

SEEKING FULL-SERVICE RESTAURANT

RITA CROSSINGS

PADS FOR SALE, GROUND LEASE OR BUILD-TO-SUIT

TUCSON, ARIZONA



THE UNIVERSITY OF ARIZONA
TECH PARK

**Faribault
Foods** SINCE 1895

Target.com



SUBWAY



RITA ROAD: $\pm 16,275$ VPD*

INTERSTATE 10: $\pm 57,576$ VPD**

SOURCE: *ADOT 2017, **PAG 2018
map not to scale



SHOVEL-READY HIGHWAY
COMMERCIAL PROJECT

OFFICE | INDUSTRIAL | RETAIL



CBRE



THE UNIVERSITY OF ARIZONA
TECH PARK

Raytheon

IBM

citi

OPTUMRx®

±6,500 EMPLOYEES

Source: Tech Parks Arizona

Office or industrial
development or build-
to-suit opportunities
±15,000 -175,000 SF

Rita Ranch Community
± 4,990 homes
Population: ±15,500

Employs ±125 people
Source: Arizona Canning Company

Flexible retail pad options
for restaurant and retail
buildings from
±2,000 -10,000 SF

**Faribault
Foods** SINCE 1895

Target.com

**FULL-SERVICE
RESTAURANT HERE**

Target Fulfillment Center
Employs ±350 people year
round, but can balloon to ±2,000
during the holidays

