



INNOVATION PARK

INNOVATIONPARKAZ.COM

CBRE

AVAILABLE LOTS

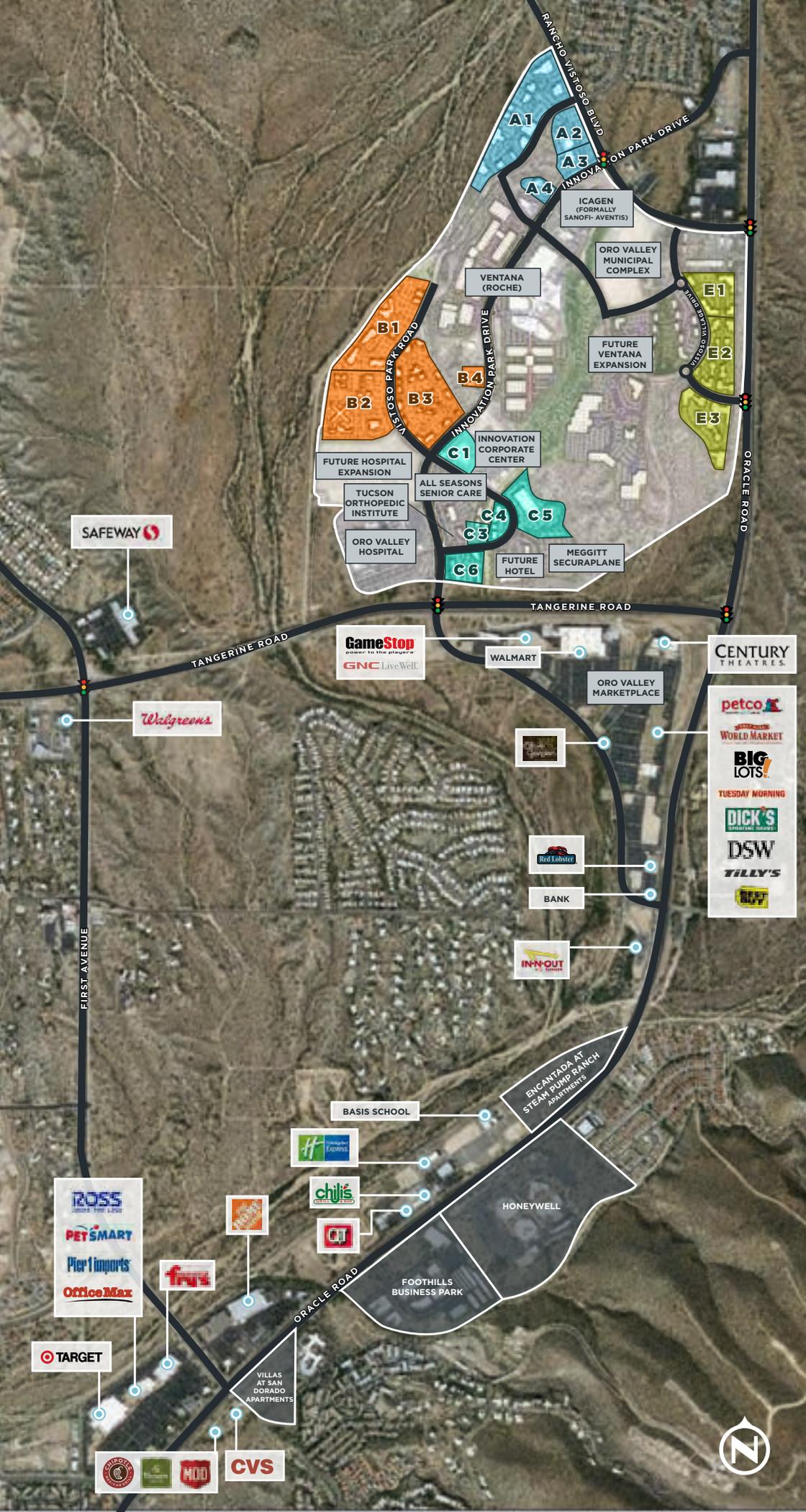
LOT	SIZE ±AC	PRICE /SF
A1	21.3	\$9
A2	3.9	\$12
A3	3.9	\$12
A4	1.9	\$12

