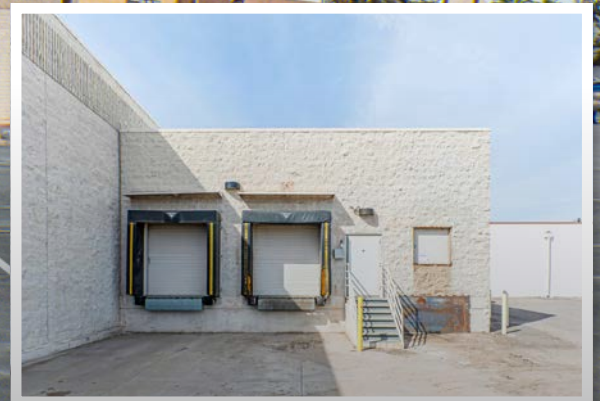


VACANT BURLINGTON

3660 SOUTH 16TH AVENUE, TUCSON, AZ 85713

± 76,062 SF Retail Building Co-Anchored by Fry's (Kroger) Auction in Tucson, AZ



» AUCTION DATE | **APRIL 29 - MAY 1, 2024**

OFFERING MEMORANDUM

Marcus & Millichap

» **CLICK TO VIEW AUCTION SITE**
 DATES: APRIL 29, 2024 – MAY 1, 2024

JCPenney ★ macy's
 REI Dillard's H&M
 The Container Store
TUCSON MALL

SPROUTS FARMERS MARKET ACE Hardware
 BEST BUY petco
 LA FITNESS
 Walmart

Tucson Medical Center

Pima Community College

DOWNTOWN TUCSON

Banner University Medical Center

Walmart ROSS DRESS FOR LESS
 THE HOME DEPOT TARGET Office DEPOT
 CENTURY THEATRES
 Marshalls Burlington PET SMART
EL CON CENTER

TUCSON COUNTRY CLUB

macy's Dillard's
 ULTA BEAUTY Total Wine & MORE
 CENTURY FOREVER 21
 THEATRES AMERICAN EAGLE
PARK PLACE MALL

THE UNIVERSITY OF ARIZONA
 44,800 STUDENTS

Carondelet St. Mary's Hospital

REID PARK ZOO

RANDOLPH
 NORTH • DELL URICH

SONIC CVS pharmacy
 DAIRY QUEEN
 CUBESMART self storage
 Speedway

SAFEWAY Fry's Jack in the box
 Walmart Neighborhood Market
 egees 99¢ only STORES SUBWAY

[VACANT]
Burlington

CINEMARK COSTCO WHOLESALE DAVE & BUSTERS
 planet fitness Walmart
 POPEYES WOODSPRING SUITES
 AN EXTENDED STAY HOTEL

DAVIS-MONTHAN AIR FORCE BASE



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Offering Summary

3660 S 16th Ave, Tucson, AZ 85713

AUCTION SUMMARY

Start Date	April 29, 2024
End Date	May 1, 2024
Starting Bid	\$1,000,000

AUCTION URL:

[HTTPS://RIMARKETPLACE.COM/AUKTION/1874](https://rimarketplace.com/auktion/1874)

OFFERING SUMMARY

Year Built	1990
Building SF	±76,062 SF
Parking	407 Spaces
Parcel Number	119-18-087A
Lot Size	± 6.67 Acres
Zoning	C-2, City of Tucson

Marcus & Millichap is pleased to present a vacant, value-add retail opportunity located at 3660 S 16th Ave, Tucson, AZ 85713 in Pima County, Arizona. Formerly occupied by Burlington (vacated in February 2024), the property is situated on a large ±6.67 acre lot. The ±76,062 SF building was built in 1990, and is strategically positioned in a strong retail corridor along Interstate 19 with high visibility to over 102,500 vehicles per day.

The offering is co-anchored by Fry's (Kroger), which has over 25% market share, making it the top grocer in Arizona. Other strong tenants in the immediate area include Target, Walmart, Home Depot, Best Buy, Hobby Lobby, PetSmart and many more.

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**DOWNTOWN
TUCSON**

 **112,150 CPD**
INTERSTATE-10



[VACANT]
Burlington


71 OUT OF 125
- PLACER, AI

**PUEBLO
HIGH SCHOOL**

 **102,550+ CPD**
INTERSTATE-19

**SANTA CRUZ
APARTMENTS**

**POWER UP
NUTRITION**



**GEM
WORLD**

**MEDICAL
OFFICE**





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PimaCommunityCollege



MEDICAL OFFICE

GEM WORLD

POWER UP NUTRITION

22,134 CPD
W AJO WAY

102,550+ CPD
INTERSTATE-19



15,143 CPD
W 16TH AVE



[VACANT]
Burlington



Offering Highlights

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INVESTMENT HIGHLIGHTS

- » **± 76,062 Square Foot Anchor Value-Add Opportunity at Excellent Retail Location**
- » Co-Anchored by High-Performing Fry's (Kroger) – 71 out of 125 per Placer.ai
- » **High Visibility Location Along Interstate-19 (Over 102,500 VPD) and Off of W Ajo Way (22,100+ VPD) and S 16th Ave (15,100+ VPD)**
- » Tenant, Burlington, Vacated Recently in February 2024
- » **589,173 Residents within a Ten-Mile Radius - Dense Tucson Infill**
- » Located in Prime Retail Corridor Surrounded by Major Tenants: Fry's (Kroger), Costco, Target, Walmart, Home Depot, PetSmart, Hobby Lobby, and Many More
- » **Property is Directly Connected to Downtown Tucson and Tucson MSA, which Attracts Over 2.7 Million Mexican Nationals and \$2.6 Billion a Year in Spending Annually**
- » Direct Proximity within 5 Miles to Tucson International Airport and within 6.5 Miles to The University of Arizona



