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Innovation Park

Oro Valley, AZ (Tucson Metro)

Pricing:	\$2,600,000 (\$7.55 / PSF)
Size:	± 7.90 acres (344,124 square feet)
Parcel #:	219-20-9110
Zoning:	<p>Campus Park Industrial (CPI) Uses include but are not limited to Office, Medical, light manufacturing and warehousing in a campus-like setting.</p> <p>Oro Valley Ordinance # (O) 07-39 allows Hotel Development up to 60' in height (5-story)</p> <p>The Town Council adopted the Economic Expansion Zone (EEZ) for Innovation Park. The purpose of the EEZ Innovation Park is to encourage economic development in Innovation Park by streamlining the review process / time required by making the approval process administrative for projects the meet all zoning standards while preserving and protecting the health, safety and welfare of the community.</p>
Utilities:	All utilities are available in Innovation Park. Infrastructure surrounding the parcel is complete: roads, curbs, sidewalks and landscaped in the common areas. Drainage plan is complete for the parcel.

- Office
- Medical
- Industrial
- Hotel Site

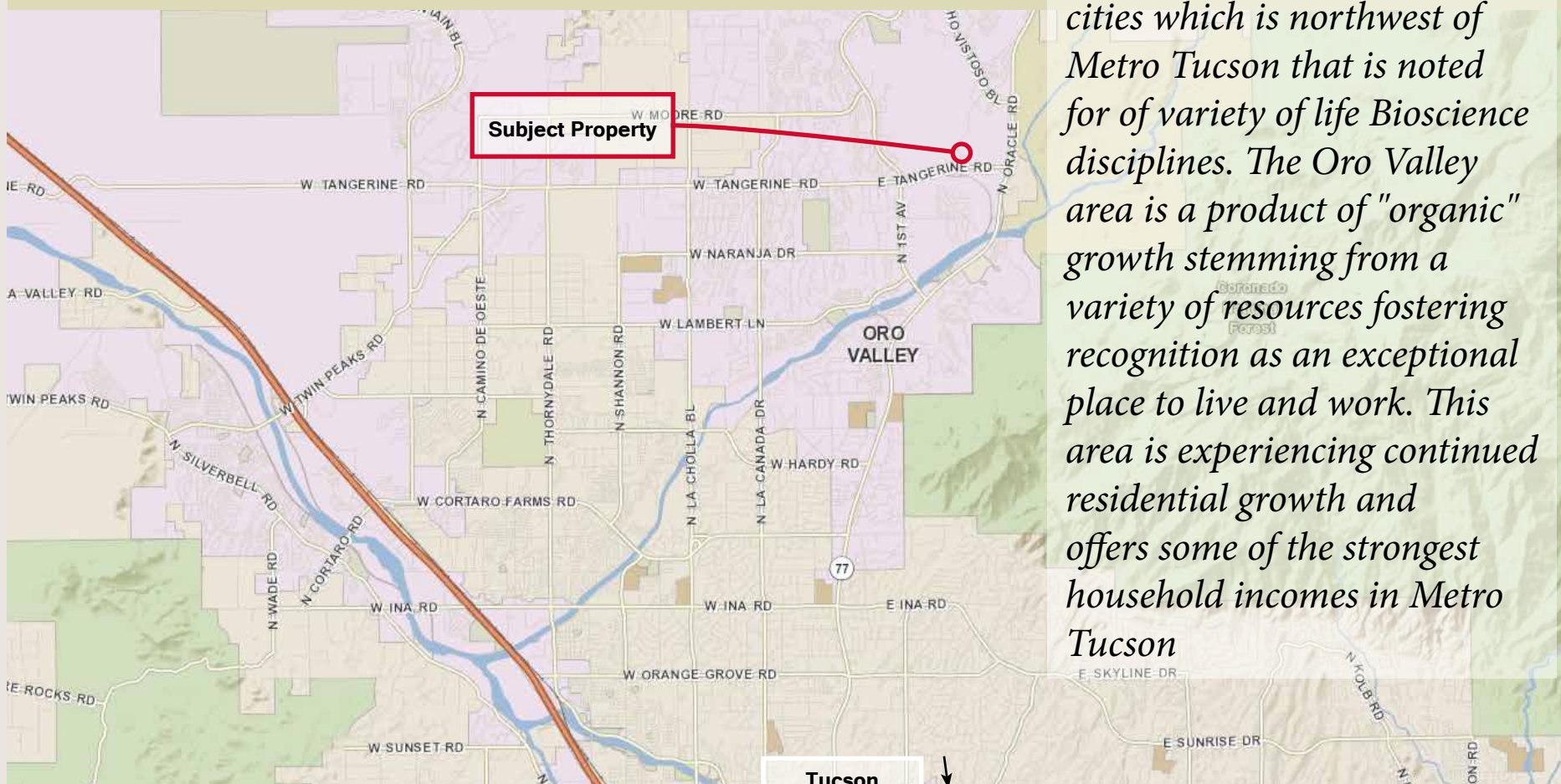
\$2,600,000 (\$7.55 / PSF)

