

RITA CROSSINGS

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

SHOVEL READY



UNIVERSITY OF ARIZONA TECH PARK
± 6,000 EMPLOYEES



PIMA COUNTY FAIRGROUNDS
± 400,000 VISITORS ANNUALLY



PIMA AIR & SPACE MUSEUM
± 170,000 VISITORS ANNUALLY



DAVIS MONTHAN AIR FORCE BASE
± 11,000 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

SHANNON MURPHY
520.577.0200
SMURPHY@DIAMONDVEN.COM
DIAMONDVENTURES.COM

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.

2024 DEMOGRAPHICS

 90,559
POPULATION

 \$123,006
AVERAGE HOUSEHOLD INCOME

 30,025
HOUSEHOLDS

SOURCE: SITES USA 2024

TRAFFIC COUNTS

±46,142 VPD
INTERSTATE 10
SOURCE: ADOT 2022



±11,794 VPD
RITA ROAD
SOURCE: VERACITY TRAFFIC GROUP, 2024

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