

Redevelopment Opportunity

7251 S. Cardinal Ave.

Tucson, Arizona 85746



Arizona First Properties LLC



1.72 Acres

This prime corner is ideal for Redevelopment with interim income. Located on the NEC of Cardinal Ave. and Los Reales Rd. this site is ideal for multiple uses to accommodate the continual expansive growth of the well performing southwest submarket

- 1.72 Acres Zoned City of Pima County CB-2(H)
- Investor/Developer Opportunity \$1.59M
- Current Income Stream \$100K/Yr. NOI
- 17,244 SF in 4 modular buildings (Not affixed)
- Water, Sewer & Electric Utilities on site
- Strategically situated 4 miles from developing Star Valley - a 1,400-acre master-planned community that is zoned for approximately 7,000 homes in total. The development is in an active construction phase, with several national homebuilders involved.
- Situated between Circle K and Family Dollar

Neighborhood Demographics

	 Population	 Average HH Income	 Daytime Population
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1 Mile	10,058	\$87,321	6,359
3 Mile	43,132	\$82,196	29,951
5 Mile	104,614	\$78,758	80,421

Traffic Count: 14,377 VPD (2025)

Source: ESRI

For More Information, contact:
 Arizona First Properties, LLC
 Tom DeSollar, EMS
 520-400-2732
tom@azfirstprop.com

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).

