

Southwest Expertise, Global Capability

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

PARCEL#:

219-20-9110

CPI - Campus Park Industrial

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

Infrastructure is Complete

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

\$22,821 (per Pima County Assessor)

Exclusively Represented by:

Frank Arrotta

farotta@tucsonrealty.com

C: 520-465-5291 O: 520-577-7000





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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:

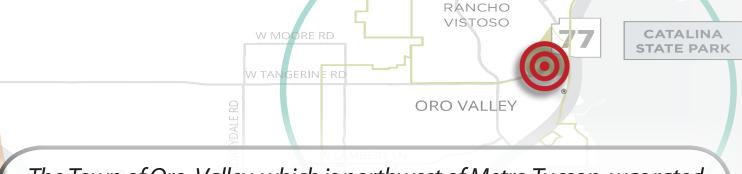
White Collar 90%
Blue Collar 10%
Government 14%
Self Employed 13%

CORPORATE NEIGHBORS

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

NEARBY RETAIL CENTER

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.



TUCSO

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.

MISSION













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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.





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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.



LOCATION HIGHLIGHTS







6 Honeybee Canyon

Canada Hills

Stone Canyon

Somerset Canyon

LOCAL AMENITIES























































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

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

SOURCE: GREATSCHOOLS.ORG

MAJOR RETAIL CENTERS

- Rancho Vistoso Center
- Safeway Vistoso Plaza
- Placita De Oro
- Oro Valley Marketplace
- Steam Pump Village
- Oro Valley Retail Center
- Plaza Escondida Oracle Crossing

