

PRINCE 10 COMMERCE CAMPUS

SWC Prince Road & Interstate 10 Freeway | Tucson, Arizona | ±92.65 Acres



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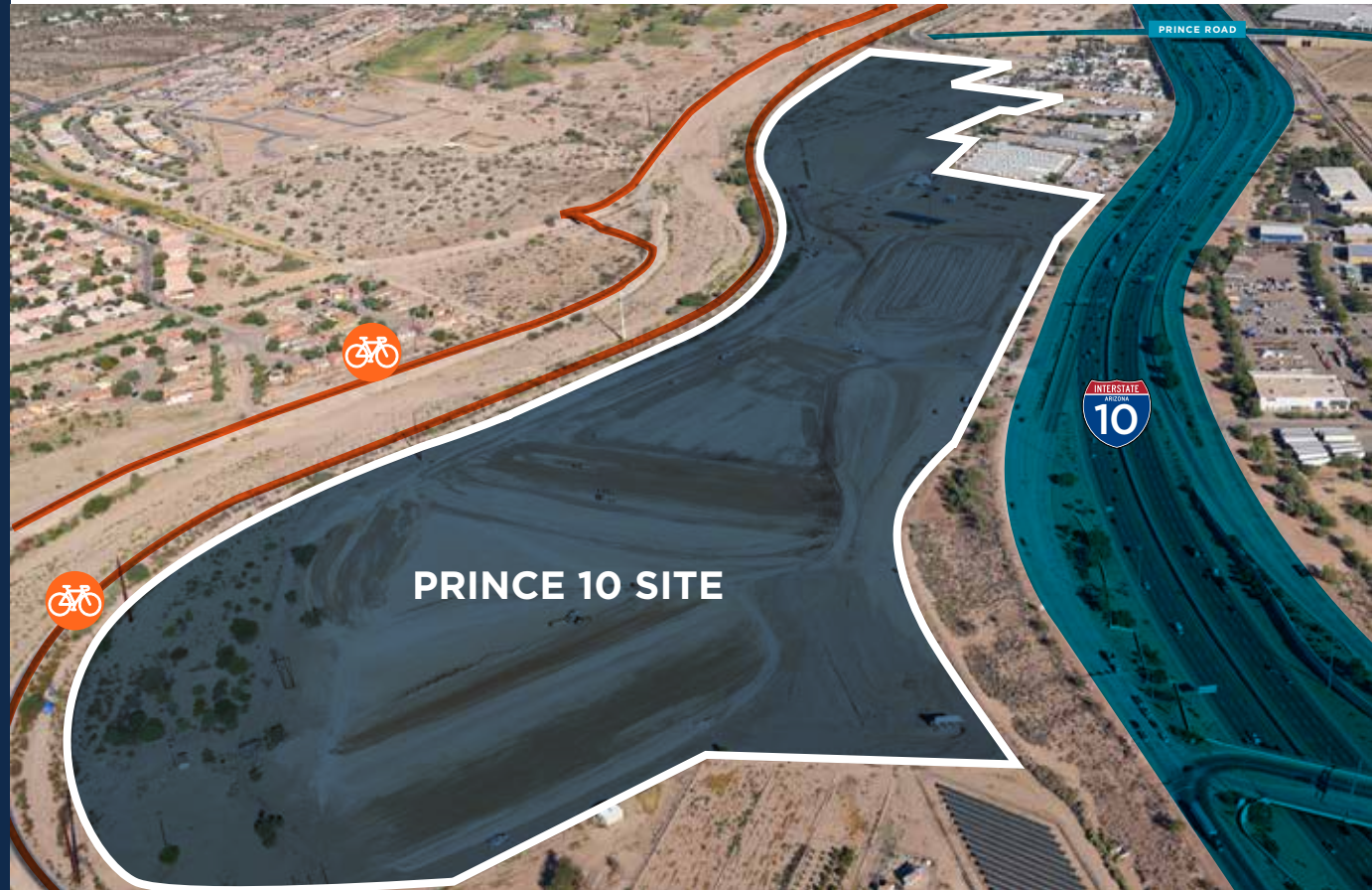
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EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

Cushman & Wakefield, as exclusive advisor, is pleased to present this outstanding opportunity for developers and users to acquire, lease, built-to-suit, and built-to-sale in Tucson, AZ to acquire in Tucson, Arizona. The site (**±92.65** Acres of fully improved vacant land) is situated just off the Interstate 10 Freeway in Northwest Tucson. Innovation is a key word when it comes to Tucson economic development. Forbes has called it **one of America's Most Innovative Cities**, home to Davis-Monthan Air

Force Base, Raytheon, and many defense contractors that have a very large presence in Tucson. The property also falls within an **Opportunity Zone** and abuts "The Loop", a designated 100+ mile Bike Boulevard. With Downtown Tucson and **The University of Arizona** are just a short drive away, the property is some of the last available land in a highly dense and developed area. This is an ideal location for manufacturers, educational facilities, data centers, office, hotel, and multifamily products.

INVESTMENT HIGHLIGHTS



Fabulous view of the
Tuscon and Catalina Mountains



7,700 Feet of Frontage to
"The Loop" bike loop



Installed Infrastructure
Shovel Ready Sites
including: water, sewer,
and 138 KV power
available on site



Direct access to Prince Road
and Miracle Mile Traffic
interchanges to Interstate 10



