

FOR LEASE
ANCHOR SPACE

COSTCO PLAZA

THORNYDALE & COSTCO | TUCSON, ARIZONA



HIGHLIGHTS:

- ◆ Anchored by Costco.
- ◆ Adjacent to Interstate 10, which can be accessed from both the Ina Road and Orange Grove interchanges.
- ◆ HI (Heavy Industrial) zoning
- ◆ ±19' clear height
- ◆ 1 grade level door and 2 truck wells
- ◆ Retailers within one mile of the site include:



SPECIFICS:

25,815 SF
(can be split;
contact agent)
\$12.00/SF/YR, NNN
*NNN charges currently
estimated at \$4.20/SF.*



TRAFFIC COUNTS (average cars per day)

| | |
|----------------|---------|
| Thornycdale Rd | 31,000 |
| Orange Grove | 46,000 |
| Interstate 10 | 105,000 |

Source: Pima Association of Governments, 2007 Traffic Count Map

DEMOGRAPHIC SUMMARY:

| 2010 Estimates | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|----------|----------|
| Population | 9,151 | 58,613 | 130,786 |
| # Households | 3,143 | 20,726 | 48,831 |
| Avg HH Income | \$62,467 | \$64,463 | \$67,241 |
| # of Employees | 5,576 | 22,061 | 54,276 |

*Source: Applied Geographic Solutions/
TIGER Geography, April 2010*

EXCLUSIVELY REPRESENTED BY:

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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.



SUBJECT →

105,000 acpd

31,000 acpd

46,000 acpd Orange Grove Rd



planned NEIGHBORHOOD
BIG LOTS! BIG 5

fray's

MATTRESS FIRM Walgreens

AutoZone

Ina Rd

Starbucks CHASE CVS pharmacy O'Reilly AUTO PARTS

LOWE'S Improving Home Improvement

OfficeMax

CVS pharmacy

O'Reilly AUTO PARTS

TARGET

LESLIE'S

ACE The national place

Michaels THE BEST AND CHEAPEST

Regency Plaza St

Thornydale Rd

golden corral

TILE OUTLET

CANYON BANK

Sears

SPORTSMAN'S WAREHOUSE

Naughton's

shops shops

THE PRACTICE TEE GOLF LEARNING CENTER

THE HOME DEPOT

GAME TRONIC

WENDY'S

Paddock

Costco Dr

COSTCO

shops

Bassett FURNITURE

Ires Amigos FURNITURE & ACCESSORIES

WESTAR RESTAURANT & BAR

RAKEMARK

Wendy's

SAM LEVITZ FURNITURE

Wendy's

am pm

Bedrosians®

Freddy's STEAKBURGERS

PETSMART

STAPLES

SUNFLOWER

THORNYDALE RD. ±31,000 acpd



← ½ Mile North

Fry's
TARGET
LOWE'S
Improving Home Improvement

Ires Amigos
WORLD IMPORTS
Furniture & Accessories

SAM LEVITZ
FURNITURE

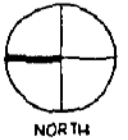
WESTAR
KITCHEN & BATH

→



↓ 125,000 average cars per day

The Practice Tee



Not to scale. For illustration purposes only.