

FOR SALE

13185 E. Colossal Cave Road
Vail, AZ 85641



PROPERTY HIGHLIGHTS

- Freestanding identity
- Abundant parking
- High traffic counts
- Strong daytime employment
- Dense population in area

BUILDING SF	N/A
LAND SF	72,426
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	9,727 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	2,643
3-MILE (POP.)	13,190
MED. INCOME	\$95,833 (1-MI)
SPACE USE	Retail / Office



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TUCSON CONTACT
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CUSHMAN &
WAKEFIELD



PICOR

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LEGAL INFORMATION

TAX PARCEL ID	305-13-054D
2020 RE TAXES	\$694.66
ZONING	Pima County RH (Rural Homestead)



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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