20 minutes
from TIA

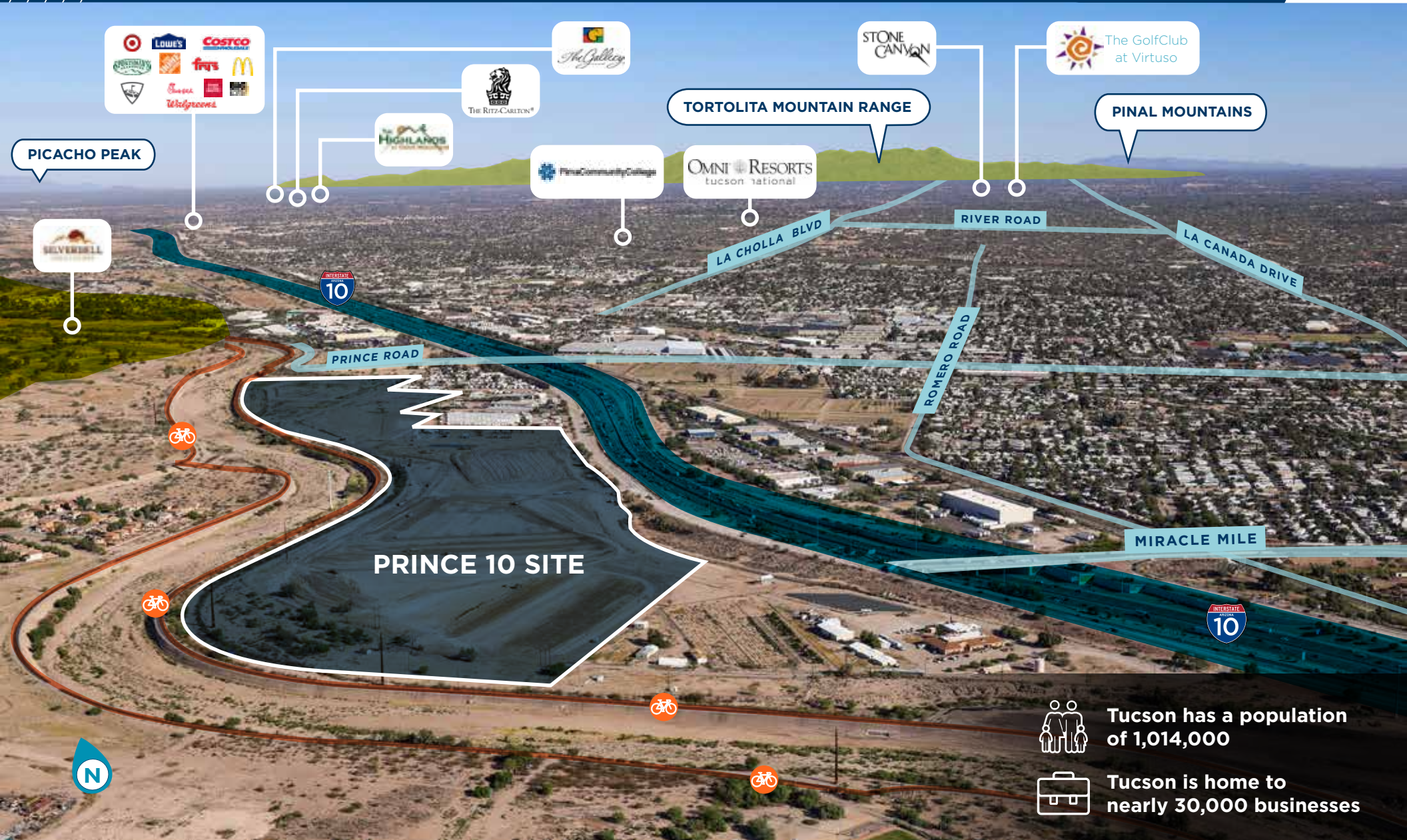


5-10 to downtown Tucson
and the U of A Campus



PAD Zoning
Approved and Adopted

NORTH VIEW



PICACHO PEAK

SILVERBELL

INTERSTATE 10

PRINCE ROAD

PRINCE 10 SITE

TORTOLITA MOUNTAIN RANGE

OMNI RESORTS
tucson national

STONE CANYON

The Golf Club
at Virtuso

PINAL MOUNTAINS

LA CHOLLA BLVD

RIVER ROAD

LA CANADA DRIVE

ROMERO ROAD

MIRACLE MILE

INTERSTATE 10

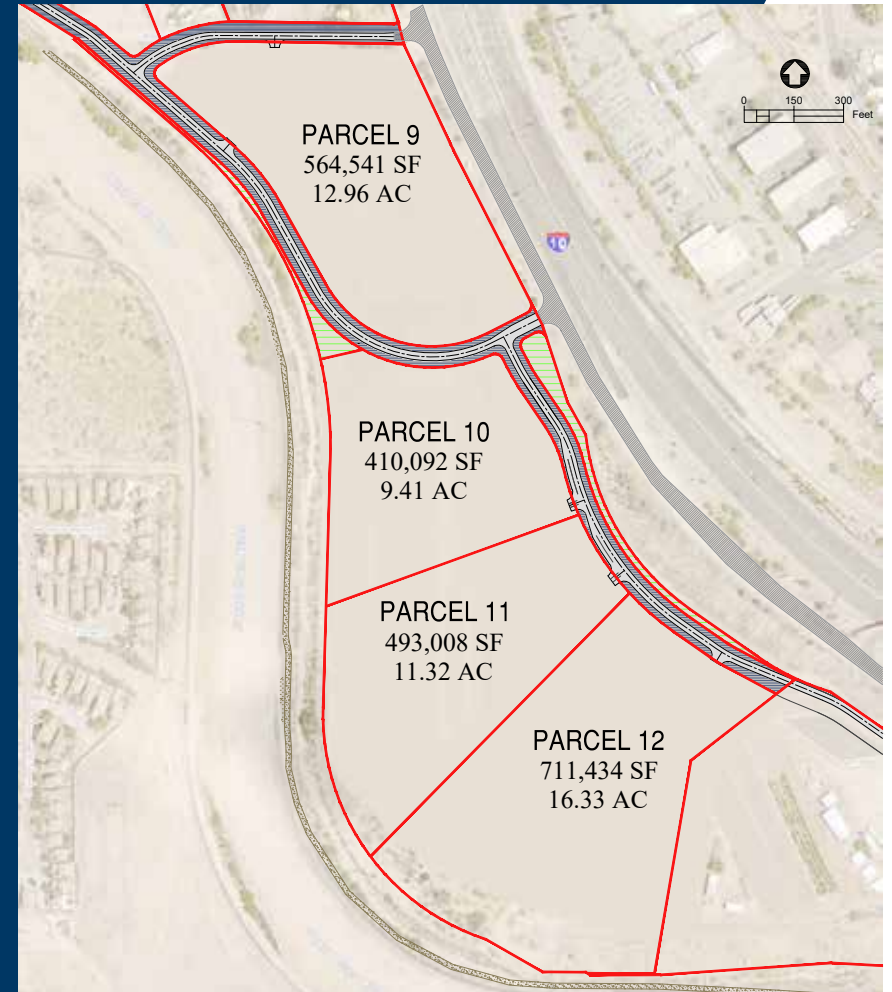


Tucson has a population of 1,014,000



Tucson is home to nearly 30,000 businesses

PARCEL MAPS



INFRASTRUCTURE



PRE-INFRASTRUCTURE

- // Assembled five parcels from five different owners.
- // Developed zoning ordinance for said parcels to meet the City of Tucson (COT) Planned Area Development (PAD) requirements. PAD was approved and adopted by the COT Mayor and Council including the ability to build up to 12 stories across the entire site.
- // Prince 10 is in the Federal Opportunity Zone designation and is in compliance with all requirements.
- // Applied for and received the expansion of the COT's Central Business District (CBD) to include the entirety of the Prince 10 site. This provides 100% relief of property taxes for qualified developments for eight years.
- // Currently in the process of purchasing the public streets within the PAD boundaries. This gives the entire site controlled access. Will be completed Q2 2024.
- // Archaeological clearance by the Arizona State Museum and the COT for the entire site.
- // All infrastructure design and engineering completed.
- // Negotiated drainage and retention requirements for the Prince 10 south (south of Fort Lowell Road) to discharge directly to the Santa Cruz River through a new 3- compartment 26'L x 5'H x 6'W Box Culvert.
- // Currently waiting on a revised FEMA flood plain limit for Prince 10 North, expected Q1 2025. The revised flood plain will lower the existing flood plain limits and allows the use of the entire Prince 10 North site without using retention basins.



