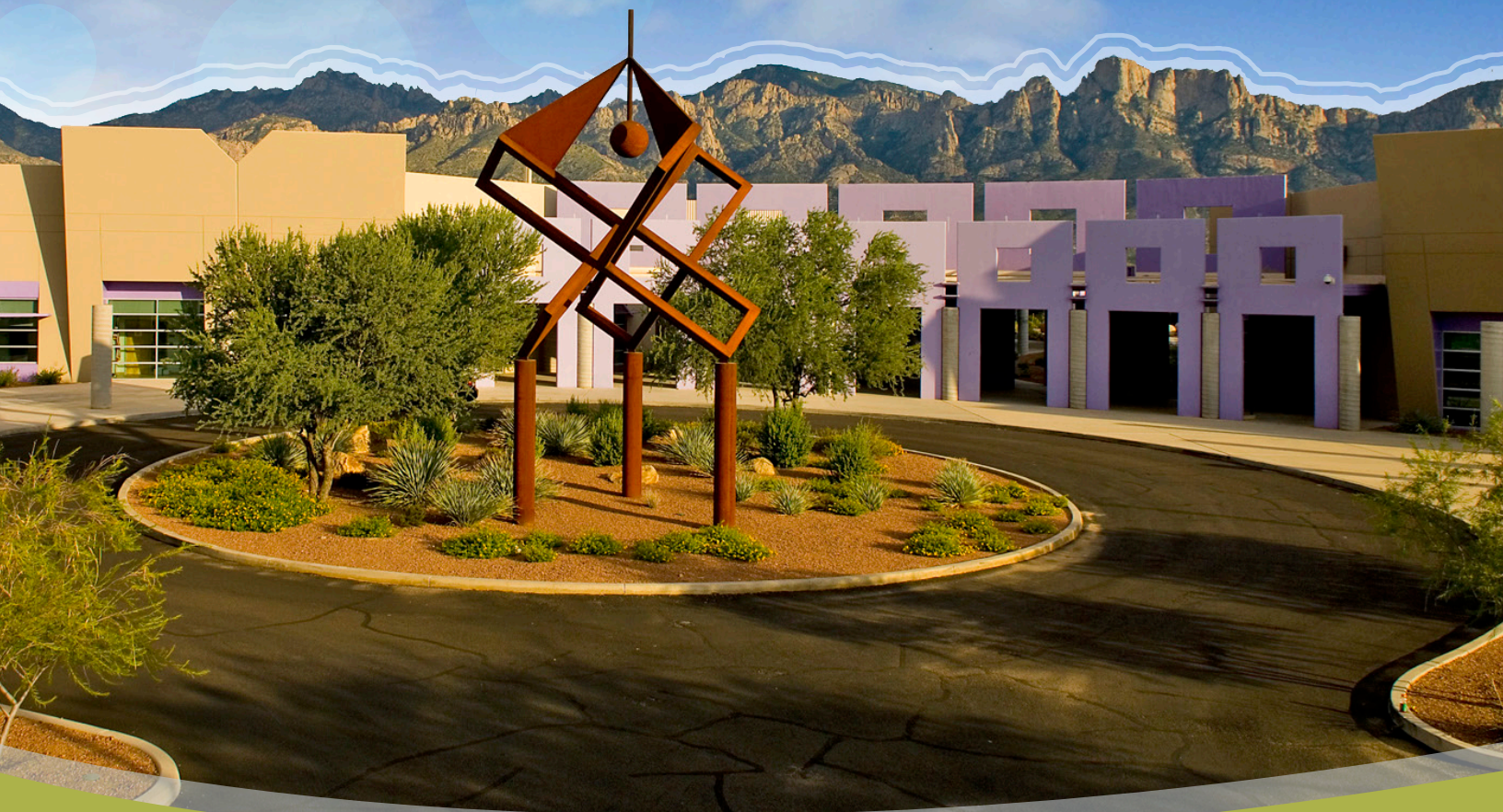


# INNOVATION PARK



CBRE





## AVAILABLE LOTS

| LOT | SIZE<br>±AC | PRICE<br>/SF |
|-----|-------------|--------------|
| A1  | 21.3        | \$9          |
| A2  | 3.9         | \$12         |
| A3  | 3.9         | \$12         |
| A4  | 1.9         | \$12         |

| LOT | SIZE<br>±AC | PRICE<br>/SF |
|-----|-------------|--------------|
| B1  | 20          | \$9          |
| B2  | 15.7        | \$9          |
| B3  | 18.2        | \$11         |
| B4  | 2.1         | \$15         |

| LOT | SIZE<br>±AC | PRICE<br>/SF |
|-----|-------------|--------------|
| C1  | 2.1         | TBD          |
| C3  | 0.23        | \$13         |
| C4  | 2.3         | \$12         |
| C5  | 8.3         | \$11         |
| C6  | 4.3         | \$16         |

| LOT | SIZE<br>±AC | PRICE<br>/SF |
|-----|-------------|--------------|
| E1  | 7           | \$12         |
| E2  | 10          | \$12         |
| E3  | 10.6        | \$12         |





