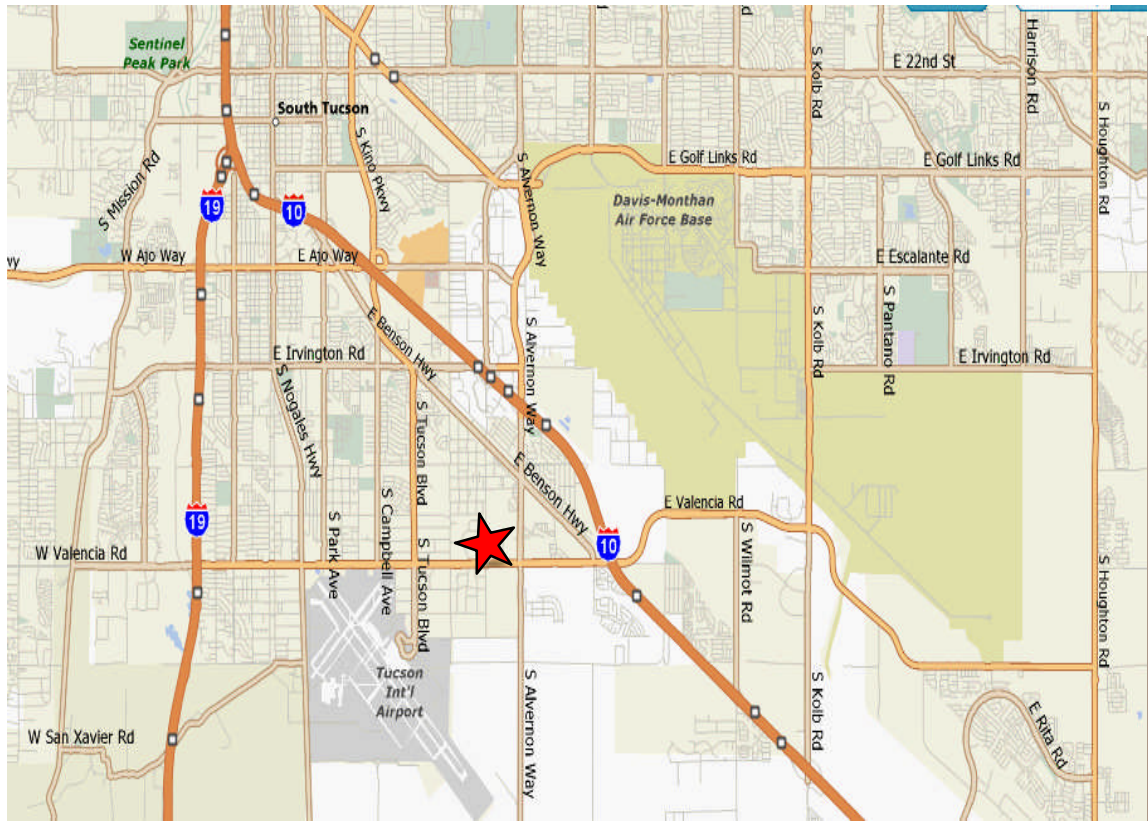


## Airport Commerce Center

- LOCATION:** SWC of Palo Verde Road and Valencia Road
- PROPERTY SIZE:** 9.2 Acres
- SPECIFICS:**  
 Approximately 14,400 sf of in-line retail  
 Approximately 92,000 sf of hospitality  
 Approximately 24,820 sf of retail in 3 Pads
- TRAFFIC COUNTS:** Valencia - 42,000 VPD  
 Palo Verde - 16,000 VPD
- COMMENTS:**  
 All utilities available to the site.  
 Approximately 2 miles from Tucson International Airport  
 Main North/South arterial to the airport  
 Main East/West arterial corridor
- |  |                   |
|--|-------------------|
| The immediate SW hard corner of Palo Verde and Valencia Road | <b>\$22.00psf</b> |
| The frontage parcels on Valencia Road                        | <b>\$12.00psf</b> |
| The rear parcels   | <b>\$10.00psf</b> |

**Build to suits available for lease for long term tenants.  
 Pad sales will be considered for qualified end-use buyer.**

Exclusively Represented by:  
**Tucson Realty & Trust Co.**  
**Mike Gross & Rita Perez**  
 520.577.7000