INFRASTRUCTURE INSTALLED

- // Mass Grading of the entire project, includes the import of approximately 300,000 cubic yards of fill to build engineered and certified building “superpads”.
- // 600’ of 16” water main
- // 4,600’ of 12” water main
- // Converted overhead electric to underground along with new fiber optic communication duct on Fort Lowell Road.
- // Installed new underground electrical infrastructure and fiber optic communication duct for superpads along La Cholla Blvd.
- // Replaced TEP transmission main lattice support with mono pole.
- // Constructed sewer lift station and sewer force main for super pads 1 and 2 north of Fort Lowell.
- // Installed 10” and 8” sewer for super pads south of Fort Lowell.
- // Installed irrigation and privet hedge for entire east property lines north of Fort Lowell.
- // Other site improvements include industrial capacity Natural Gas, Sewer backbone, and Fiber Optics (three different providers) and reclaimed water for landscape. All utilities are currently available to each parcel. A 138 kV overhead transmission line is also available to the southern parcels.
- // In contract to be built within the next 6 - 8 months:
 1. 3 - compartment 26’L x 5’H x 6’W Box Culvert.
 2. All concrete roads including existing roadways.
 3. Electrical and fiber optic communications to serve Prince 10 South.
 4. Three Monument Entries with Signage.



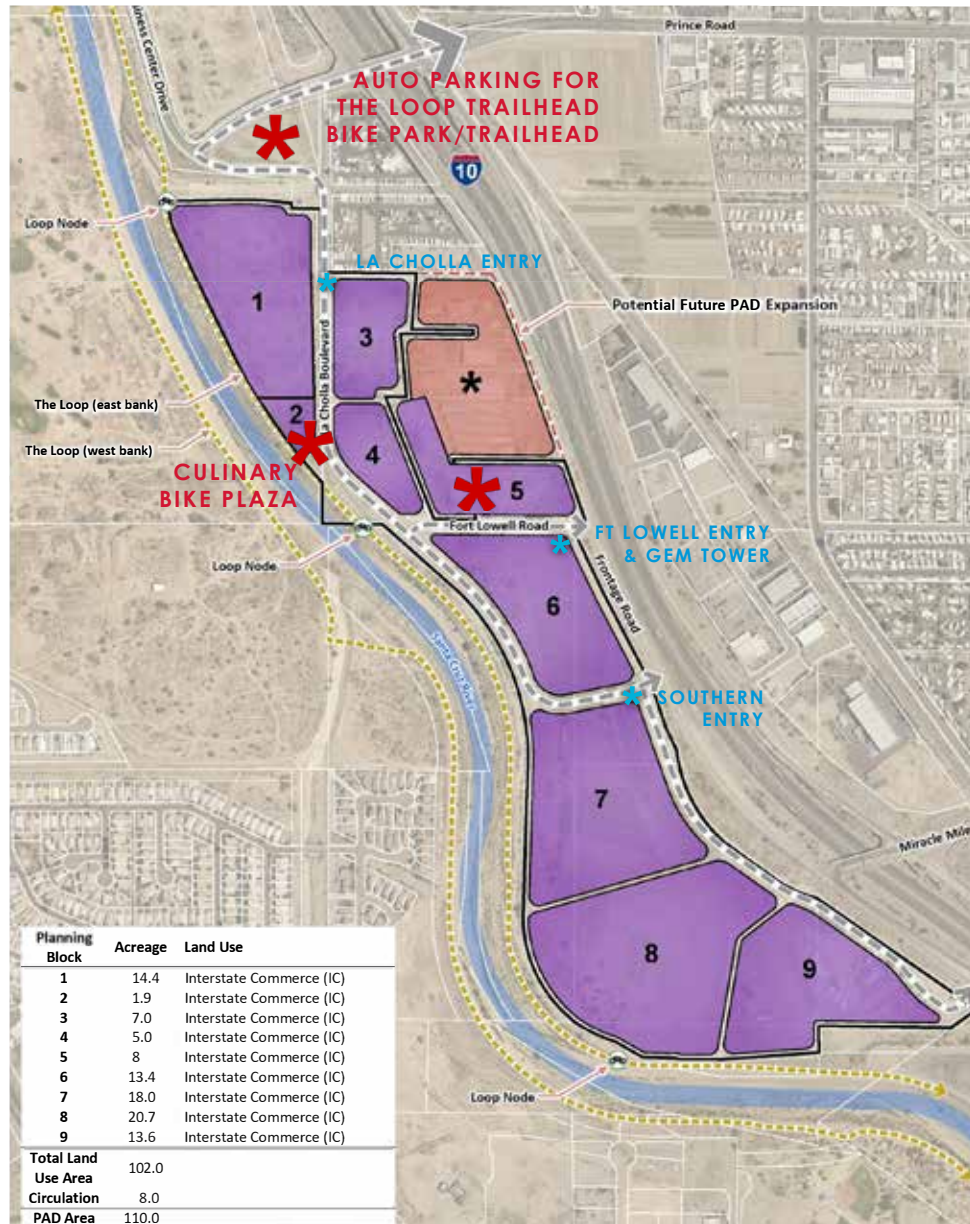
DEVELOPMENT CONCEPTS



REGIONAL CONTEXT



PAD LAND USE PLAN



CONCEPTUAL SITE PLAN



VIEW OF DOWNTOWN TUCSON FROM PRINCE 10



CONCEPTUAL ARCHITECTURE

Architecture within PRINCE 10 PAD reflects the progressive nature of the mixed-use commerce campus. A contemporary high-quality, and high-tech aesthetic energizes PAD users while connecting them to the local setting. Concrete, glass, stone, and steel are configured in a sleek, modern design, compatible with the desert climate. The use of kinetic architecture is encouraged to maximize visual interest from the freeway and the Loop.