Source: Target



map not to scale



RITA CROSSINGS

LOCATION AMENITIES

SITE PLAN

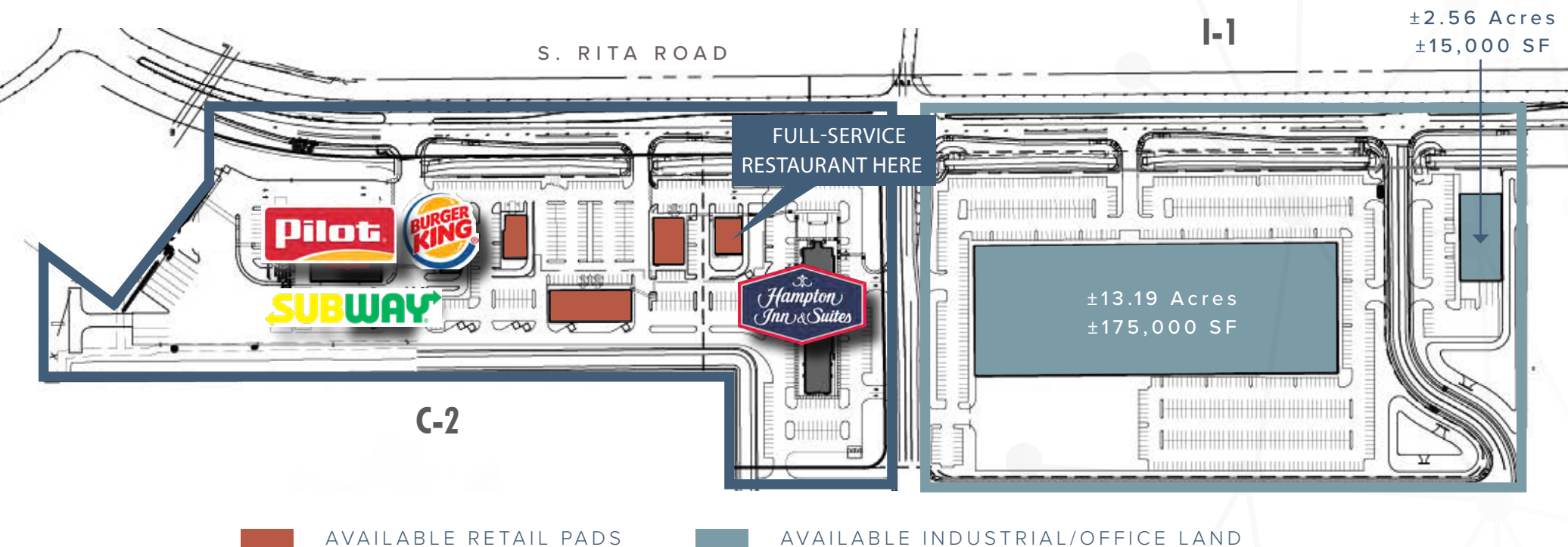
OFFICE | INDUSTRIAL | RETAIL

Flexible retail pad options for restaurant and retail buildings from

±2,000 - ±10,000 SF

Office or industrial development or build-to-suit opportunities

±15,000 - ±175,000 SF



SITE PLAN NOT TO SCALE



RITA CROSSINGS

OFFICE | INDUSTRIAL | RETAIL

CBRE is pleased to offer Rita Crossings in southeast Tucson for your consideration for retail, restaurant, office, and industrial development. Rita Crossings is an emerging mixed-use development totaling ± 244 acres and located at the northeast corner of Rita Road and Interstate 10. The parcels offered are located within the available ± 18 acres of land prepared for retail, restaurant, office and industrial. Adjacent to the 2 million SF University of Arizona Tech Park, Interstate 10, and the 1 million SF Target.com fulfillment center.

AVAILABILITY

Office/Industrial BTS or Development
 $\pm 15,000$ - $\pm 175,000$ SF

ACCESS

Flexible retail pad options for
restaurant and retail buildings from
 $\pm 2,000$ - $\pm 10,000$ SF

UTILITIES

Rita Road & Science Park Drive & I-10

HEIGHT LIMITATIONS

All available to parcel

ZONING

± 62 feet

COMMENTS

I-1, Industrial & Office / C-2, Retail

PRICING

Seeking full-service sit down
restaurant for Hampton Inn guests
and heavy employment demand

Office/Industrial- \$7.50/SF
Retail pads- Call for pricing



Target.com

I-10: $\pm 57,576$ VPD

RITA ROAD: $\pm 16,275$ VPD



THE UNIVERSITY OF ARIZONA
TECH PARK



SOURCE: ADOT 2017, VACANCY TRAFFIC GROUP 2020
MAP NOT TO SCALE

PROPERTY HIGHLIGHTS

OFFICE | INDUSTRIAL | RETAIL

MAJOR DEMAND GENERATORS IN THE AREA

- University of Arizona Tech Park ± 6,500 employees from IBM, Raytheon, Citi Group and United Healthcare
- Pima County Fairgrounds: ± 300,000 visitors annually
- Pima Air & Space Museum: ± 150,000 visitors annually
- Interstate 10: ±57,576 vehicles per day (Source: ADOT, April 2018)
- Davis-Monthan Air Force Base: ± 10,410 military and civilian employees
- Rita Ranch master planned community with ± 4,990 homes