LOT	SIZE ±AC	PRICE /SF
B1	20	\$9
B2	15.7	\$9
B3	18.2	\$11
B4	2.1	\$15

LOT	SIZE ±AC	PRICE /SF
C1*	2.1	TBD
C3*	1.1	TBD
C4	2.3	\$12
C5	8.3	\$11
C6	4.3	\$16

*finished pads

LOT	SIZE ±AC	PRICE /SF
E1	7	\$12
E2	10	\$12
E3	10.6	\$12



SAFeway

Walgreens

GameStop
GNC LiveWell

WALMART

CENTURY THEATRES

petco

WORLD MARKET

BIG LOTS

TUESDAY MORNING

DICK'S

DSW

TILLY'S

Bank

INN-OUT

ENCANTADA AT STEAM PUMP RANCH APARTMENTS

BASIS SCHOOL

chili's

CVS

HONEYWELL

FOOTHILLS BUSINESS PARK

ROSS
PET SMART
Pier Imports
Office Max

FRUITS

TARGET

VILLAS AT SAN DORADO APARTMENTS

CVS



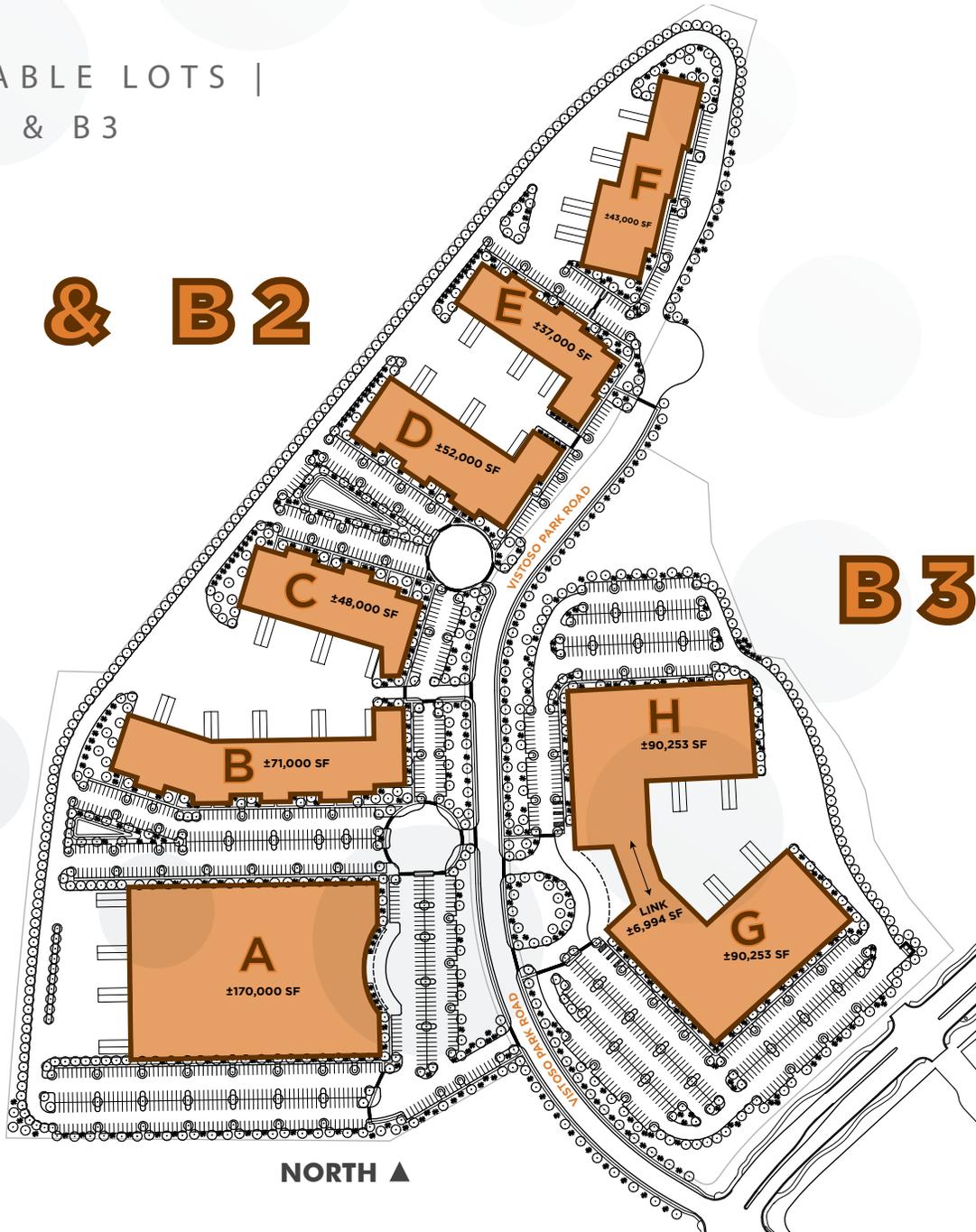
INNOVATION PARK

AVAILABLE LOTS |

B1, B2 & B3

B1 & B2

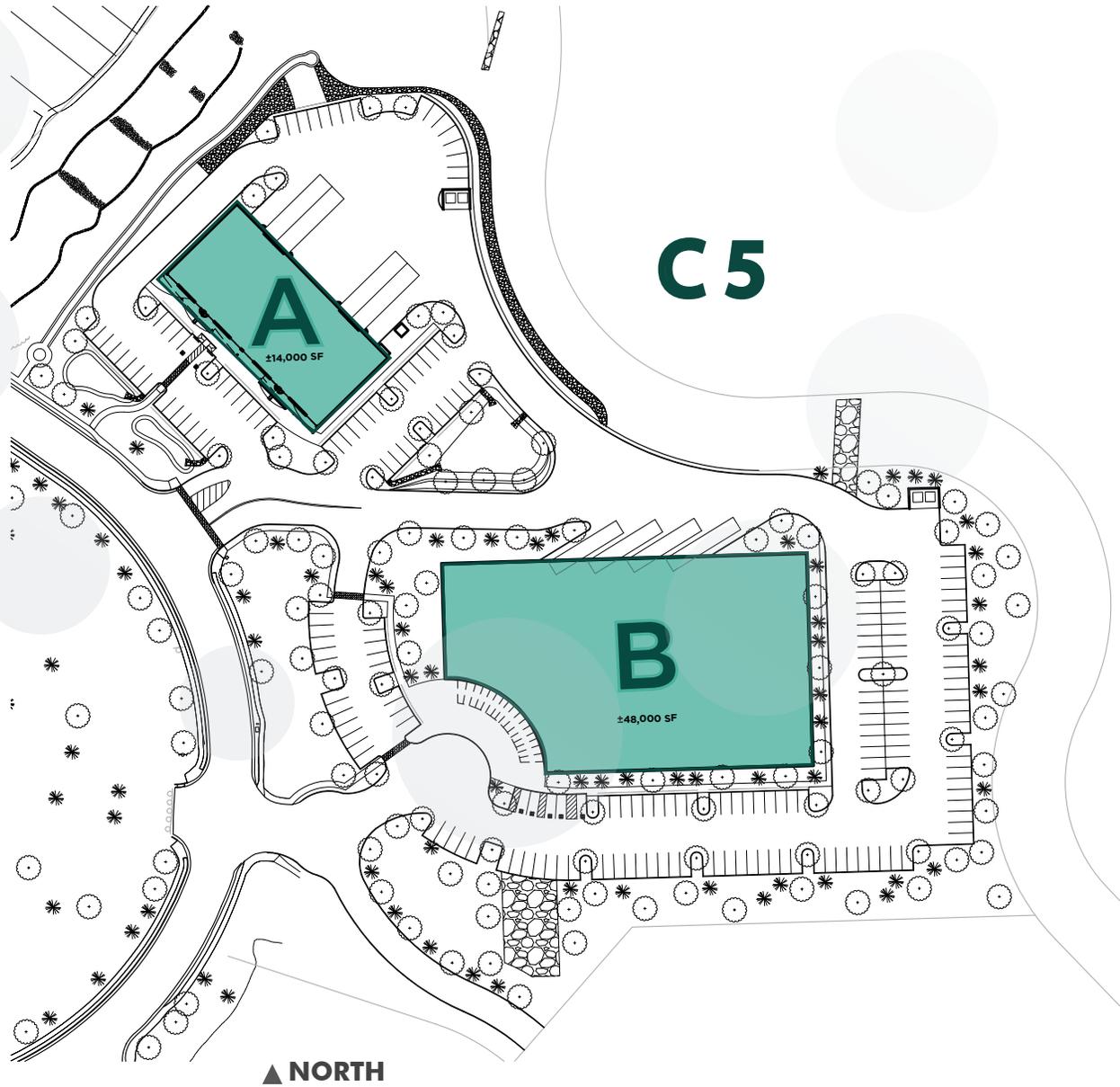
B3



LOT	BLDG	BLDG SF
B1	F	±43,000 SF
B1	E	±37,000 SF
B1	D	±52,000 SF
B1	C	±48,000 SF
B2	B	±71,000 SF
B2	A	±170,000 SF
B3	G	±90,253 SF
B3	H	±90,253 SF

