

CORNER OF OLD SPANISH TRAIL & VALENCIA

Potential Commercial Corner For Sale | Tucson, AZ



FOR SALE

Black Angus Mixed-Use
Development (Diamond Ventures)
±480 residential units
±222,000 SF retail/office

Valencia Road

Old Spanish Trail

For Sale:
1.6 Acres

For Sale:
6 to 28 Acres

Old Spanish Trail



CORNER OF OLD SPANISH TRAIL & VALENCIA

Potential Commercial Corner For Sale | Tucson, AZ



PROPERTY DETAILS

Sale Price	Call for pricing
Price Per SF	Call for pricing
Lot Size	1.6 & 6 - 28 Acres
Zoning	Current zoning Suburban Ranch (Pima County)
Tax Parcel #	205-81-005J, 205-81-005K

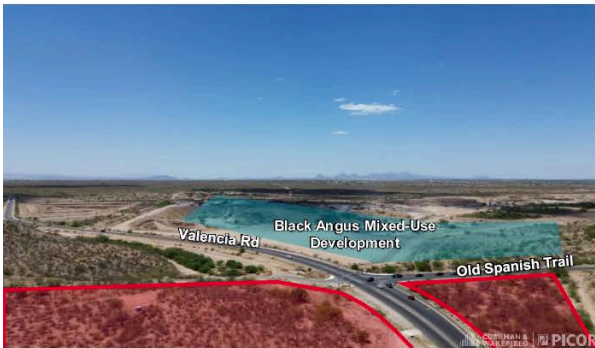
HIGHLIGHTS

- Highly visible "bull nose" location at signalized intersection
- Next to Diamond Ventures Black Angus Mixed-Use Development
- Path of progress- rapidly growing area
- High local income demographics
- Needs to be rezoned for commercial or high-density residential use

TRAFFIC COUNTS

Old Spanish Trail Rd	6,470 VPD (2024)
Valencia Rd	11,557 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	313	\$111,585	80
3 Miles	15,627	\$135,628	1,561
5 Miles	51,214	\$127,945	5,684



Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 240 4299
Rick Sack / Realtor / rick@buytucsonlots.com / +1 520 906 2801
Steve Arffa / Realtor / steve@buytucsonlots.com / +1 520 349 0593

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/12/2025
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. Artificial Intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of

CORNER OF OLD SPANISH TRAIL & VALENCIA

Potential Commercial Corner For Sale | Tucson, AZ



AERIAL



Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 240 4299
Rick Sack / Realtor / rick@buytucsonlots.com / +1 520 906 2801
Steve Arffa / Realtor / steve@buytucsonlots.com / +1 520 349 0593

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/12/2025
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. Artificial Intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of