

42 ACRE MIXED USE PROJECT

ONE PAD REMAINING

AVAILABLE PAD:  
60,000 SF

Encantada  
Steam Pump  
Luxury Apartments

Basis  
School I

Not a part

Basis  
School II

60,000 SF

native  
grill & wings

Oracle Rd (SR 77)  
32,680 acpd

SOLD

Climate-Controlled  
Self Storage

QT  
Outfitters

Shops

CARPET  
ONE

VOLK  
COMPANY

# STEAM PUMP VILLAGE

FABULOUS ORACLE HIGHWAY FRONTAGE!  
ORO VALLEY, ARIZONA

## ONE PAD REMAINING – 60,000 SF PARCEL

### HIGHLIGHTS

- ♦ Heavily improved – includes all utilities, existing parking lot, and all off-sites
- ♦ 40-acre first-class, integrated, mixed-use development
- ♦ Excellent PAD zoning in Oro Valley
- ♦ ±4,000 feet of frontage on dominant arterial
- ♦ Located in core of residential, commercial, and employment areas
- ♦ Basis School now open with two facilities; nationally recognized educational facility

### DEMOGRAPHIC SUMMARY

2017 Estimates	10 min.	20 min.	30 min.
Population	89,463	413,687	790,724
# Households	40,241	180,912	329,569
Avg HH Income	\$93,558	\$73,084	\$66,337
# of Employees	32,742	220,515	376,194

Source: Applied Geographic Solutions/  
TIGER Geography, April 2017

### TRAFFIC COUNTS (avg. cars per day)

Oracle Road 32,680 (2016)

First Avenue 22,214 (2015)

Source: Pima Association of  
Governments and ADOT

DIAMOND  
VENTURES



EXCLUSIVELY REPRESENTED BY:

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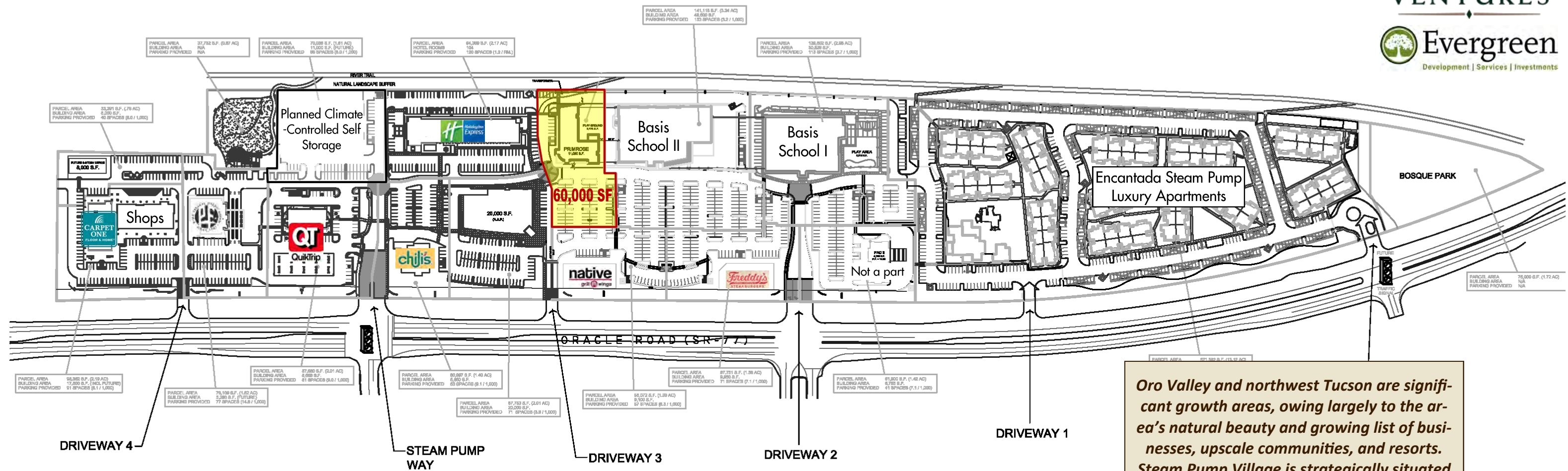
Recent sales to Native Grill and Freddy's – now open!

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\*An Arizona licensed real estate agent or broker at Volk Company has a small (less than 1%) ownership interest in a portion of this property.\*

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*Oro Valley and northwest Tucson are significant growth areas, owing largely to the area's natural beauty and growing list of businesses, upscale communities, and resorts. Steam Pump Village is strategically situated in one of the highest household income areas in all of metropolitan Tucson.*





