

# Airport Commerce Center



## FOR LEASE

- ◆ Airport Commerce Center is approximately 9.2 acres with Located on a busy intersection, Palo Verde & Valencia, 2 miles from Airport
- ◆ All utilities available on site. Sewer line is in. Development plan is approved
- ◆ Available to over 58,000 cars per day
- ◆ **Outstanding visibility with Excellent signage**
- ◆ Densely populated, well established neighborhoods
- ◆ Ideal for any retail outlets
- ◆ Bus stop located in front of Center just west of Palo Verde on Valencia

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## Property Highlights:

Location: SWC of Palo Verde Rd and Valencia Rd  
 Space Available: 14,400 sf of in-line retail,  
 92,000 sf of hospitality,  
 24,820 sf of retail in 3 Pads  
 Lease Rate: \$22/SF on SW hard Corner  
 \$12.00/SF on Valencia frontage parcels  
 \$10.00/SF on rear parcels  
 Zoning: C-2, City of Tucson

## Traffic Counts:

Valencia 42,000 VPD  
 Palo Verde 16,000  
 Total Count 58,000

## Demographic Highlights:

	1 mi	3 mi	5 mi
Population	21,171	126,698	251,841
Households	9,796	57,609	112,471
Average HH Income	\$30,352	\$37,395	\$44,730
Daytime Employees	7,155	86,269	175,298

## For Information Contact:

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