



Tucson Realty & Trust Co.
Southwest Expertise, Global Capability

PROPERTY SIZE:
7.90± Acres (344,124 sf)

PARCEL#:
219-20-9110

ZONING:
CPI - Campus Park Industrial

- Hotel Development
- Office
- Light Retail
- Medical
- Light Manufacturing
- Warehousing

UTILITIES:
Infrastructure is Complete

- Roads, Curbs and Sidewalks
- Landscaped Common Areas
- All Utilities Readily Available
- Parcel Drainage Plan is Complete

2021 TAXES:
\$22,821 (per Pima County Assessor)

Exclusively Represented by:

Frank Arrotta
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C: 520-465-5291
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INNOVATION PARK

7.90± ACRES | ZONED CPI | \$2,500,000



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



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ORO VALLEY:
Founded 1974

LAND AREA:
36 Square Miles

POPULATION:
45,303 (2020 -US Census)
48,231 (2022 -projected)

HOUSEHOLDS:
20,039 (2020 -US Census)

AVG. HOUSEHOLD INCOME:
\$110,466 (2020 -US Census)

EDUCATION:
Bachelor's Degree 27%
Master's / PHD 22%

EMPLOYMENT:
White Collar 90%
Blue Collar 10%
Government 14%
Self Employed 13%

CORPORATE NEIGHBORS:
Honeywell Aerospace
Ventana Medical Systems
Icagen
Univ. of AZ Veterinary School
Meggitt Securaplane
Oro Valley Hospital

NEARBY RETAIL CENTERS:
Oro Valley Marketplace
Rancho Vistoso Center
Placita De Oro

The Town of Oro Valley, which is northwest of Metro Tucson, was rated 'One of America's Best Cities' for variety of life and outdoor activities.

Innovation Park is a master planned business center situated within a modern 535± acre campus in Tucson's Bio-Sciences region.

*This property offers great exposure and is **The ONLY High-Rise Zoning Development Site** in Innovation Park / Oro Valley.*





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PROPERTY HIGHLIGHTS:

Located in the heart of Oro Valley. In the center of densely populated communities to the north, the Town of Marana to the west and the city of Tucson to the south.

Great exposure with approx. 487' of Tangerine Road frontage.

Level site with great access.

Dramatic views of the Santa Catalina Mountains that creates a spectacular resort setting for new development.

Easy access to Interstate 10. Phoenix is just 90 minutes. to the North and Mexico is only 90 minutes to the South.

The parcel is directly to the east of Oro Valley Hospital and across Tangerine Road to the south is the 800,000 square foot Oro Valley Marketplace with tenants: Walmart Supercenter, Century Theatres, DSW, Petco, Ulta Beauty, Ashley, In-N-Out Burger, Olive Garden, Red Lobster, ... and the list goes on.

Development site is just west of and has easy access to north Oracle Road, the main north/south corridor road between Oro Valley and central Tucson.



ORO VALLEY MARKETPLACE

ASHLEY CENTURY THEATRES

IN-N-OUT BURGER DSW Olive Garden

petco Tuesday Morning

ULTA H&R BLOCK Carbon Health

PEDEGO ELECTRIC BIKES RED LOBSTER

Walmart CHASE



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LOCAL AMENITIES



INCENTIVE PROGRAMS:

Oro Valley Primary Employer Incentive Program

This program encourages the expansion of existing businesses and also to attracting new employers to Oro Valley.

Work Opportunity Tax Credit

This program provides a Federal tax credit to employers for hiring individuals from certain targeted groups who have consistently faced significant barriers to employment.

Foreign Trade Zone Opportunity

Property can be designated and activated as Foreign Trade Zone (FTZ). This allows companies to reduce costs from customs duties, taxes, and tariffs, improve global market competitiveness, and minimize bureaucratic regulations.

Arizona Commerce Authority

ACA offers several incentive options focused on tax relief, talent and training, innovation and entrepreneurship, small businesses, manufacturing, rural economic development, and international trade.

ARIZONA@WORK

Pima County can provide Federally-funded job training programs.



TOP RATED NEIGHBORHOODS

- | | | |
|------------------|------------------|-------------------|
| 1 Rancho Vistoso | 4 Monterra Hills | 6 Honeybee Canyon |
| 2 Ram's Cany | 5 Stone Canyon | 7 Somerset Canyon |
| 3 Canada Hills | | |

CORPORATE NEIGHBORS

Honeywell

11100 N Oracle Rd, Tucson, AZ 85737

University of Arizona Veterinary School

Coming in 2018

Icagen (formally Sanofi- Aventis)

2090 E Innovation Park Dr, Oro Valley, AZ 85755

Ventana Medical Systems Inc.-Roche

1910 E Innovation Park Dr, Tucson, AZ 85755

Meggitt Securaplane Technologies

12350 N Vistoso Park Rd, Tucson, AZ 85755

ORO VALLEY SCHOOLS

- | | |
|----|--|
| 1 | BASIS Oro Valley 10 out of 10 |
| | Ranked #1 In the Washington Post's Most Challenging High School 2015 |
| 2 | Winifred Harelson Elementary 9 out of 10 |
| 3 | Painted Sky Elementary 9 out of 10 |
| 4 | Richard B Wilson Jr School 8 out of 10 |
| 5 | Copper Creek Elementary 8 out of 10 |
| 6 | Canyon Del Oro High School 7 out of 10 |
| 7 | Ironwood Ridge High School 6 out of 10 |
| 8 | Pusch Ridge Christian Academy Private NA |
| 9 | Immaculate Heart School Private NA |
| 10 | Casa Christian School Private NA |

SOURCE: GREATSCHOOLS.ORG

MAJOR RETAIL CENTERS

- | | |
|---|--------------------------|
| 1 | Rancho Vistoso Center |
| 2 | Safeway Vistoso Plaza |
| 3 | Placita De Oro |
| 4 | Oro Valley Marketplace |
| 5 | Steam Pump Village |
| 6 | Oro Valley Retail Center |
| 7 | Plaza Escondida |
| 8 | Oracle Crossing |

LOCATION HIGHLIGHTS

