

RITA CROSSINGS

HIGHWAY COMMERCIAL PROJECT | INTERSTATE 10 & RITA ROAD | TUCSON, ARIZONA

SHOVEL READY



UNIVERSITY OF ARIZONA TECH PARK
± 6,500 EMPLOYEES



PIMA COUNTY FAIRGROUNDS
± 400,000 VISITORS ANNUALLY



PIMA AIR & SPACE MUSEUM
± 170,000 VISITORS ANNUALLY



DAVIS MONTHAN AIR FORCE BASE ± 10,410 MILITARY AND CIVILIAN EMPLOYEES



RITA RANCH MASTER PLANNED COMMUNITY
± 4,990 HOMES

PROPERTY ATTRactions:

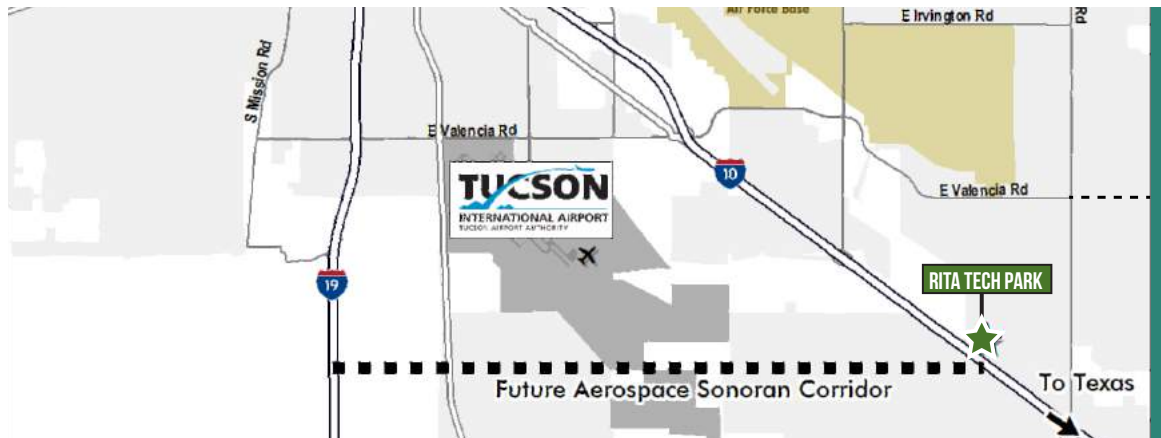
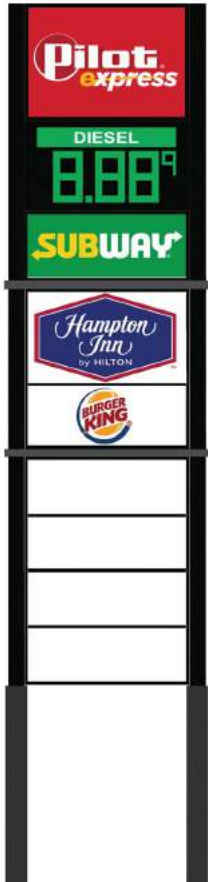
- JOIN HAMPTON INN & SUITES, PILOT GAS & CONVENIENCE STORE, SUBWAY, BURGER KING AND THE 1 MILLION SF TARGET.COM FULLFILLMENT CENTER
- SHOVEL READY PADS AVAILABLE FOR SALE
- FREEWAY ORIENTED SITE WITH PYLON SIGNAGE AND EASY INTERSTATE 10 ACCESS
- FIRST MAJOR EXIT ON THE SOUTHEAST SIDE FOR TRAVELERS ENTERING AND EXITING TUCSON

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DVI
Realty

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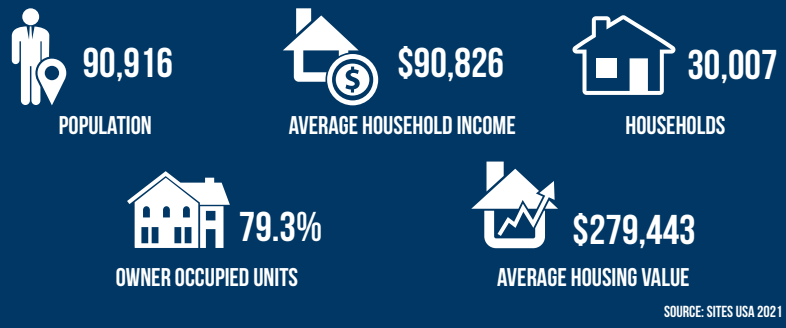


AVAILABLE LOT INFORMATION

THE PARCELS BEING OFFERED ARE LOCATED WITHIN THE AVAILABLE ±21 ACRES OF LAND ZONED FOR RETAIL, RESTAURANT, OFFICE AND LIGHT INDUSTRIAL EMPLOYMENT AND HOTEL FACILITIES.

SIZES:	±30,000 SF - ±574,992 SF
ACCESS:	RITA ROAD/SCIENCE PARK DRIVE
UTILITIES:	ALL AVAILABLE TO PARCEL
HEIGHT:	±62 FEET
ZONING:	C-2 (ALLOWS HOTEL, RETAIL, & RESTAURANT) I-1 (ALLOWS OFFICE AND LIGHT INDUSTRIAL)
COMMENTS:	PARCELS CAN BE PLANNED FOR SPECIFIC SIZE REQUIREMENTS, FRONTAGE, ETC.

2021 DEMOGRAPHICS



TRAFFIC COUNTS

±62,220 VPD
INTERSTATE 10
SOURCE: ADOT 2019



±16,275 VPD
RITA ROAD
SOURCE: VERACITY TRAFFIC GROUP, 2020

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