

# RITA TECH PARK

PADS FOR SALE, GROUND LEASE OR BUILD-TO SUIT

TUCSON, ARIZONA



THE UNIVERSITY OF ARIZONA  
**TECH PARKS  
ARIZONA**

**Faribault  
Foods** SINCE 1895

**Target.com**



RITA ROAD: ±13,000 VPD

INTERSTATE 10: ±57,576 VPD

SHOVEL-READY HIGHWAY  
COMMERCIAL PROJECT

OFFICE | INDUSTRIAL | RETAIL



**CBRE**



THE UNIVERSITY OF ARIZONA  
**TECH PARKS  
ARIZONA**



±6,500 EMPLOYEES  
Source: Arizona Tech Parks

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

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

Employs ±125 people  
Source: Arizona Canning Company

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



Target.com Fulfillment Center  
Employs ±200 people year  
round, but can balloon to ±600  
during the holidays

Source: Tucson Regional Economic  
Opportunities



# SITE PLAN

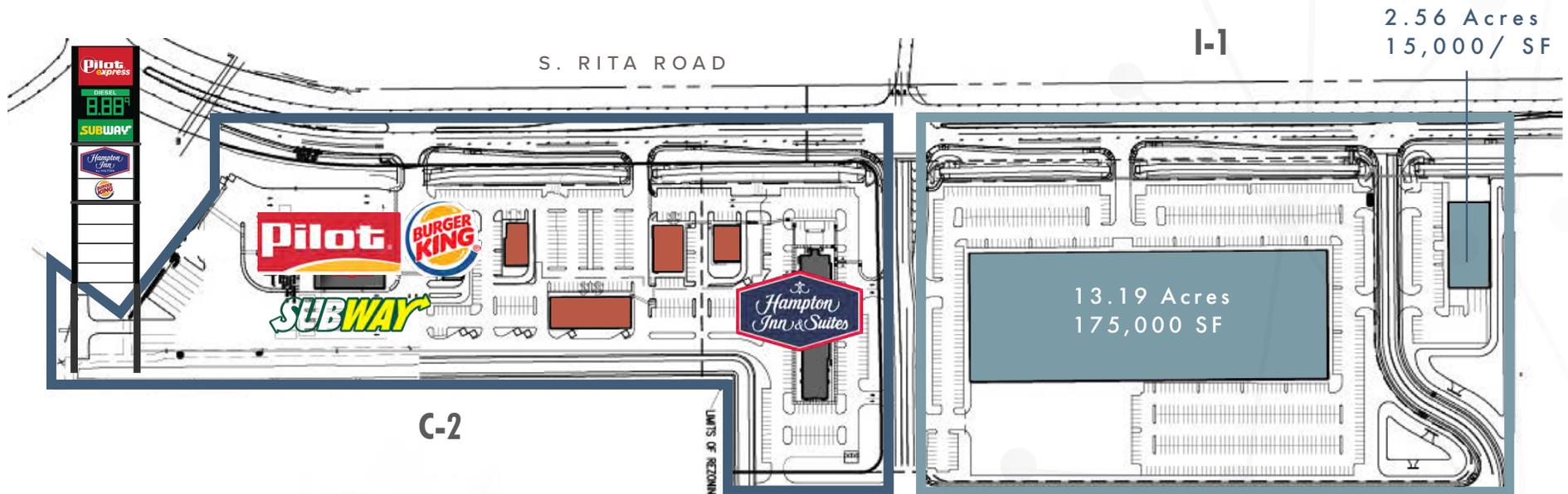
OFFICE | INDUSTRIAL | RETAIL

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



2.56 Acres  
15,000/ SF



AVAILABLE RETAIL PADS



AVAILABLE INDUSTRIAL/OFFICE LAND

SITE PLAN NOT TO SCALE



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# RITA TECH PARK

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

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

## ACCESS

Rita Road & Science Port Drive & I-10

## UTILITIES

All available to parcel

## HEIGHT LIMITATIONS

$\pm 62$  feet

## ZONING

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

## COMMENTS

Parcels can be planned for specific  
size requirements, frontage, etc.