FOUNDED  
1974



POPULATION  
47,951 (2022 estimate)  
48,833 (2027 estimate)



HOUSEHOLDS  
21,320 (2022 estimate)  
21,829 (2027 estimate)



AVE. INCOME  
\$133,113 (2022)



## EDUCATION

PERCENTAGES BASED  
ON POPULATION

28.1% 25.9%  
(BA) (MA/PHD)

BACHELOR'S DEGREE

31.9% 29.2% 27.4%  
(1 mile) (3 miles) (5 miles)

MASTER'S / PHD

31.4% 28.1% 25.1%  
(1 mile) (3 miles) (5 miles)

10% ABOVE  
CENTRAL TUCSON



LAND AREA  
36 square miles

SOURCE: ESRI 2016

# INNOVATION PARK

A master planned business park in a contemporary environment for work and play. Situated on a ±535 acre campus in the heart of the Tucson bioscience region, in the town of Oro Valley. Home to:

Ventana (Roche)

ICAGEN (Formerly Sanofi-Aventis)

Western National Parks Association (HQ)

Oro Valley Hospital

Meggitt Securaplane

## RANCHO VISTOSO

A master-planned community consisting of 7,626 acres bounded on the south by Tangerine Road, on the east by Oracle Road (US 89) and on the north by the Tortolita Mountains. Rancho Vistoso is a mixed-use community including residential, retail, schools, parks, churches, natural open space, a trail system and an office/technology park. Home of Stone Canyon, a world renowned golf community.





## AREA AMENITIES



## CORPORATE NEIGHBORS

### Honeywell

11100 N Oracle Rd, Tucson, AZ 85737

### University of Arizona Veterinary School

Coming in 2018

### Icagen (formerly Sanofi- Aventis)

2090 E Innovation Park Dr, Oro Valley, AZ 85755

### Ventana Medical Systems Inc.-Roche

1910 E Innovation Park Dr, Tucson, AZ 85755

### Meggitt Securaplane Technologies

12350 N Vistoso Park Rd, Tucson, AZ 85755

## ORO VALLEY SCHOOLS

- 1 BASIS Oro Valley | 10 out of 10  
Ranked #1 In the Washington Post's Most Challenging High School 2015
- 2 Winifred Harelson Elementary | 9 out of 10
- 3 Painted Sky Elementary | 9 out of 10
- 4 Richard B Wilson Jr School | 8 out of 10
- 5 Copper Creek Elementary | 8 out of 10
- 6 Canyon Del Oro High School | 7 out of 10
- 7 Ironwood Ridge High School | 6 out of 10
- 8 Pusch Ridge Christian Academy | Private NA
- 9 Immaculate Heart School | Private NA
- 10 Casa Christian School | Private NA

SOURCE: GREATSCHOOLS.ORG

## MAJOR RETAIL CENTERS

- 1 Rancho Vistoso Center
- 2 Safeway Vistoso Plaza
- 3 Placita De Oro
- 4 Oro Valley Marketplace
- 5 Steam Pump Village
- 6 Oro Valley Retail Center
- 7 Plaza Escondida
- 8 Oracle Crossing