EXAMPLE OF DESERT CONTEMPORARY ARCHITECTURE



KINETIC BUILDING FAÇADE



CONCEPTUAL ARCHITECTURAL RENDERING

ARTWORK

Artwork plays a vital role in PRINCE 10 by creating a sense of place and reflecting Tucson's local character. Outdoor artwork in entry plazas, gathering areas, and important connection points is encouraged throughout the entire PAD. Monumentation along the I-10 frontage may incorporate art to draw users to the campus. Art installations along the Loop offer opportunities to increase connectivity and interest in PRINCE 10. They also help tell the story of Tucson's rich history and culture, a history that began on the land that has been continuously occupied by different peoples along the Santa Cruz River at the base of Sentinel Peak for over 4,000 years.

There is a strong tradition of incorporating artwork throughout the entire Loop network. Pima County has even created a map for self-guided tours of Art The Loop. PRINCE 10 occupies a portion of a 5-mile section of the Loop between Saint Mary's Road and Ruthrauff Road with no artwork at all. With nearly 1.25 miles of Loop frontage, artwork associated with the PRINCE 10 development will fill the void along this stretch of the Santa Cruz. Art pieces of various sizes and styles will be placed at intervals along the PRINCE 10 section of the Loop to enliven the pathway experience and contribute to the Loop's 131-mile open space art gallery. One art element that evokes a strong sense of place is kinetic art. This type of outdoor artwork relies on movement, either natural or mechanical, to create an everchanging visual experience.



DEVELOPMENT STANDARDS

TABLE III.A.1.E: DEVELOPMENT STANDARDS

DEVELOPMENT CATEGORY	DEVELOPMENT STANDARD
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Building Setbacks from the PAD Boundary (1)(2)	North (adjacent to vacant industrial land): 0 feet South (adjacent to Santa Cruz River and vacant industrial land): 0 feet East (adjacent to existing commercial development and I-10 Frontage Road): 0 feet West (adjacent to Santa Cruz River): 0 feet
Minimum Separation Between Buildings	Per International Building Code
Maximum Lot Coverage	None
Maximum Density	None
Maximum Building/Structure Height (3)(4)	150 feet

NOTES:

- (1) Must be outside of all Flood Control dedications/easements.
- (2) Canopies, awnings, colonnades, architectural shading features for pedestrian areas may be located in the right-of-way (ROW) subject to (i) the approval of the Department of Transportation and (ii) the owner/operator obtaining and maintaining the requisite license or easement from the ROW owner.
- (3) UDC Section 7.3 (Solar Considerations) shall not apply to the PRINCE 10 PAD.



FT LOWELL ENTRY (MAIN MONUMENT)



ENTRY MONUMENT CONCEPTS



LA CHOLLA ENTRY



SOUTHERN ENTRY

CONCEPTUAL LOGISTICS/PRECISION MANUFACTURING HUB

- ① Main Entry Plaza
- ② Staff + Guest Parking
- ③ Exterior Garden Courtyard
- ④ Exterior Mechanical Yard
- ⑤

--- Hypothetical ± 11 acre property line

..... Guest tour circulation path

↖ Interior views from second floor office space into clean room



OPTION A DESIGN NARRATIVE

SITE DESIGN. The prototypical site plan shown here would be adapted to the unique site conditions of a selected site, including optimal building orientation to take advantage of views, solar exposure, site access, street frontage and pedestrian and vehicular circulation.

BUILDING MASSING. The building is organized into two separate masses - the two-story office building in front of the manufacturing facility. The manufacturing shell is designed to accommodate a phased implementation of clean rooms as needed. In order to gracefully integrate the large-scale mass of the manufacturing with the office building, the two are linked along the Visitor's tour circulation corridor by a series of exterior courtyard spaces. The courtyards visually break down the scale of the expansive elevations into a series of experiences.

REFRESH AND RECHARGE. Special consideration has been given to the break room facilities due to the unique physical stressors that occur when working shifts inside a secure facility. The break areas are designed to allow staff to refresh and recharge with amenities, daylight and views to the outdoors. The courtyards will serve to connect the primary social interaction spaces with the privacy and security of the clean rooms. The courtyards also provide daylight to the visitors' tour circulation path and borrowed light to the clean rooms (where appropriate).

COLLABORATION. The two-story office building accommodates Lasertel's executive, administrative and engineering office functions in a modern, open, collaborative format. Private offices are bound by glazed walls that share daylight and views with the open office spaces. Collaboration spaces of various sizes are integrated throughout the office space to encourage collaboration and innovation.