PROPERTY ATTRACTIONS

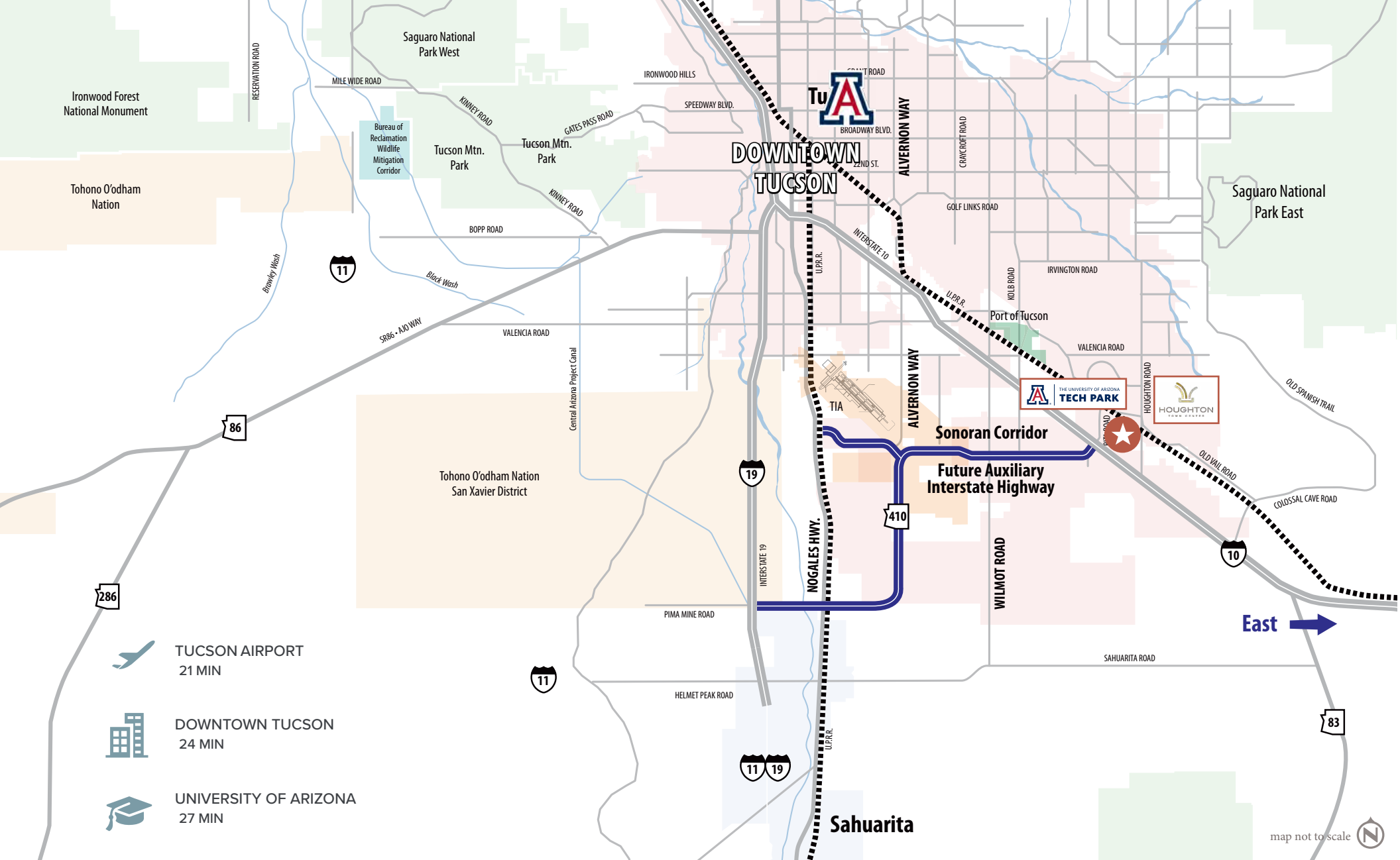
- 104 room Hampton Inn & Suites, Burger King, Pilot Gas & Convenience Store and Subway
- Growing retail, employment, and residential area
- Freeway-oriented site with easy Interstate 10 access
- Pylon signage available
- Adjacent to the University of Arizona Tech Park and the 1 million SF Target.com fulfillment center
- One of the first/last exits on the southeast side for travelers entering and exiting Tucson

SOUTHEAST TUCSON DEMOGRAPHICS

POPULATION	84,475
DAYTIME POPULATION	56,397
HOUSEHOLDS	26,835
MEDIAN HOUSEHOLD INCOME	\$79,704
AVERAGE HOUSEHOLD INCOME	\$94,810
OWNER OCCUPIED UNITS	79.4%
MEDIAN HOUSING VALUE	\$232,193

Source: Esri, 2019

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



RETAIL

Max Bippus
First Vice President
+1 602 735 5518
max.bippus@cbre.com

Ryan Eustice
Vice President
+1 602 735 1917
ryan.eustice@cbre.com

OFFICE & INDUSTRIAL

Tim Healy
Vice President
+1 520 323 5119
tim.healy@cbre.com

CBRE