## PRICING

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



# PROPERTY HIGHLIGHTS

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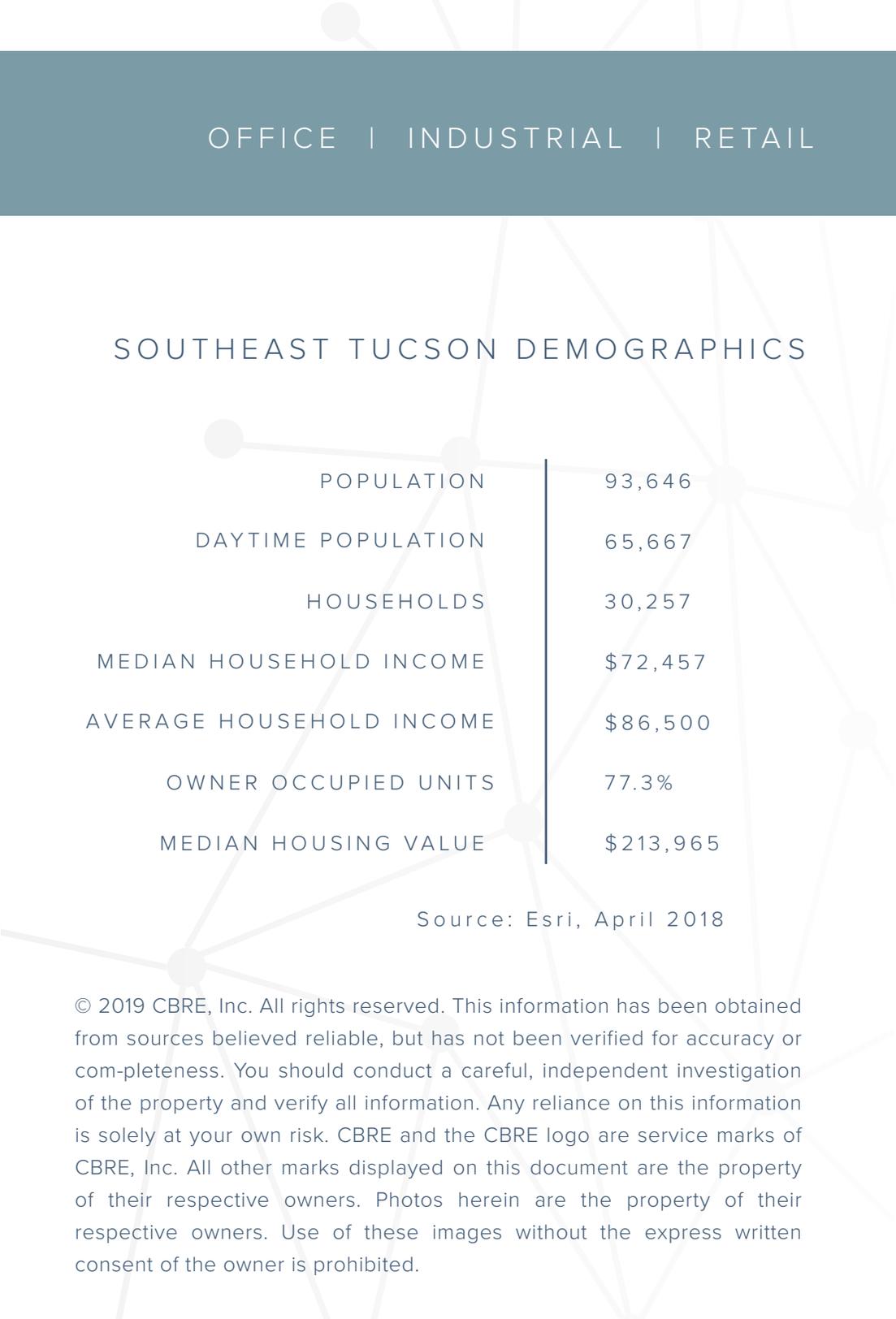
## MAJOR DEMAND GENERATORS IN THE AREA

- UA Tech Park ± 6,500 employees from IBM, Raytheon, Citi Group and United Healthcare
- Pima Count 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 UA 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	93,646
DAYTIME POPULATION	65,667
HOUSEHOLDS	30,257
MEDIAN HOUSEHOLD INCOME	\$72,457
AVERAGE HOUSEHOLD INCOME	\$86,500
OWNER OCCUPIED UNITS	77.3%
MEDIAN HOUSING VALUE	\$213,965

Source: Esri, April 2018

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