LOGISTICS/PRECISION MANUFACTURING HUB

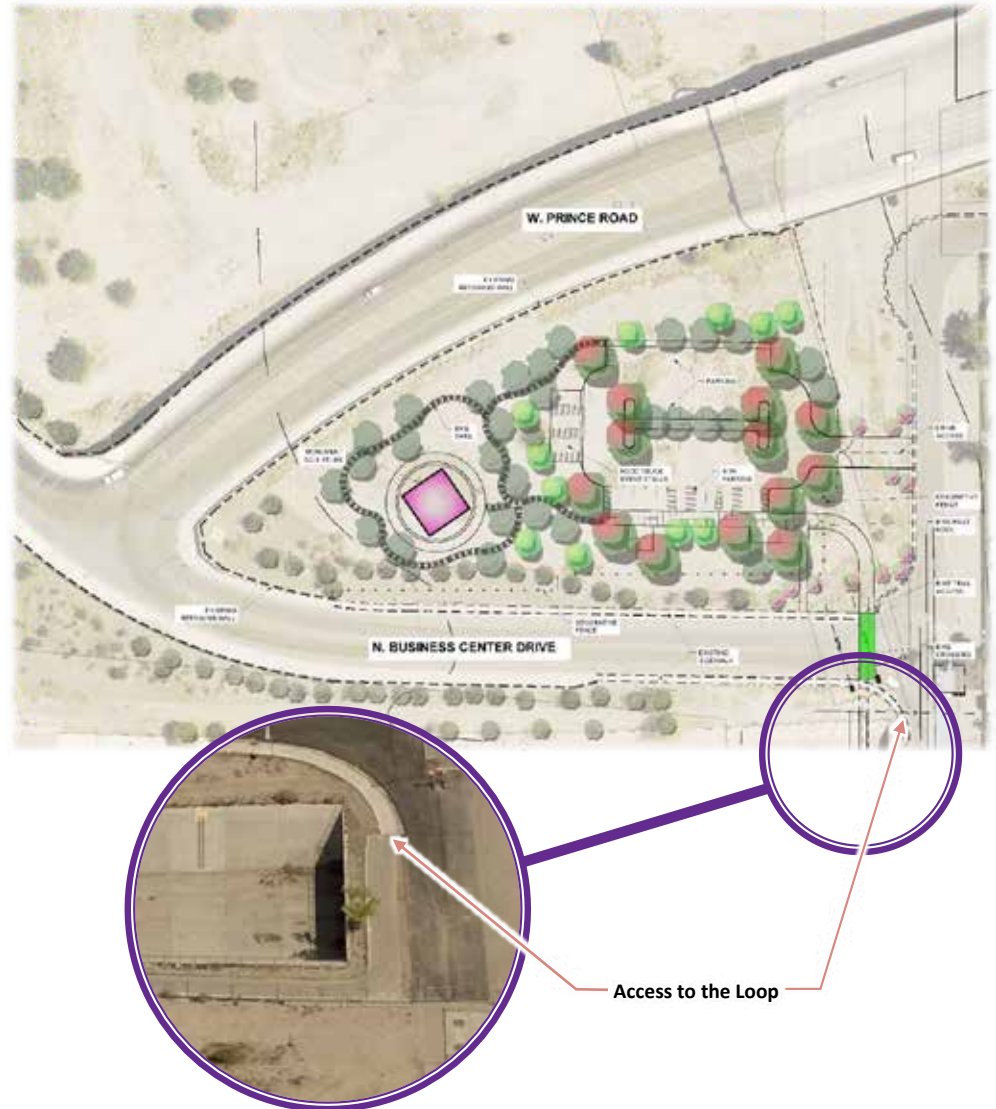


BIKE PARK/TRAILHEAD

One major circulation component is the potential for a new bicycle park adjacent to PRINCE 10. As shown in Exhibit II.C.1, the City of Tucson is considering construction of a new park for Loop users on the remnant triangle of vacant land between Prince Road and Business Center Drive. The park could offer Loop users a place to park their cars and access the section of the Loop running along the southern bank of the Fort Lowell Drainageway south of Business Center Drive. With the Loop's already extensive bicycle and pedestrian network, PRINCE 10 would complement and benefit from a recreation amenity of this caliber.



Exhibit II.C.1: City of Tucson Bicycle Park Concept



BIKE PARK/TRAILHEAD

Art on The Loop

Stroll, hike or run along The Chuck Huxelberry Loop and you're likely to spot more than just desert vegetation, wildlife and fellow users. A whimsical steel sculpture floats on bikes shares space with mosaic tiled bridges, historical murals and sculptural arches. Users are able to enjoy these – and more than four dozen other pieces of art along The Loop – thanks to the Pima County Board of Supervisors' longtime support of a Pima County Public Art Program.

This guide will help you enjoy all of these sculptures, murals and more that you'll find along The Loop.

Locations and more detailed information can be found on pima.gov/loopart



Peddle the Great Plains Toad, 2014
Paved on the ground
Artist: Guy High School students



Entry Ramada, 2013
Paved on the ground
Artist: Andy Gufford, Chava Stabile



Entry Monument, 2013
Paved on the ground
Artist: Andy Gufford, Chava Stabile



Around the Kins Tile Mural, 2015
Paved on the ground
Artist: Los Angeles Arts and Education Center



Tumaco and the River of Life, 1993
West bank of Santa Cruz at Silver Lake Road
Artist: Linda Pavonetti, John Engstrom and Eric Blodgett



Be Kind
East bank of Santa Cruz, south of Cochise Street
Artist: Various



Luis G. Gutierrez Bridge, 2012
Cochise Street
Artist: Brenda Geronik and Structural Quasi Inc.
ARCHIT: Dean Cooper



Sentinel Plaza, 2004
West bank of Santa Cruz at Congress
Artist: Jay Fox, Andrew Buck, Chuck Streetberg, Judith Stewart, Bob Miller



Garden of Gethsemane, 1985
West bank of Santa Cruz at Congress
Artist: Felix Escobedo



Masajito Garden Archway, 1990
West bank of Santa Cruz at Congress near Garden of Gethsemane
Artist: Barbara Gregulis



Santa Cruz Gateway, 1990
West side of Santa Cruz at St. Mary's
Artist: Susan Gambale



Columbus Park Entryway, 2011
Entry to Columbus Park, 40th St, Silverdale
Artist: Gregory D. Schmitt



Desert Blossom, 2017
Santa Cruz at San José Flood Bridge
Artist: David Minton Day
Artist: Chris Long