INNOVATION PARK

AVAILABLE LOTS | C5



LOT	BLDG	BLDG SF
C-5	A	±14,000 SF
C-5	B	±48,000 SF



FOUNDED
1974



POPULATION
44,933 (2016 estimate)
46,598 (2021 estimate)



HOUSEHOLDS
18,854 (2016 estimate)
19,509 (2021 estimate)



AVE. INCOME
\$73,305 (2016)



EDUCATION

PERCENTAGES BASED
ON POPULATION

30% (BA) 22.8% (MA/PHD)

BACHELOR'S DEGREE

29.9% (3 miles) 28% (5 miles) 26.7% (8 miles)

MASTER'S / PHD

20.3% (3 miles) 21% (5 miles) 21.3% (8 miles)

10% ABOVE
CENTRAL TUCSON



LAND AREA
36 square miles

SOURCE: ESRI 2016

INNOVATION PARK

A master planned business park in a contemporary environment for work and play. Situated on a ±535 acre campus in the heart of the Tucson bioscience region, in the town of Oro Valley. Home to:

Ventana (Roche)

ICAGEN (Formally Sanofi-Aventis)

Western National Parks Association (HQ)

Oro Valley Hospital

Meggitt Securaplane

RANCHO VISTOSO

A master-planned community consisting of 7,626 acres bounded on the south by Tangerine Road, on the east by Oracle Road (US 89) and on the north by the Tortolita Mountains. Rancho Vistoso is a mixed-use community including residential, retail, schools, parks, churches, natural open space, a trail system and an office/technology park. Home of Stone Canyon, a world renowned golf community.





LOCATION HIGHLIGHTS



TOP RATED NEIGHBORHOODS

- 1 Rancho Vistoso
- 4 Monterra Hills
- 6 Honeybee Canyon
- 2 Ram's Cany
- 5 Stone Canyon
- 7 Somerset Canyon
- 3 Canada Hills

AREA AMENITIES



CORPORATE NEIGHBORS

- Honeywell**
11100 N Oracle Rd, Tucson, AZ 85737
- University of Arizona Veterinary School**
Coming in 2018
- Icagen (formerly Sanofi- Aventis)**
2090 E Innovation Park Dr, Oro Valley, AZ 85755
- Ventana Medical Systems Inc.-Roche**
1910 E Innovation Park Dr, Tucson, AZ 85755
- Meggitt Securaplane Technologies**
12350 N Vistoso Park Rd, Tucson, AZ 85755