Exclusively Represented by:
Tucson Realty & Trust Co.
Frank Arrotta C. 520.465.5291
O. 520.577.7000

FOR SALE



Innovation Park is situated in the heart of a growing region, the Town of Oro Valley, rated of America's best cities which is northwest of Metro Tucson that is noted for of variety of life Bioscience disciplines. The Oro Valley area is a product of "organic" growth stemming from a variety of resources fostering recognition as an exceptional place to live and work. This area is experiencing continued residential growth and offers some of the strongest household incomes in Metro Tucson



Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

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Site Features and Characteristics:

- The development site offers great exposure with approximately 487 feet of frontage on Tangerine Road.
- Only high-rise zoning development site in Innovation Park / Oro Valley.
- Development site is level and great access and exposure
- Dramatic views of the Santa Catalina Mountain that creates the resort setting for new development.
- Prime location for a suite-style hotel to serve Oro Valley Hospital, medical, Tucson's Bioscience companies and defense contractors.
- The parcel is directly to the east of Oro Valley Hospital and across Tangerine Road to the south is the brand new 800,000 square foot Oro Valley Marketplace with tenants: Walmart Supercenter, Century Theatres, Best Buy, Dick's Sporting Goods, DSW, Big Lots, Petco, Cost Plus, Ultra Beauty World Market, In-N-Out Burger, Olive Garden, Red Lobster.... and the list goes on.
- Heart of Oro Valley. In the center of densely populated residential communities to the north, city of Tucson to the south.
- Development site is just west and has easy access to north Oracle Road. The main north/south corridor road between Oro Valley and central Tucson.

Corporate Neighbors in Innovation Park

- Oro Valley Hospital
- Ventana Medical Systems (Roche Pharmaceuticals)
- Meggitt Securaplane Technologies
- Icagen (formally Sanofi-Aventis)
- Innovation Corporate Center with current tenants: Sonora Quest, Oro Valley Pediatrics, Desert Sage Internal Medicine and Intelligent Office suites.
- Tucson Orthopedic Institute (coming 2017)
- All Seasons Senior Care (coming 2017)
- Western National Parks Association
- The Town of Oro Valley Municipal Complex
- Honeywell Aerospace (south of Innovation Park)
- Sigma Technologies (south of Innovation Park)

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Population	1 Mile	3 Mile	5 Mile
2016 Total Population	901	22,653	45,021
2021 Population	917	23,362	46,113
Pop Growth 2016-2021	1.78%	3.13%	2.43%
Average Age:	53.00	48.90	46.50
Households			
2016 Total Housholds	413	9,976	19,138
HH Growth 2016-2021	1.69%	3.17%	2.45%
Median Houshold Inc:	\$70,833	\$78,386	\$74,988
Avg Household Slze:	2.20	2.30	2.30
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$247,272	\$276,205	\$273,337
Median Year Built:	1996	1995	1994



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