



FOR SALE/BUILD-TO-SUIT

Rita Ranch Commerce Center
9688 E Old Vail Road
Tucson, Arizona 85747

DIAMOND
VENTURES



CUSHMAN &
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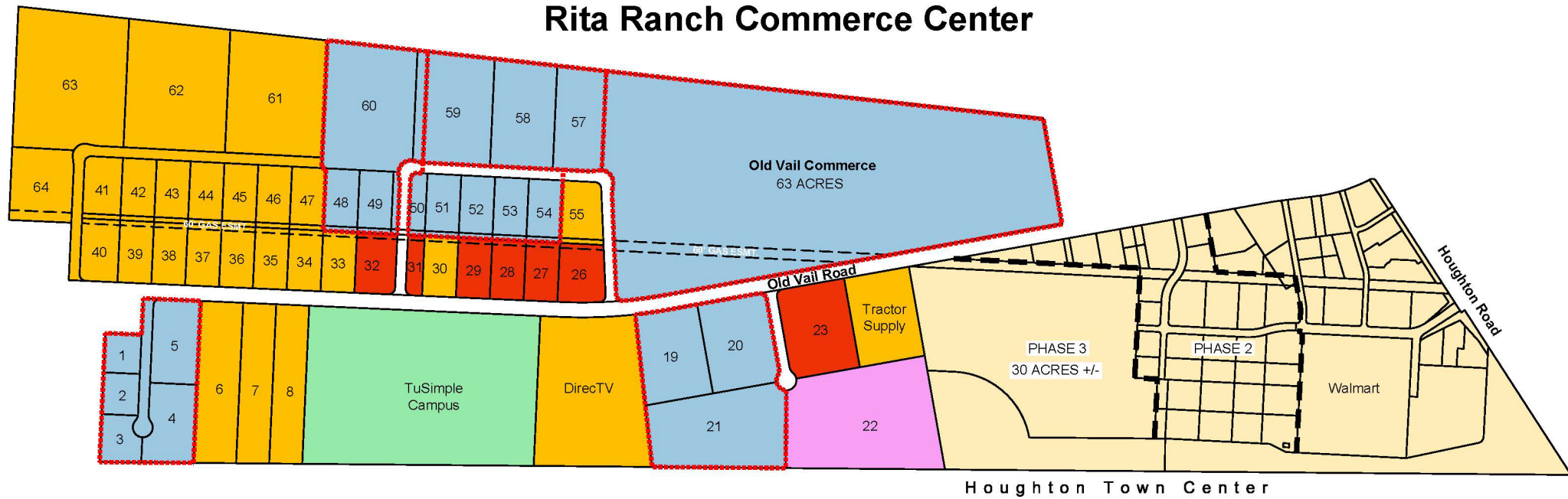
PROPERTY HIGHLIGHTS

9688 E OLD VAIL ROAD
TUCSON AZ 85747

Property Highlights

- Multiple size opportunities
- 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

RITA RANCH COMMERCE CENTER MASTER



KEY

	SOLD
	AVAILABLE ASSEMBLAGES
	AVAILABLE LOTS
	IN ESCROW
	TuSimple

LOT SIZES & PRICING



Lot	Size (Acre)	Size (SF)	Price	Price / SF
Lot 26	2.25	97,974	\$440,883	\$4.50 / SF
Lot 27	1.68	73,334	\$311,670	\$4.25 / SF
Lot 28	1.69	73,623	\$312,898	\$4.25 / SF
Lot 29	1.70	74,052	In Escrow	In Escrow
Lot 48	1.78	77,537	\$310,148	\$4.00 / SF
Lot 49	1.78	77,537	\$310,148	\$4.00 / SF
Lot 50	1.78	77,537	\$310,148	\$4.00 / SF
Lot 51	1.78	77,537	\$310,148	\$4.00 / SF
Lot 52	1.78	77,537	\$310,148	\$4.00 / SF
Lot 53	1.78	77,537	\$310,148	\$4.00 / SF
Lot 54	1.78	77,537	\$310,148	\$4.00 / SF
Lot 57	4.21	183,438	In Escrow	In Escrow
Lot 58	5.57	242,651	In Escrow	In Escrow
Lot 59	7.13	310,583	In Escrow	In Escrow
Lot 60	8.71	379,952	\$1,519,808	\$4.00 / SF

