



# Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

**Pat Darcy**

Retail Division Head

p: 520.618.5324 f: 520.918.3031

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12.38± ACRES

SYCAMORE CANYON VILLAGE CENTER

\$5.00 / SF



**PARCELS #:**

305-22-459A | PARCEL 7 (172,398± sf)  
305-22-4650 | PARCEL 13 (143,728± sf)  
305-22-4660 | PARCEL 14 (223,065± sf)  
COMBINED | 12.38 ± ACRES : 531,181± SF

**ZONING:**

SP - Village Center

**POTENTIAL USES:**

Retail, Restaurant, Office,  
Banking, Civic, SFRs, Etc.

**TRAFFIC COUNTS:**

1,706 VDP (2021)

**NEARBY RETAIL:**

Fry's, Costco, Ace Hardware,  
Safeway, Walgreens

**SCHOOLS:**

Vail School District  
Sycamore Elementary  
Animas Elementary  
Corona Foothills M.S.  
Pantano High School





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*Nestled near the base of the Santa Rita Mountains and within 30 minutes of downtown Tucson, Sycamore Canyon is a beautiful master-planned community offering an abundance of natural beauty, convenience, and amenities.*







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**VAIL, AZ:**

Founded 1893

**LAND AREA:**

22.66 Square Miles

**POPULATION:**

13,604 (2020 -US Census)

14,099 (2022 -projected)

**HOUSEHOLDS:**

4,683 (2020 -US Census)

**AVG. HOUSEHOLD INCOME:**

\$114,110 (2020 -US Census)

**EDUCATION:**

Bachelor's Degree 24%

Master's / PHD 13%

**EMPLOYMENT:**

White Collar 82%

Blue Collar 18%

Government 24.5%

Self Employed 6.5%

**CORPORATE NEIGHBORS:**

UA Tech Park

Global Solar Energy

Davis-Monthan A.F. B.

Pima Air & Space

**NEARBY AMENITIES:**

Copper Ridge Elementary

Fire Dept. Station 182

Walmart Supercenter

Safeway

Del Lago Golf Club

*The Village Center at Sycamore Canyon consists of three development pads around the intersection of Sycamore Leaf Road and rustling Leaf Trail in the heart of the Sycamore Canyon development area. The parcels have a Specific Plan (SP) zoning which provides for a broad range of potential uses, including: Retail, Restaurant, Office, Banking, Civic and Single Family (4.2 RAC).*



*This area has experienced very strong residential growth historically and is currently one of Tucson's most active development areas. There are a total of 5,600 existing single family homes in the trade area with platted capacity of 10,329 homes. An additional 300 homes will be completed in the next 24 months based on current absorption. Active builders in the area include DR Horton, KB Homes, Lenar, and Sombra Homes.*





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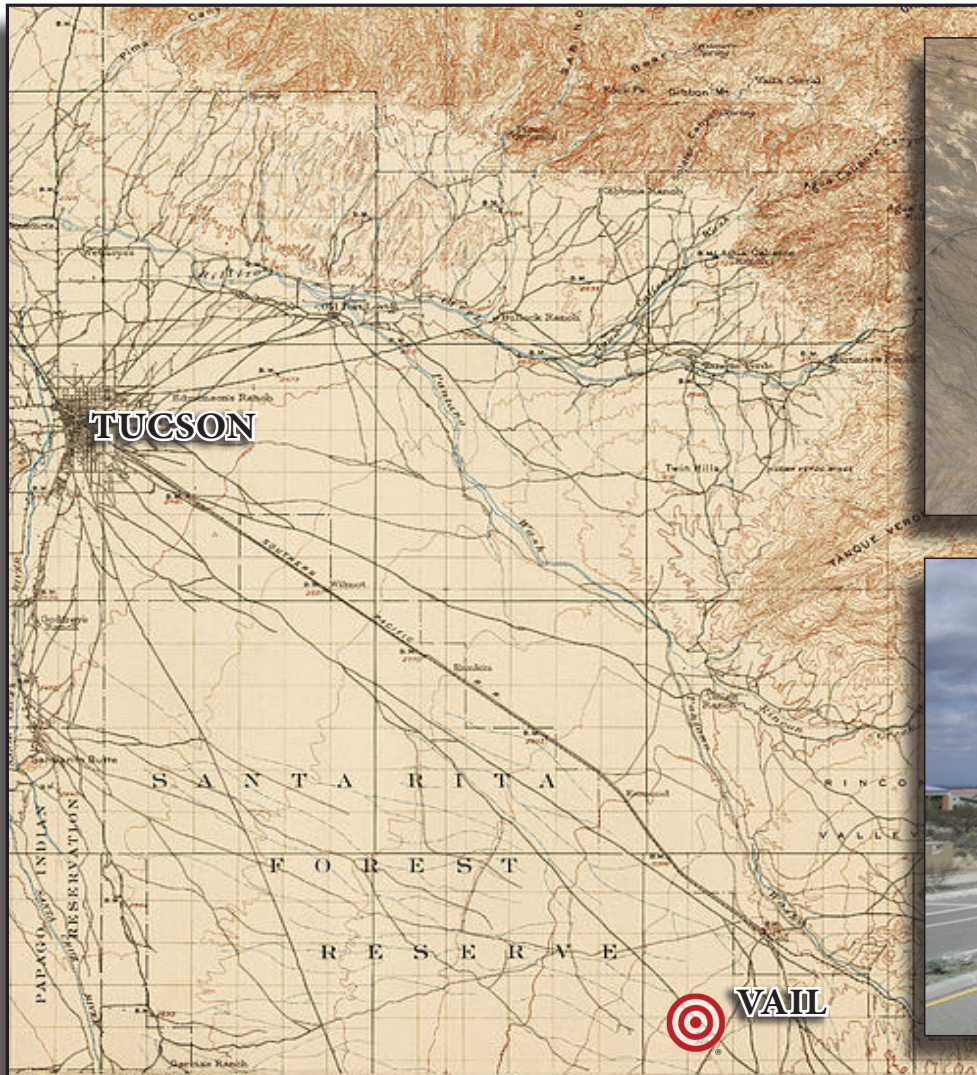
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*Located within 30 minutes of downtown Tucson, Sycamore Canyon offers access to the convenience of urban activity, but harbors the peacefulness and tranquility of the upper Sonoran Desert.*