

COME JOIN...




at the SHOPS AT THORNYDALE ADJACENT TO COSTCO PLAZA · NW TUCSON TRADE AREA



Exclusively Represented By:
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**Prices
FURTHER
Reduced!**

COMMERCIAL LAND FOR SALE:

	<u>Lot 2</u> (CDs included)	<u>Lot 5</u>	<u>Lot 3</u>
Land Size:	47,810	43,574	SOLD!
Proposed Bldg SF:	11,000	7,000	
Tax Parcel #:	101-05-1140	101-05-1170	NOW OPEN!
Asking Price:	\$600,000	\$550,000	

- ◆ All parcels are finished commercial pads with utilities to pads; on and off site development work completed; and complete building CDs on Lot #2.
- ◆ One-mile trade area home to over 2 million SF of established retail. Notable retailers in trade area include: Home Depot, Lowe's, Costco, Petco, Sportsman's Warehouse, and Target.
- ◆ Thornydale widened to six lanes.
- ◆ Zoned HI with restrictions, allowing a wide range of retail uses.

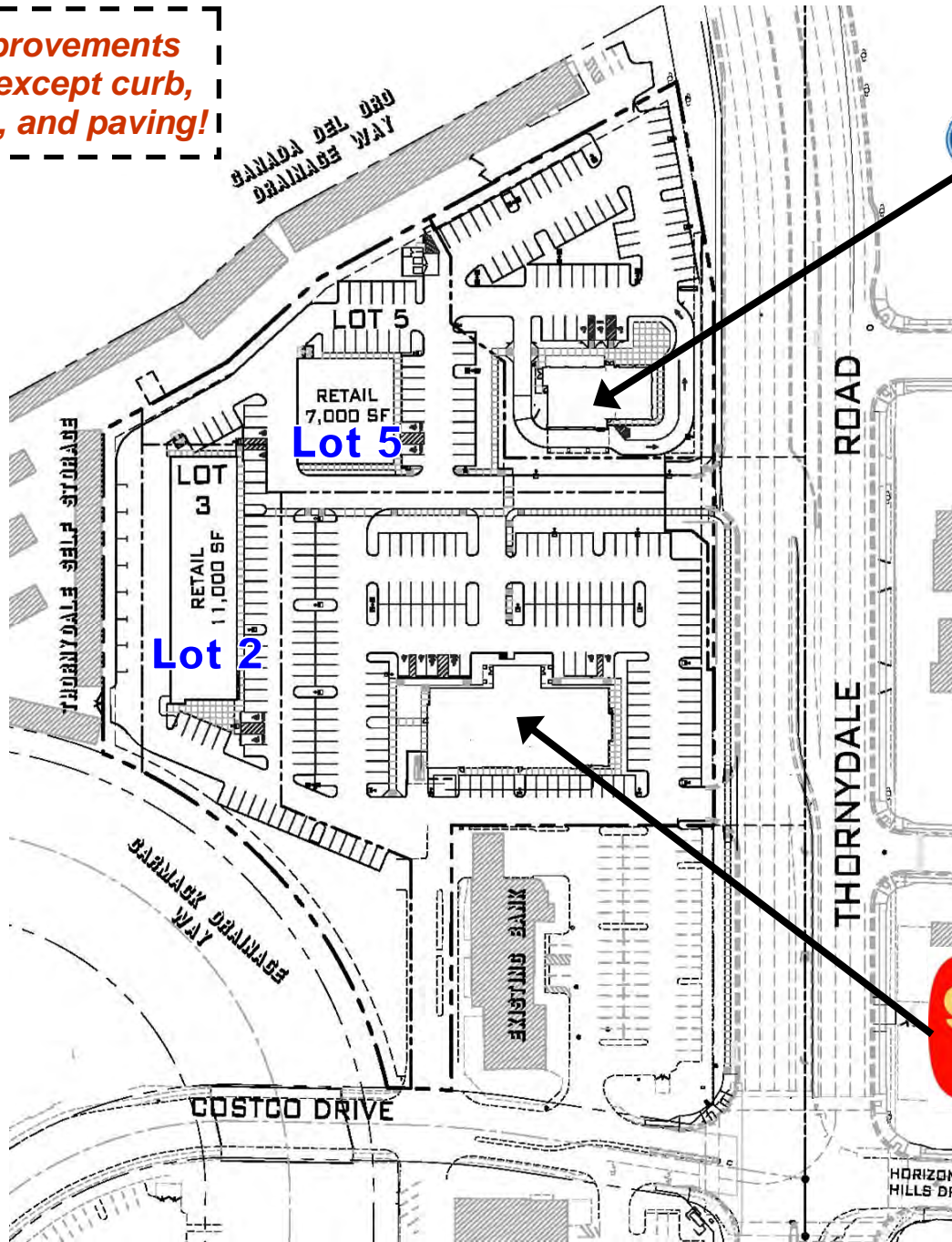
Build to suit or ground lease also an option!

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.



SITE IMPROVEMENT PLAN

All site improvements completed except curb, landscaping, and paving!



TRADE AREA HIGHLIGHTS:

DEMOGRAPHICS			
2010 Estimates	1 Mile	3 Miles	5 Miles
Population:	9,151	58,613	130,786
Avg. HH Income:	\$62,467	\$64,463	\$67,241

Source: Applied Geographic Solutions/TIGER Geography, April 2010

TRAFFIC COUNTS	
Thornydale Road:	38,000 average cars per day

*Source: Pima Association of Governments
2010-2014 TIP Projected Traffic Volumes Map*



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