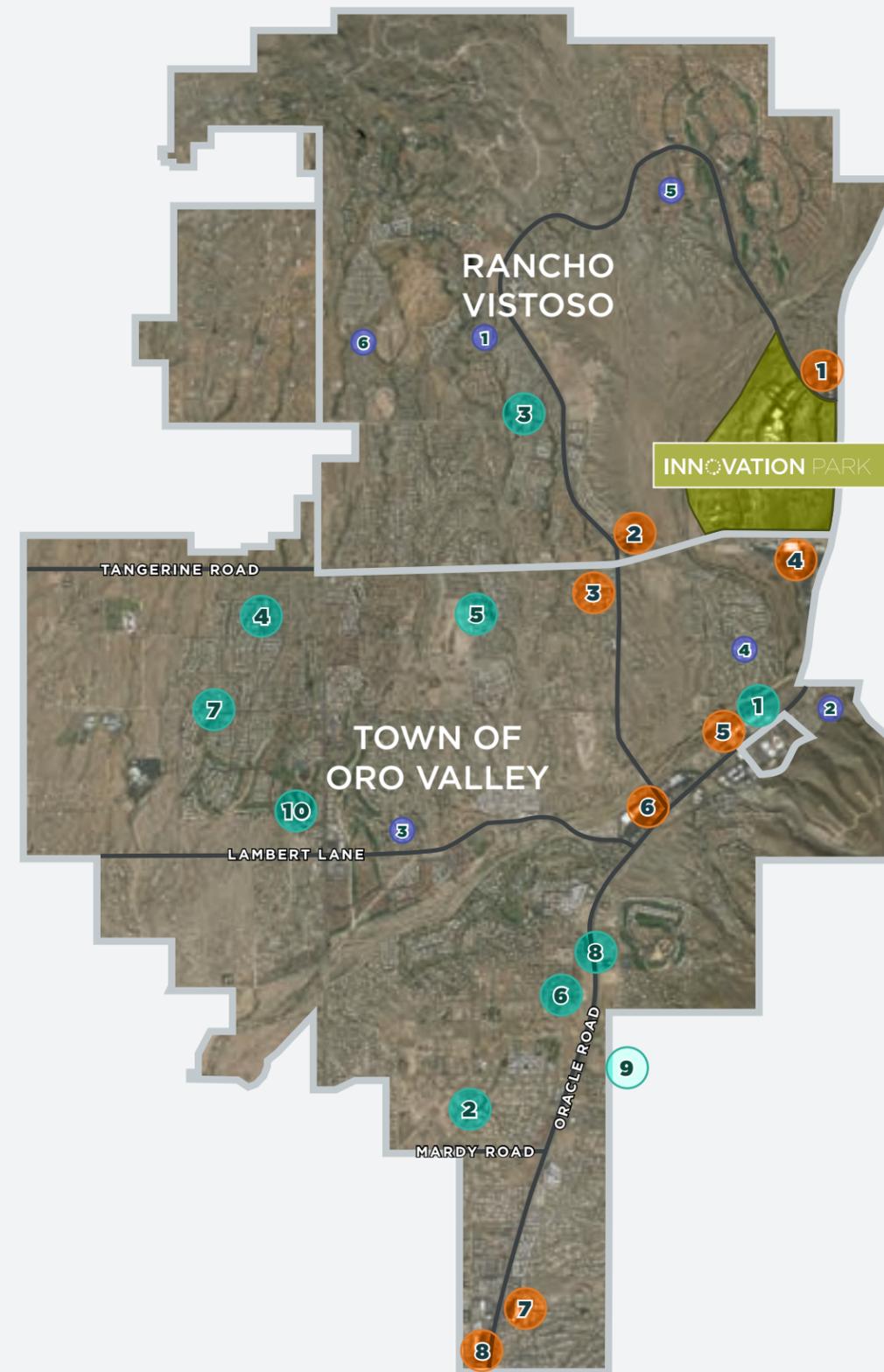
ORO VALLEY SCHOOLS

- 1 **BASIS Oro Valley | 10 out of 10**
Ranked #1 In the Washington Post's Most Challenging High School 2015
- 2 **Winifred Harelson Elementary | 9 out of 10**
- 3 **Painted Sky Elementary | 9 out of 10**
- 4 **Richard B Wilson Jr School | 8 out of 10**
- 5 **Copper Creek Elementary | 8 out of 10**
- 6 **Canyon Del Oro High School | 7 out of 10**
- 7 **Ironwood Ridge High School | 6 out of 10**
- 8 **Pusch Ridge Christian Academy | Private NA**
- 9 **Immaculate Heart School | Private NA**
- 10 **Casa Christian School | Private NA**

SOURCE: GREATSCHOOLS.ORG

MAJOR RETAIL CENTERS

- 1 Rancho Vistoso Center
- 2 Safeway Vistoso Plaza
- 3 Placita De Oro
- 4 Oro Valley Marketplace
- 5 Steam Pump Village
- 6 Oro Valley Retail Center
- 7 Plaza Escondida
- 8 Oracle Crossing