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2027 Projection	14,073	102,895	233,880
2022 Estimate	13,914	101,392	231,217
Growth 2022 - 2027	1.14%	1.48%	1.15%

Daytime Population

2022 Estimate	12,894	107,095	301,682
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Households

2027 Projection	4,671	33,818	81,375
2022 Estimate	4,580	33,093	79,888
Growth 2022 - 2027	1.98%	2.19%	1.86%

Income

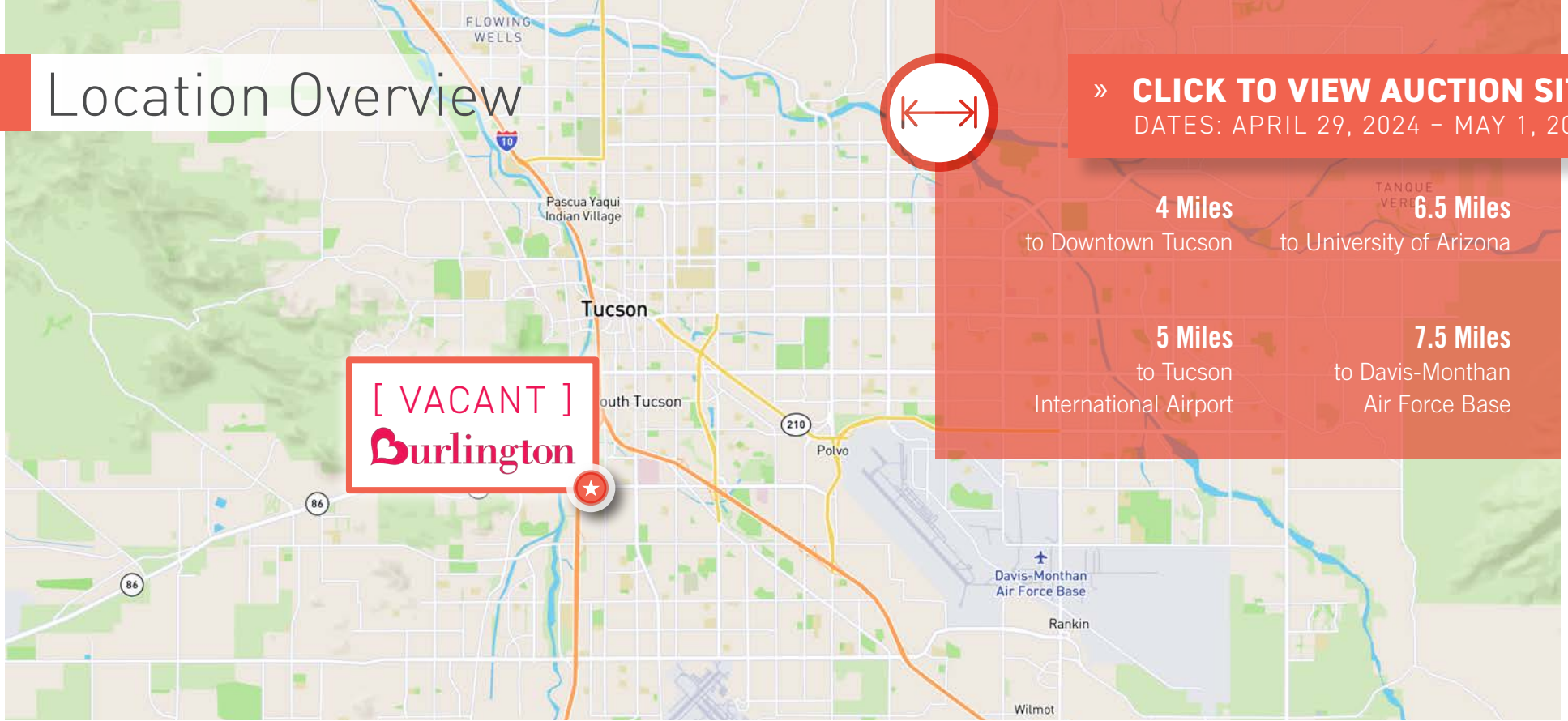
2022 Est. Average Household Income	\$45,996	\$50,307	\$54,387
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Property Photos

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Location Overview



Tucson is the second largest metropolitan area in Arizona with just over one million residents and serves as an anchor to businesses located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life along with a low cost of doing business. Over the next five years, the metro is projected to add roughly 37,000 new residents.

Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Amazon, Raytheon Missile Systems, IBM, Texas Instruments, Intuit Inc., Universal Avionics and the University of Arizona are some of the top employers in Tucson where each has a significant presence within the community. In addition to Caterpillar and Amazon, Comcast and

HomeGoods, all Fortune 500 companies, have added Tucson locations recently. Davis-Monthan Air Force Base, home to 15,000 employees, is a significant driver of Tucson's local economy.

The University of Arizona is an integral part of Tucson. It has been named a Top 20 US public research institution, and enjoys a large student enrollment of 51,000 students and 16,000 administration staff members and faculty. As the city's largest employer, the University of Arizona is a significant economic driver in the metro. In addition to the campus, the university also oversees Tech Parks Arizona, which operates the UA Tech Park at Rita Road, UA Tech Park at The Bridges, and the Arizona Center for Innovation. These facilities offer more than 2 million square feet of high-tech office, R&D and laboratory space.

[exclusively listed by]

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the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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