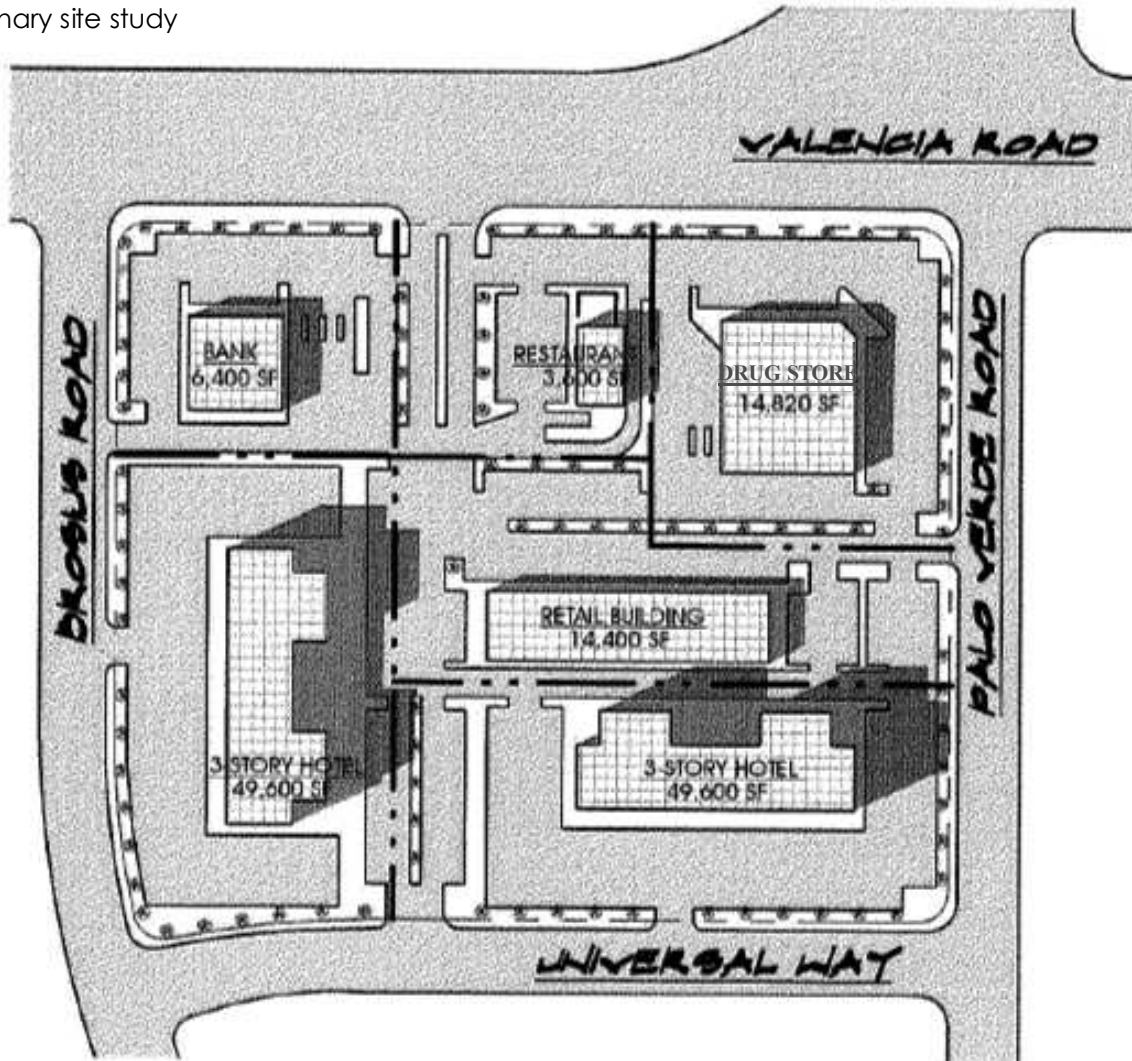


<b>Demographic Highlights:</b>	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<i>Population (2008 Estimate)</i>	5,945	50,836	135,846
<i>Projected Growth 2008-2013 (Estimate)</i>	2.52%	2.69%	2.14%
<i>Households (2008 Estimate)</i>	1,855	15,599	41,005
<i>Average HH Income (2008 Estimate)</i>	\$34,694	\$40,742	\$42,069

Source: ESRI

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Preliminary site study



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