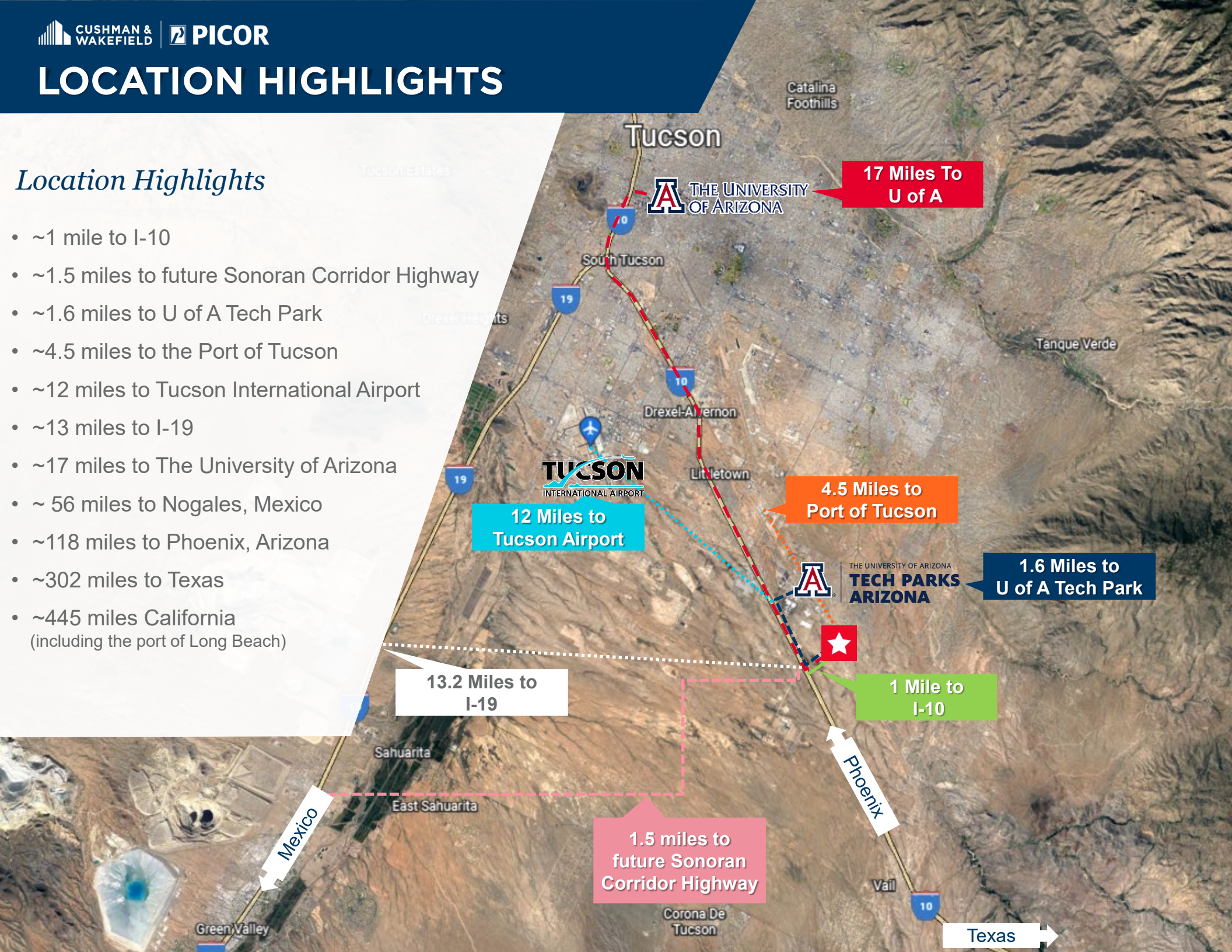
TRADE MAP



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)



TUCSON

At a Glance

1.072M

TUCSON MSA
POPULATION

437,780

TOTAL HOUSEHOLDS



34.8%

EDUCATION-
SOME COLLEGE

1.3%

POPULATION
GROWTH RATE

\$59,215

MEDIAN HOUSEHOLD
INCOME

3.9%

UNEMPLOYMENT
RATE

Source: arizona.edu, BLS, ACS 06/07/23

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, suncorridorinc.comRECENT 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, 2023

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

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