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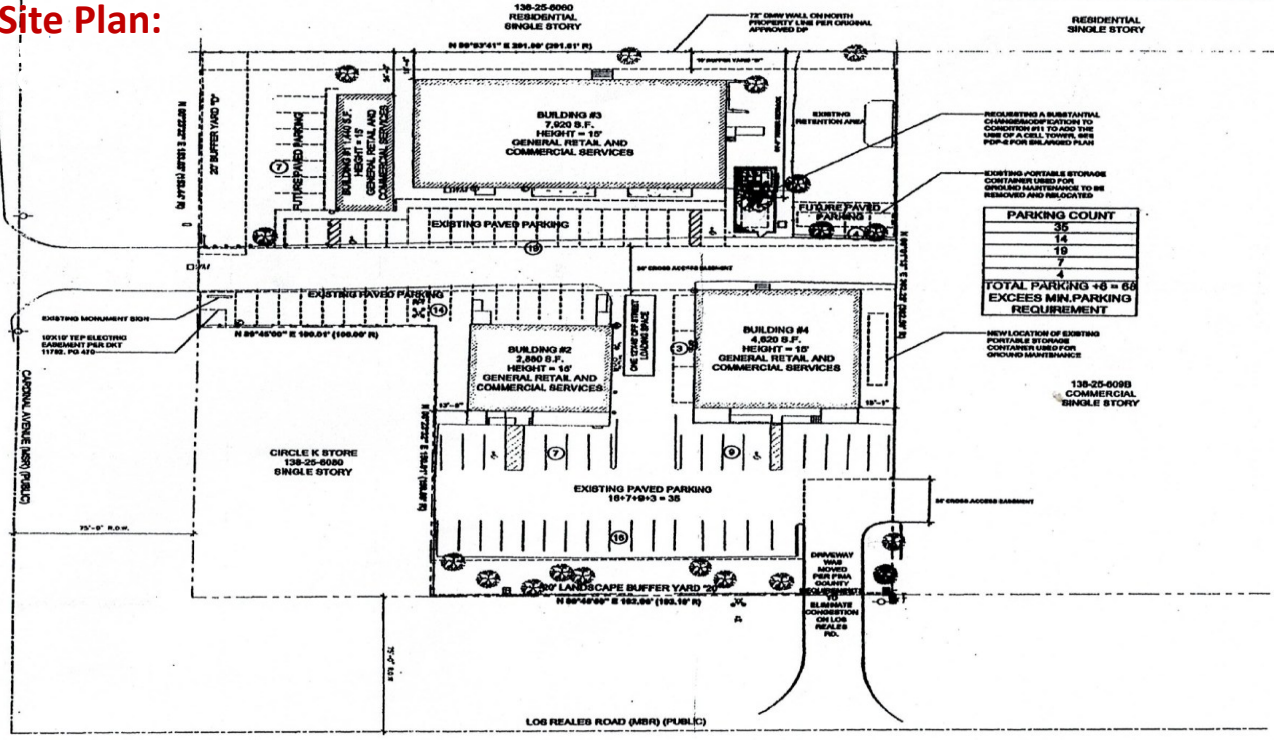
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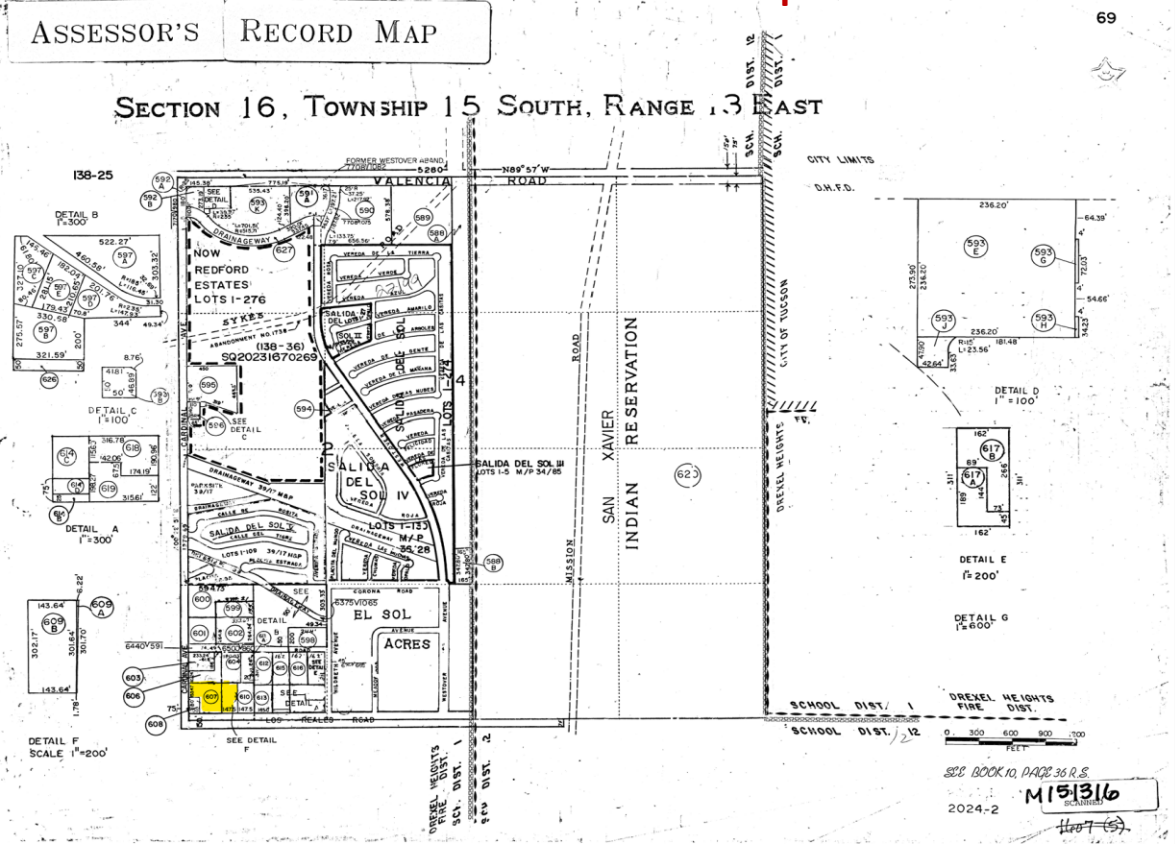


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Site Plan:



Assessor's Map:



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Location Map:



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