DRIVE TIMES

INTERSTATE 10
21 MIN

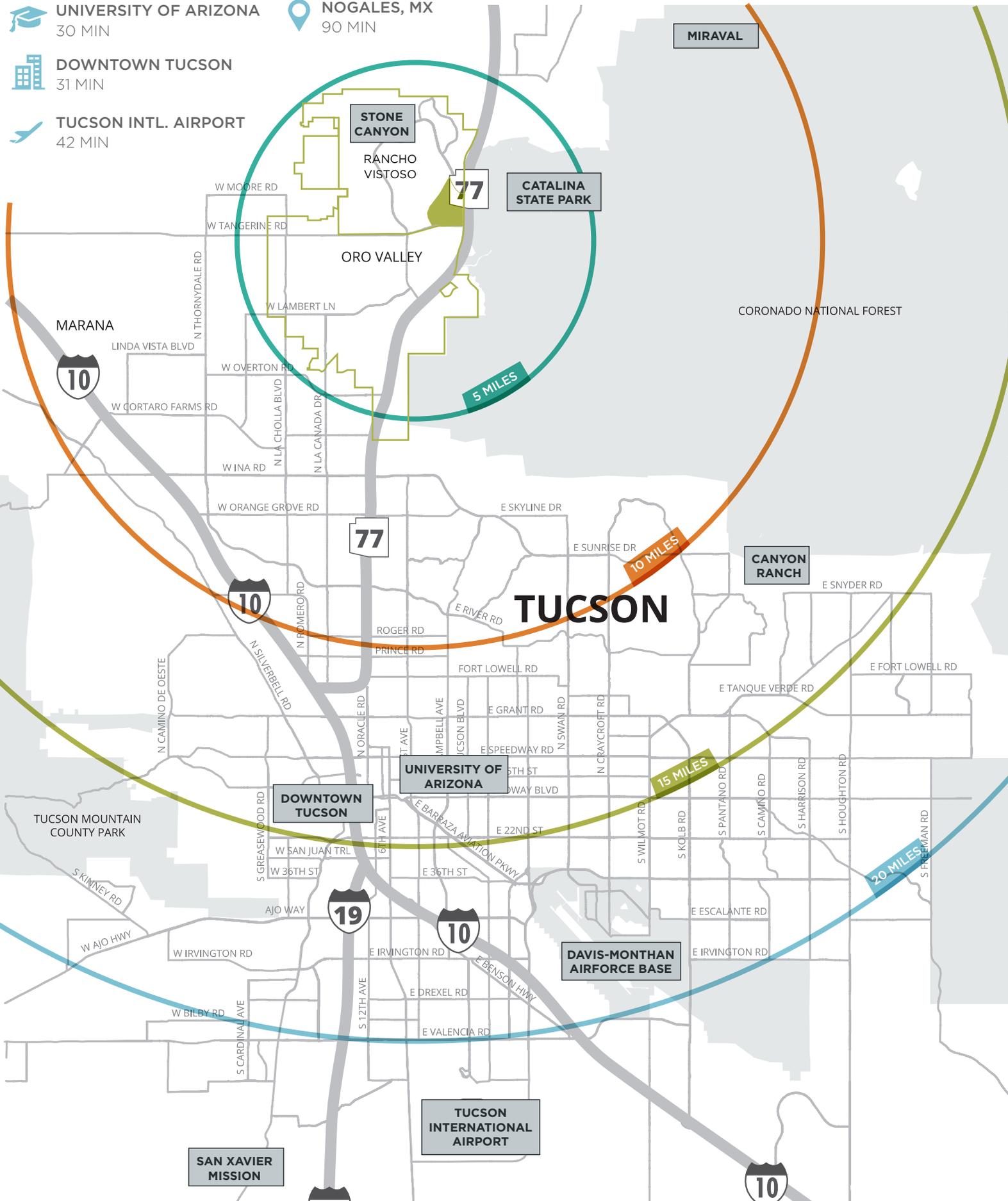
SKY HARBOR AIRPORT
90 MIN

UNIVERSITY OF ARIZONA
30 MIN

NOGALES, MX
90 MIN

DOWNTOWN TUCSON
31 MIN

TUCSON INTL. AIRPORT
42 MIN





RECREATION

The Loop, a continuous recreational corridor is being developed around metropolitan Tucson with links to Marana, Oro Valley, and South Tucson. Pima County residents and visitors on foot, bikes, skates, and horses can enjoy the more than 110 miles of multi-use paths that have already been completed. If it doesn't have a motor, it's good to go on The Loop. Tucson is consistently ranked as on the top U.S. cycling cities. Notable

- **Tour de Tucson**
(bike race)
- **24hrs in the old Pueblo**
(Mountain Bike Race)
- **Tucson Marathon**
(Running)
- **Catalina State Park**
- **Mt. Lemmon**
- **Biosphere**
- **Saguaro National park**
- **Sonoran Desert Museum**
- **Miraval & Canyon Ranch**
destination resort and spas
- **Astronomy Tourism**
Southern Arizona has some of the clearest skies in the U.S.—about 350 nights of viewing a year. Tour some of the world's most-respected observatories and enjoy the same “good seeing” as the pros.
- **Gem & mineral Show**
5,000 vendors for all over the world converge on Tucson for the world's largest gem, mineral, meteorite, fossil, gem and jewelry showcase.



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CONTACT

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CBRE

MEGGITT
Sawplane