TOTAL HOUSEHOLDS



25%

EDUCATION- SOME
COLLEGE



1.0%

POPULATION
GROWTH RATE



\$59,200

MEDIAN HOUSEHOLD
INCOME



7.9%

UNEMPLOYMENT
RATE

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 11,251
2. RAYTHEON MISSILE SYSTEMS- 9,600
3. STATE OF ARIZONA- 8,580
4. DAVIS-MONTHAN AFB- 8,406

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATEPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. RAYTHEON MISSILE SYSTEMS
5. TUSIMPLE



45,217

UNIVERSITY OF ARIZONA
TOTAL ENROLLEMENT, 2019

- #46 TOP PUBLIC SCHOOL
- #22 RESEARCH ACTIVITY AMONG PUBLIC INSTRUCTIONS
- #21 BUSINESS PROGRAMS
- #55 INDERGRAD ENGINEERING

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