Artist: Joseph Caproni



Artist: Chris Long



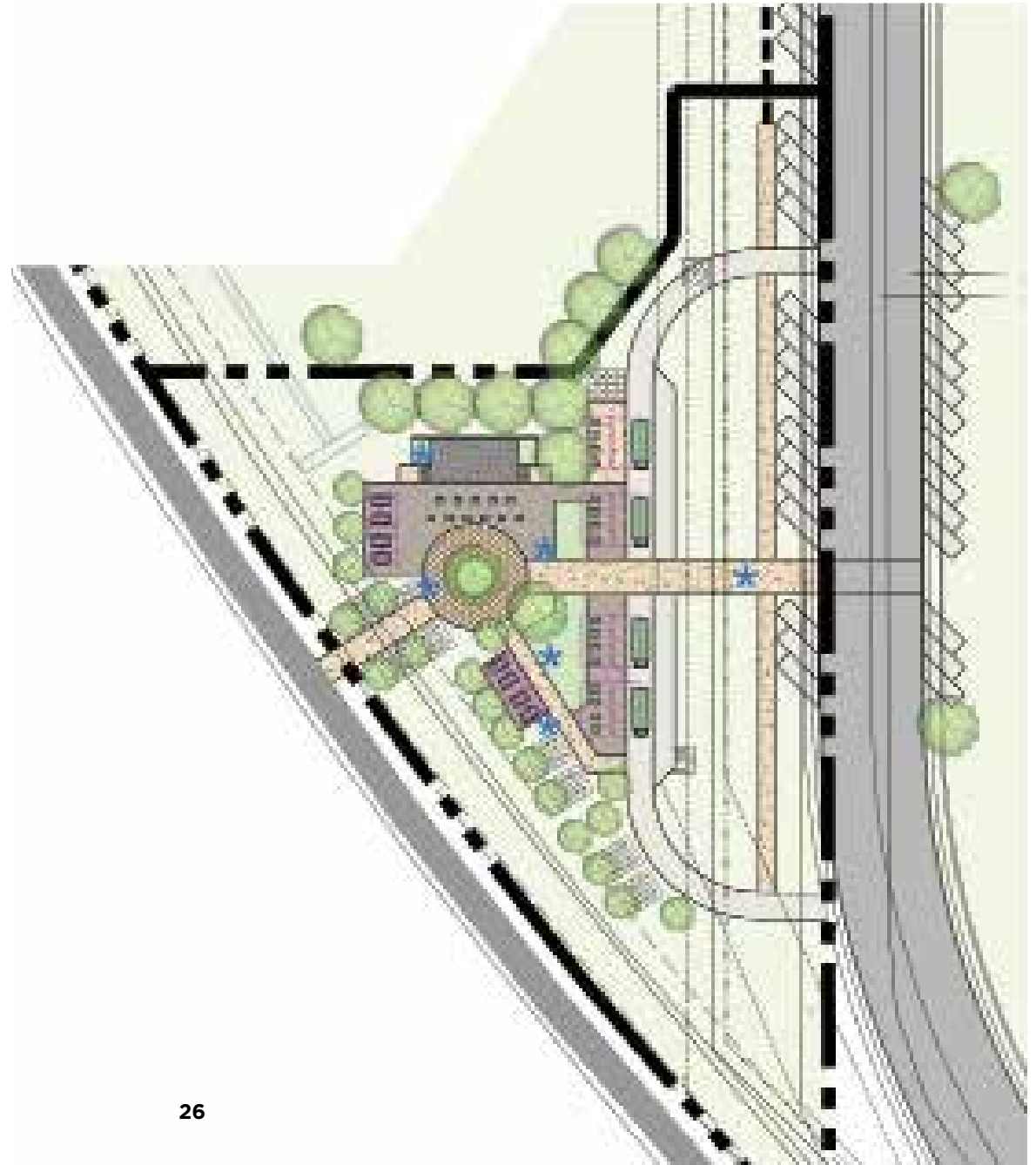
BIKE PARK/TRAILHEAD



CULINARY BIKE PLAZA



KINETIC BIKE SCULPTURE



MARKET OVERVIEW



TUCSON ARIZONA



Tucson's unemployment rate, as of April 2023, sits in-line with the national average of 3.8%.

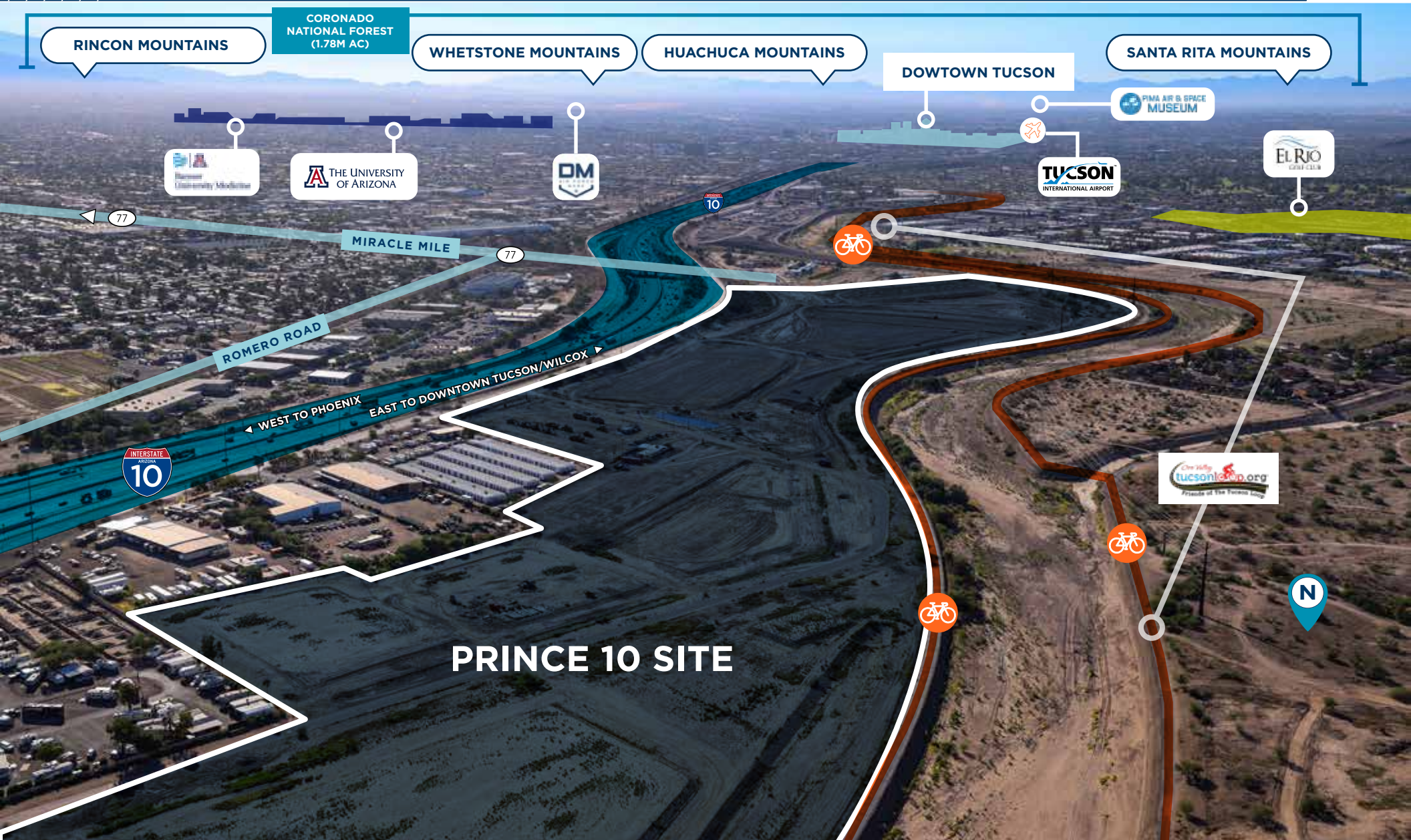


Over the past 5 years, the Tucson apartment occupancy has averaged 95.8%. With an average rent price of \$1,181/Month. The Subject Property has proximity to the popular Downtown Tucson. Downtown Tucson is divided into 6 different districts, all with unique history and different experiences.