# LOCATION HIGHLIGHTS

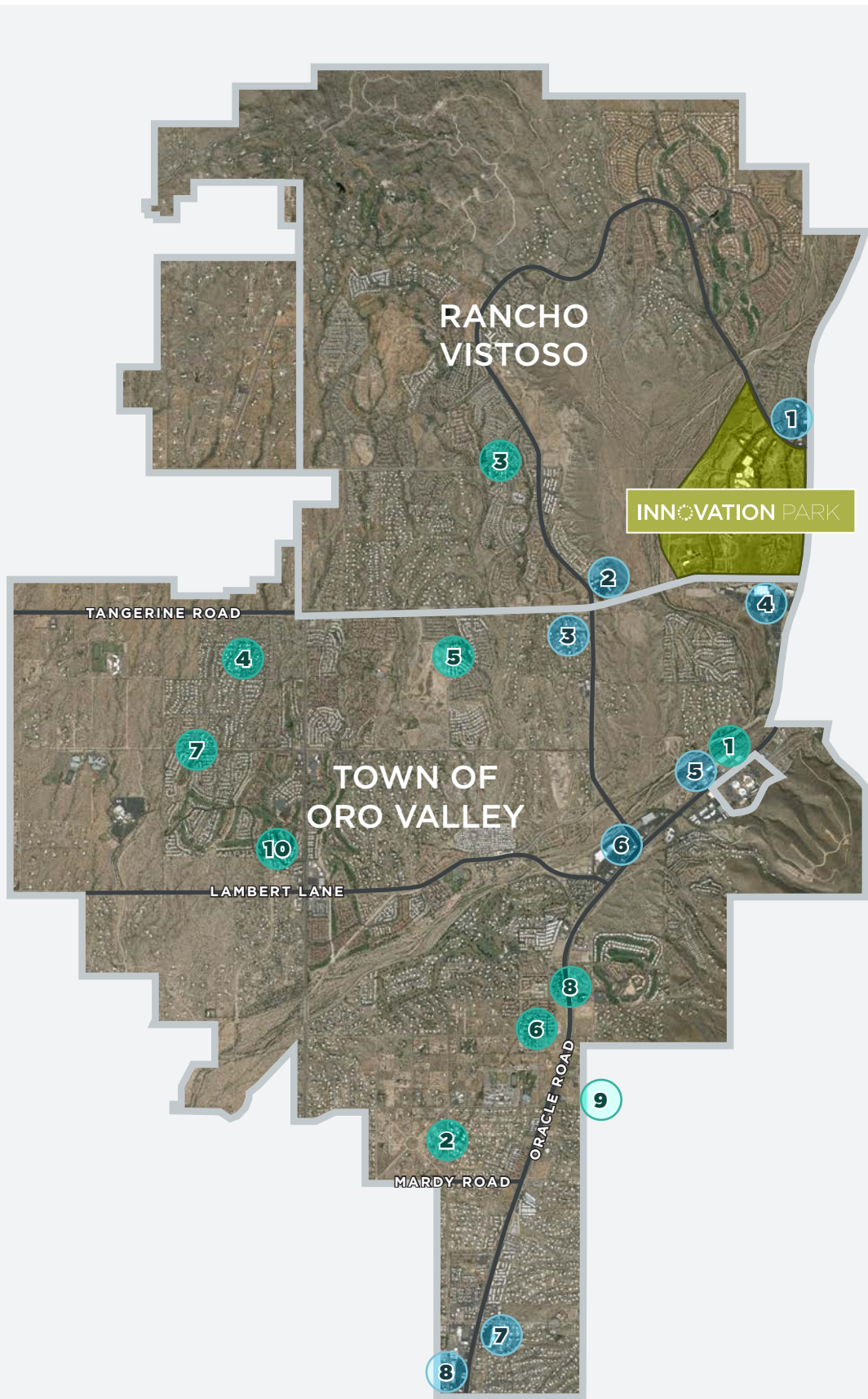


## TOP RATED NEIGHBORHOODS

Rancho Vistoso  
Ram's Canyon  
Canada Hills

Monterra Hills  
Stone Canyon

Honeybee Canyon La  
Cholla Airpark



## DRIVE TIMES



**INTERSTATE 10**  
21 MIN



**SKY HARBOR AIRPORT**  
90 MIN



**UNIVERSITY OF ARIZONA**  
30 MIN



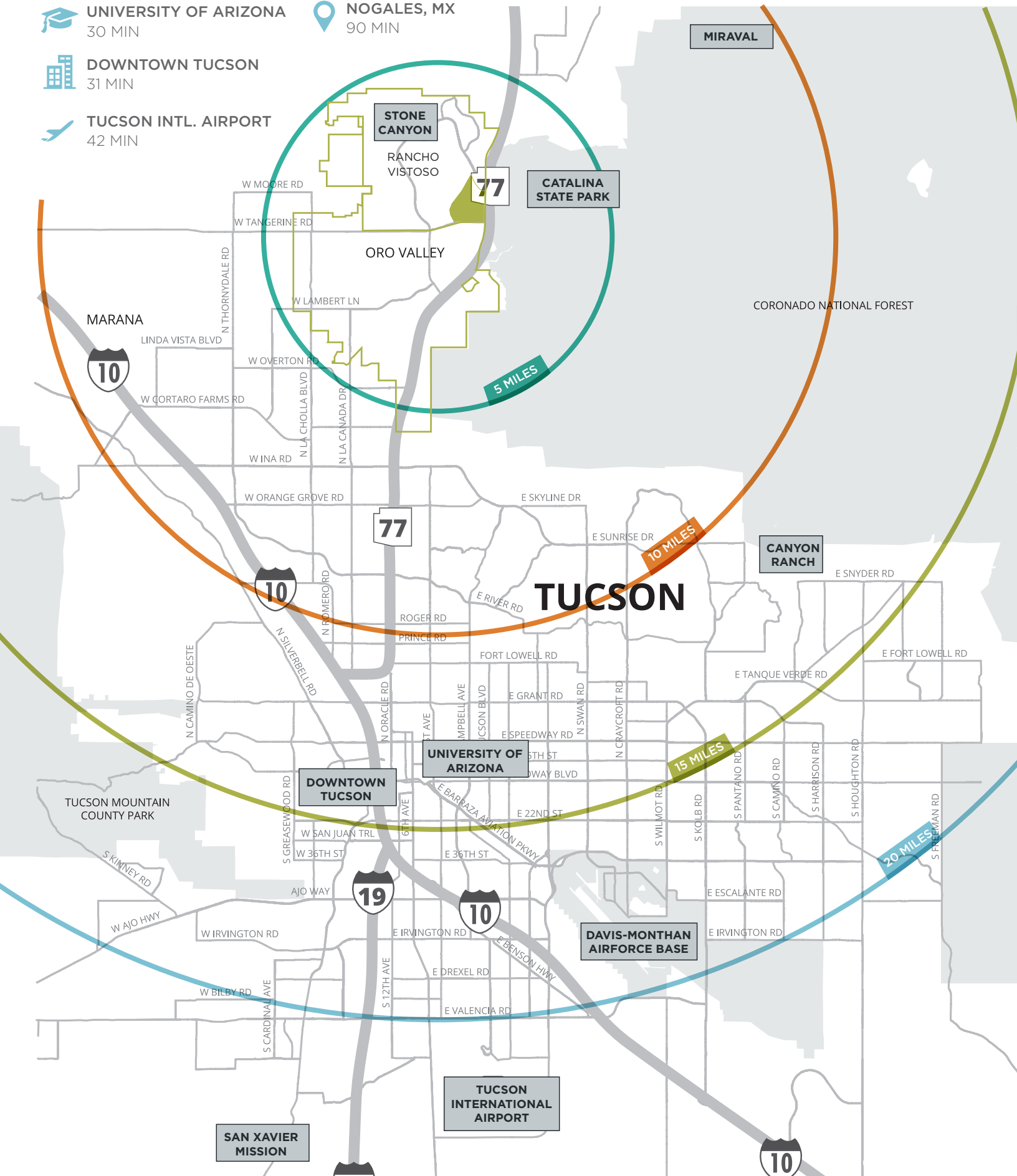
**NOGALES, MX**  
90 MIN



**DOWNTOWN TUCSON**  
31 MIN



**TUCSON INTL. AIRPORT**  
42 MIN







## RECREATION

The Loop is being developed around metropolitan Tucson with links to Marana, Oro Valley, and South Tucson. Pima County residents and visitors on foot, bikes, skates, and horses can enjoy the more than 110 miles of multi-use paths that have already been completed. If it doesn't have a motor, it's good to go on The Loop. Tucson is consistently ranked as on the top U.S. cycling cities. Notable events:

- **Tour de Tucson**  
(bike race)
- **24hrs in the old Pueblo**  
(Mountain Bike Race)
- **Tucson Marathon**  
(Running)
- **Catalina State Park**
- **Mt. Lemmon**
- **Biosphere**
- **Saguaro National park**
- **Sonoran Desert Museum**
- **Miraval & Canyon Ranch**  
destination resort and spas
- **Astronomy Tourism**  
Southern Arizona has some of the clearest skies in the U.S.—about 350 nights of viewing a year. Tour some of the world's most-respected observatories and enjoy the same “good seeing” as the pros.
- **Gem & mineral Show**  
5,000 vendors for all over the world converge on Tucson for the world's largest gem, mineral, meteorite, fossil, gem and jewelry showcase.





# INNOVATION PARK

INNOVATIONPARKAZ.COM

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# CBRE

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