

NWC Campbell Ave & Valencia Rd

±32.9 ACRES

Tucson, AZ 85706
www.cbre.com

STRATEGIC AIRPORT AREA LAND SPECULATIVE INVESTMENT



Property Highlights

- The only remaining large format land adjacent to the Tucson International Airport
- Direct access to both Interstate 10 & Interstate 19
- Adjacent to the Mariposa Port of Entry Corridor
- Square shape accommodates an easy site coverage maximization
- Opportunity Zone tax incentives

NWC Campbell Ave & Valencia Rd

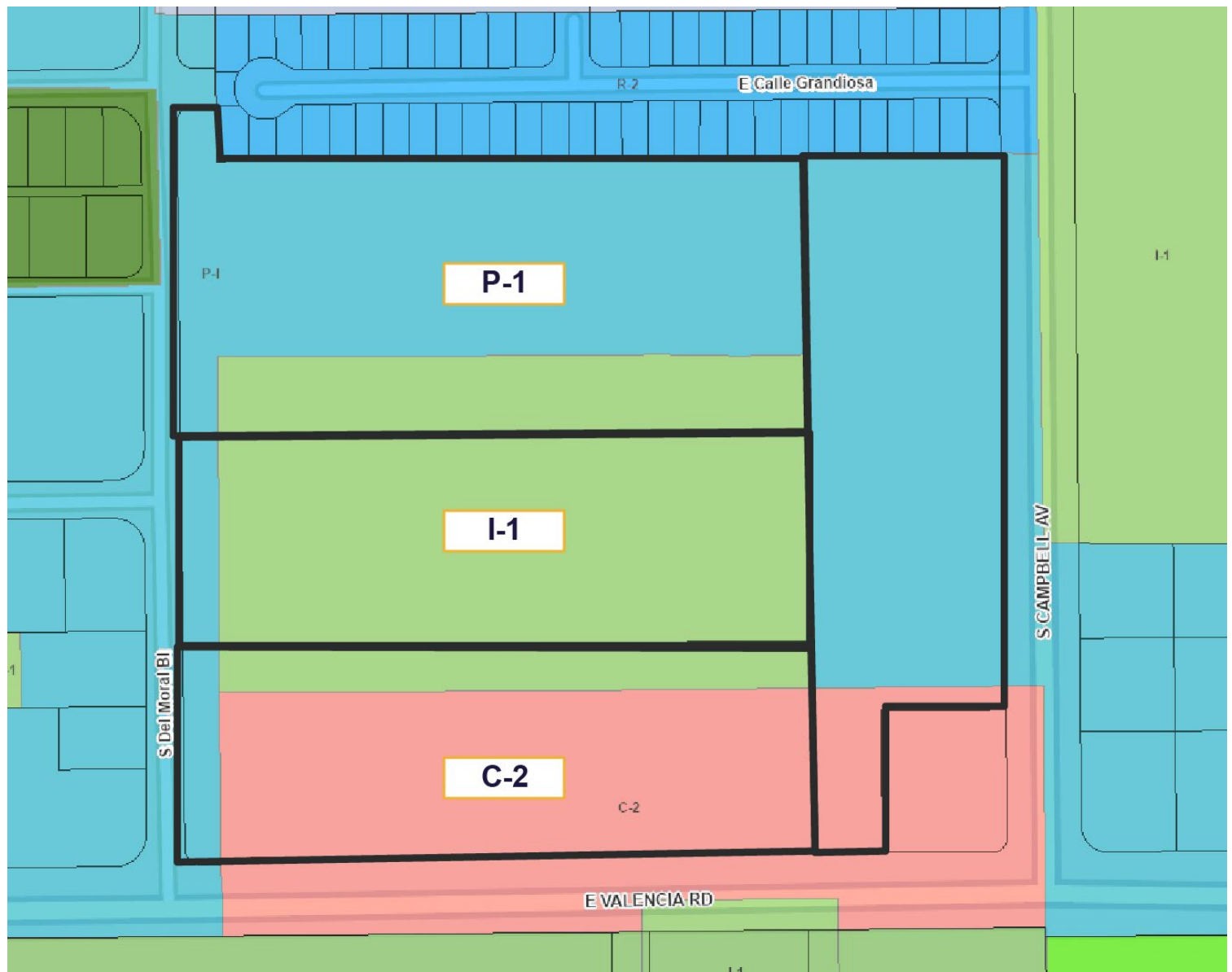
Tucson, AZ 85706

For Sale

Land Size	±32.90 AC, divisible
Zoning	C-2, I-1, and P-1 City of Tucson
Sale Price	\$15,047,802 (\$10.50/SF)
Utilities	To property line
Traffic Counts	Campbell Ave: 16,057 VPD (2024) Valencia Rd: 45,853 VPD (2024)



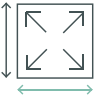
Zoning Map



Speculative Market Performance (2019–Current)