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SOUTH VIEW



RINCON MOUNTAINS

CORONADO NATIONAL FOREST
(1.78M AC)

WHETSTONE MOUNTAINS

HUACHUCA MOUNTAINS

DOWNTOWN TUCSON

SANTA RITA MOUNTAINS

University Medicine

THE UNIVERSITY OF ARIZONA

DM

PIMA AIR & SPACE MUSEUM

TUCSON INTERNATIONAL AIRPORT

EL RIO GOLF CLUB

MIRACLE MILE

ROMERO ROAD

WEST TO PHOENIX

EAST TO DOWNTOWN TUCSON/WILCOX

PRINCE 10 SITE

City of Tucson
Friends of the Prince 10 Site

N

TRANSPORTATION & TRADE

Tucson boasts a well-connected transportation infrastructure, with three prominent interstate freeways serving the city. I-10, which stretches from California to Florida. Another is I-19, linking Southern Arizona to the Mexican border and serving as the quickest route from Tucson or Phoenix to the border. Lastly, there's I-8, which extends westward to San Diego and Southern California.

In terms of rail transportation, Tucson benefits from the Union Pacific Railroad, which encompasses The Port of Tucson—a comprehensive inland port, rail yard, and intermodal facility. Spanning over 264 acres, this port offers a range of logistics solutions for warehousing, distribution, and manufacturing facilities at the University of Arizona Tech Parks.



Despite being located in the desert, Tucson has access to deep-water ports through several locations, including San Diego, Los Angeles, Houston, and Mexico. The nearest port, The Port of Guaymas in Mexico, lies approximately 315 miles south of Tucson in the Gulf of California. Additionally, The Port of Los Angeles, situated 484 miles northwest of Tucson, is within reach. These ports grant Tucson convenient access to shipping destinations overseas.

Tucson International Airport serves as a crucial point of entry. It provides non-stop services to various cities, including Phoenix, Los Angeles, San Diego, Las Vegas, San Francisco, Portland, Seattle/Tacoma, Salt Lake City, Denver, Houston, Dallas/Ft Worth, Minneapolis, Chicago, Atlanta, New York, and more.

DESTINATIONS

- DIRECT ACCESS TO I-10
- 5.4 MILES TO I-19
- 5.7 MILES TO THE UNIVERSITY OF ARIZONA
- 9.6 MILES TO U OF A TECH PARK
- 12.9 MILES TO TUCSON INTERNATIONAL AIRPORT
- 16.8 MILES TO THE PORT OF TUCSON
- 70.6 MILES TO NOGALES, MEXICO
- 109 MILES TO PHOENIX, ARIZONA
- 698 MILES CALIFORNIA
(INCLUDING THE PORT OF LONG BEACH)
- 766 MILES TO TEXAS



TUCSON CULTURE



Tucson's best kept secrets have gained national recognition in recent years. This vibrant city has become a top destination for relocation, offering an affordable cost of living and sunshine year-round. Tucson has earned the prestigious title of ["City of Gastronomy"](#) bestowed by UNESCO, in recognition of its innovative culinary scene. With unique events that attract global visitors, an outdoor desert paradise with over 200 scenic trails across five mountain ranges within the city, it is perfect for hiking, biking, and stargazing. With clean air and dark skies, Tucson proudly holds the title of the "astronomy capital of the world."

The Tucson Gem & Mineral Show, the world's largest and oldest event of its kind, draws 65,000 visitors, half of whom are tourists, and contributes an impressive \$13 million to the local economy annually. Similarly, The Tour de Tucson, a renowned cycling event promoting community engagement, health, and wellness, has attracted 7,500 participants and raised a remarkable \$101 million for various nonprofits over its 40-year history, solidifying Tucson's reputation as a thriving center for art, health, and fitness.

With clear blue skies, Tucson has a deep history in aerospace and aviation. Experience the wonders of aerospace at Tucson's Pima Air and Space Museum, one of the country's largest aviation museums, housing a collection of 400 aircrafts, including planes featured in famous films, such as "Top Gun" the museum guarantees an unforgettable family experience.

Embrace Southern Arizona's rich cultural heritage at La Fiesta de los Vaqueros, the Rodeo Parade that has been a Tucson tradition since 1925 and brings in over \$13.5 million annually. With 99 years of celebrating the Wild West spirit, this nine-day event attracts over 50,000 spectators and participants, earning its place among the top 25 professional rodeo events in North America and offering an authentic glimpse into vibrant cowboy culture.

Discover Tucson's outdoor adventures from the iconic Saguaro National Park with majestic saguaro cacti to the scenic Coronado National Forest offering diverse activities like hiking, mountain biking, and stargazing. Embrace the golfing tradition with over 40 courses, including renowned venues like La Paloma Country Club. Experience an active lifestyle on "The Loop", a 137-mile recreational trail system connecting the city and offering endless opportunities for adventure.

These events and destinations, alongside Tucson's other captivating attractions, contribute to the city's economic prosperity while offering unforgettable experiences for all who visit.

TUCSON CULTURE



**TOTAL
POPULATION(MSA)**
1,014,000
PEOPLE



**HOUSE MEDIAN
INCOME**
\$59.2K



COLLEGE MAJOR
48.1%



**POPULATION
GROWTH**
1.3%



MEDIAN AGE
33.7



TOURISM IMPACT
\$272.4 MIL
(2022-2023)



BUSINESS GROWTH
8.2%
(2022)



**EMPLOYMENT
GROWTH**
3.2%
(2021 - 2022)



**HOUSING
AFFORDABILITY**
47%



COST OF LIVING
4%
BELOW NATIONAL AVERAGE



UNEMPLOYMENT RATE
3.9%
BELOW NATIONAL AVERAGE



**“GREATEST
PLACES TO LIVE”**
- Time Magazine, 2023

DOWNTOWN TUCSON

Experience the rich culture, dynamic growth, and vibrant energy of downtown Tucson. This bustling urban center hosts an impressive array of yearly events, drawing in more than one million visitors annually.

Congress Street, revitalized through the Rio Nuevo project's \$4.4 million investment, proudly stands as one of the most successful urban environments in the United States. Congress Street's nightlife scene has flourished, becoming a thriving social hub for people of all ages. Accessible via the 3.9-mile Sun Link Streetcar route, which offers public transportation throughout the Congress Street, downtown Tucson is seamlessly connected to four other unique districts: Mercado San Agustin, Historic 4th Avenue, Main Gate Square, and the University of Arizona. The Sun Link transportation system plays a crucial role, attracting 2,148 individuals daily.

One of downtown Tucson iconic landmarks is the Rialto Theater, which showcases an astounding 150 shows each year. Following its restoration as part of the Rio Nuevo project, the theater now exudes the same vibrance that has permeated throughout downtown Tucson. The Arizona Theatre Company provides invaluable support to the community, generating \$1.6 million in ticket sales alone. With approximately 45,000 attendees, the city continues to captivate theatre enthusiasts. In addition, Tucson is home to the world-renowned Gem & Mineral Show, the largest and oldest event of its kind worldwide. This spectacular exhibition injects a remarkable \$13 million into Tucson's economy and draws in 65,000 visitors per year, half of which are tourists.

Tucson has earned the prestigious title of "City of Gastronomy" bestowed by UNESCO, in recognition of its thriving and innovative culinary scene. In 2022, restaurant and bar sales soared to an impressive \$20.8 billion, while the entertainment industry generated \$1.99 billion in revenue. Embrace the culture vibrant energy of downtown Tucson, a vital hub offering exciting nightlife, world-renowned cuisine, annual events and captivating theater shows that draw people from around the globe.



LARGEST TUCSON EMPLOYERS

Raytheon Missile Systems	12,606
University of Arizona	12,517
Davis-Monthan Air Force Base	7,211
Banner - University Medicine (UA Healthcare)	6,499
Freeport-McMoran Mine	5,530
Walmart Inc.	4,564
Tucson Medical Center	4,482
Carondelet Health Network	3,860
TMC Healthcare	3,162
Corrections Corp. of America	2,413
Fry's Food Stores	2,346
Asarco	2,200
AFNI	1,900



EDUCATION

The **University of Arizona** is a globally recognized institution that prioritizes its students and ranks among the top 100 universities worldwide. It has gained widespread acclaim for its exceptional academic programs and remarkable value, attracting students who aspire to collaborate with esteemed faculty members in order to address critical challenges and contribute to transformative discoveries. Whether engaged in leading NASA space missions or pioneering innovative approaches to address global food security, Arizona equips its students with the skills and knowledge needed to thrive in an ever-evolving world through an immersive and practical learning experience. Situated in the vibrant city of Tucson, Arizona, the university benefits from its central location in the sun-soaked region, providing students with access to a culturally rich environment and awe-inspiring vistas of the Sonoran Desert. With an enrollment of over 45,000 students hailing from all 50 states and more than 100 countries, the University of Arizona offers a diverse and inclusive community of learners.



46,932
STUDENTS

33,328
STAFF

TOP 50
PUBLIC
UNIVERSITIES

TOP 20
IN PUBLIC
RESEARCH

#1
NURSING PROGRAM
IN AZ

Pima Community College is the leading provider of workforce development, education, and training in Pima County. They bridge the gap between employers and skilled professionals through tailored training programs, fostering collaborations, and networking opportunities. The college supports employee growth with leadership development initiatives and customized solutions for business challenges. They actively identify and nurture future talent, ensuring a pipeline of skilled professionals. Pima Community College also helps businesses adapt to changing demands by upskilling existing employees.



17,014
STUDENTS

+60
CERTIFICATION
PROGRAMS

Sources: arizona.edu, pima.edu, usnews.com



TOP INDUSTRIES

Aerospace

6,000+ ENGINEERING DEGREES FROM UOFA & ASU

\$17.3B DEPARTMENT OF DEFENSE CONTRACTS

\$3B OPTICS INDUSTRY IN AZ, LED BY TUCSON



Tech & Mining

#9 TUCSON RANKS #9 AMONG NEW U.S. TECH MARKETS


900+ UOFA ENGINEERING GRADS IN MINING INDUSTRY

60% SOUTHERN AZ PRODUCES 60% OF U.S.'S COPPER




U of A Tech Park

\$2B ECONOMIC IMPACT ANNUALLY



Learn more



Tucson's pristine skies have proven to be a magnet for aerospace enterprises, establishing it as the nation's fifth most concentrated hub for aerospace and defense professionals. One standout among them is Raytheon Technologies, the city's second-largest employer, boasting a workforce of 13,000 individuals. This flourishing aerospace and defense sector plays a pivotal role in bolstering the local economy of Southern Arizona. It encompasses a network of over 200 local companies, including prominent multinational corporations that have set up manufacturing facilities in Tucson.

Mining & technology is one of leading industries in Tucson, where 60% of the nation's copper is produced. In renewable energy, Southern Arizona is emerging as a prominent location for solar energy activities, supported by the **University of Arizona Science & Technology Park**. Tech Parks Arizona strategically fosters an innovative environment that attracts and retains technology companies and talent in alignment with the University of Arizona's research and goals. With a focus on facilities like the UA Tech Park at Rita Road and The Bridges, as well as the University of Arizona Center for Innovation, Tech Parks Arizona prioritizes recruiting companies connected to the university. The Solar Zone at the UA Tech Park serves as one of the largest solar testing sites in the US, facilitating research and development of efficient and sustainable solar technologies.

MEDICAL



Tucson Medical Center (TMC) is a nonprofit regional hospital in Tucson, serving the community for over 75 years. It is renowned for its comprehensive care, including emergency, pediatric, and specialty services. TMC is committed to patient empowerment and maintains collaborations with leading healthcare organizations. It was rated the #1 best Hospital in the U.S. News and World Report in 2022-2023.



Northwest Healthcare is a comprehensive healthcare network with four locations serving Tucson and surrounding communities with high-quality, accessible medical service. It is ranked as the #2 best hospital in Tucson and #8 in Arizona. Additionally, it has received high ratings from US News & Report for being a high-performing provider in seven adult procedures and conditions.



**Banner
University Medical Center**
South

The third best hospital in Tucson is Banner – University Medical Center South. With 245 licensed beds, this hospital in south Tucson is recognized as an IBM Watson Health 100 Top Hospital in the United States and an Everest Award winner for its rate of improvement in quality care over five years. The facility also is an accredited Cardiac Receiving Center by the Arizona Department of Health Services (ADHS), Non-Invasive Vascular Lab by the IAC, a Certified Diabetes Self-Management Education Program by the American Diabetes Association, an Infectious Disease Treatment Center of Excellence by the ADHS, and a Senior Friendly Hospital by the Nurses Improving Care for Healthsystem Elders (NICHE) Program.



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