12
Buildings



±2,883,276
Total RSF



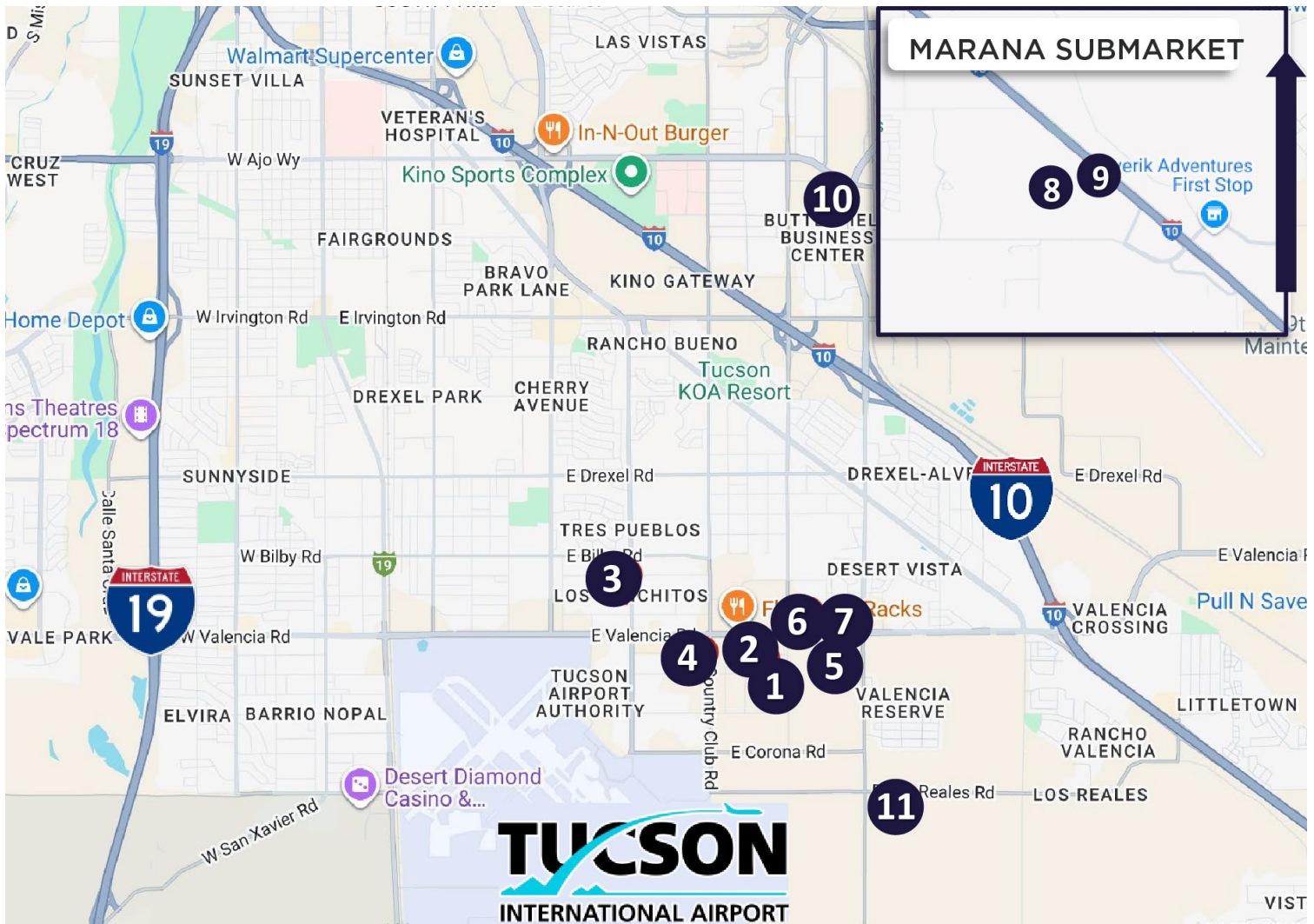
±262,116
Average RSF



22%
Vacancy



SW Tucson/Airport Submarket



Conceptual Site Plan



Trade Map



Tucson Market Overview

1.08M
TUCSON MSA POPULATION

456,600
TOTAL HOUSEHOLDS

\$74,000
MEDIAN HOUSEHOLD INCOME

35%
COLLEGE EDUCATION

0.6%
POPULATION GROWTH RATE (YOY)

4.2%
UNEMPLOYMENT RATE



±54,384
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

Rankings

- #2 Management Information Systems
- #8 Space Science
- #27 Best Business Schools
- #47 Medicine
- #52 Top Public School
- #54 Education
- #69 Undergrad Engineering Programs
- #70 Best Colleges for Veterans
- #115 Global University

Largest Employers

- University of Arizona – 16,076
- Raytheon Missile Systems – 13,000
- Davis-Monthan AFB – 11,000
- State of Arizona – 8,580

Recent Industry Arrivals & Expansions

- Amazon
- Caterpillar Surface Mining & Tech
- Hexagon Mining
- Becton Dickinson
- American Battery Factory



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