

FOR LEASE

LA CHOLLA PLAZA

NEC Orange Grove & La Cholla, Tucson, Arizona



Exclusively Represented By:
DEBBIE HESLOP, CCIM
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520-326-3200



La Cholla Plaza is located at the northeast corner of Orange Grove and La Cholla in the growing northwest trade area of Tucson, Arizona. The 75,000 SF shopping center was constructed in 2001 and is a handsome example of a neighborhood center.

The anchor space has been leased by Lee Lee Oriental Supermart—their third store in Arizona. Lee Lee's sells grocery items from thirty countries.

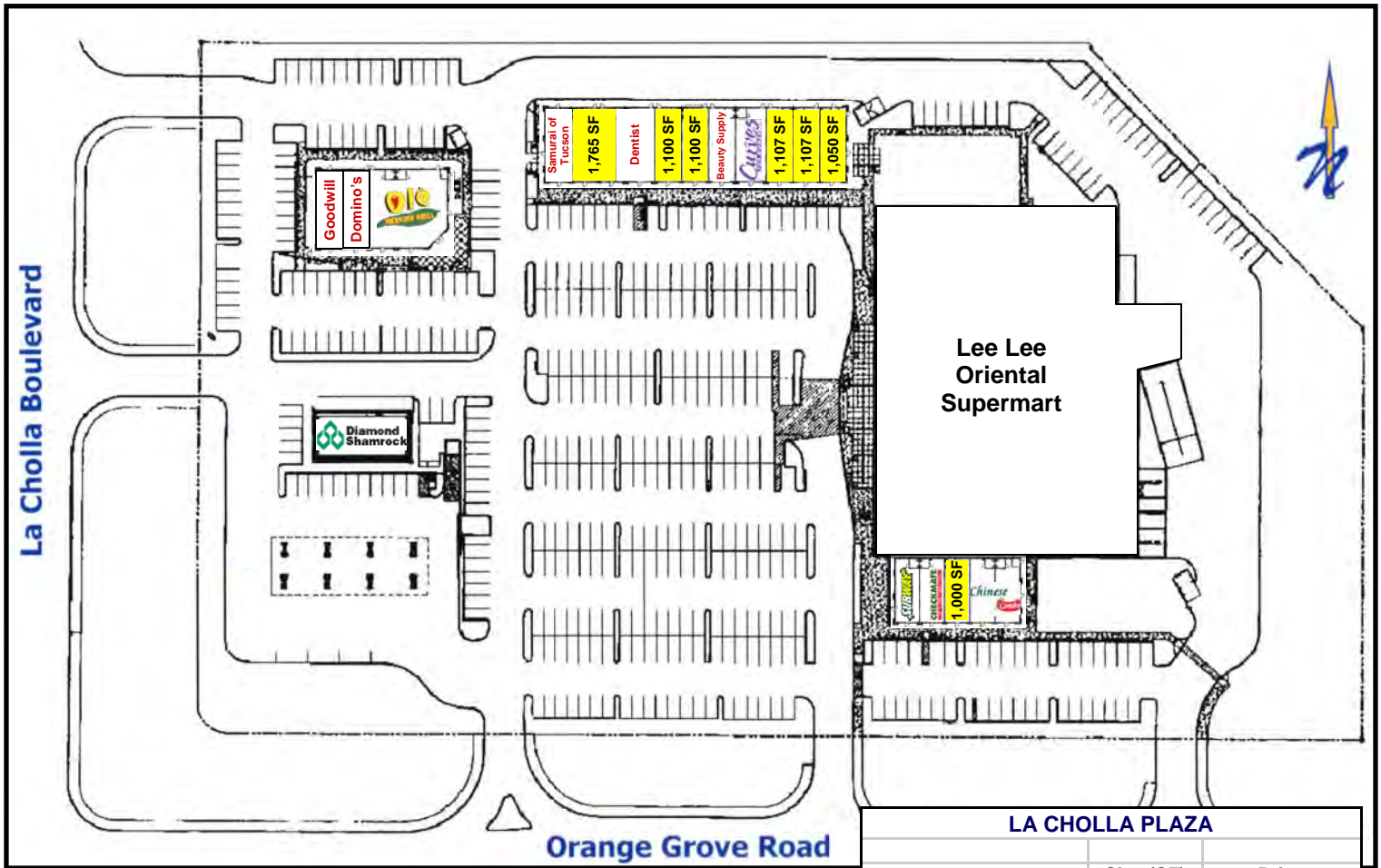
Traffic to the Orange Grove and La Cholla intersection comes from large daytime employment of regional Northwest Medical Center and surrounding medical/office facilities. In addition, the immediate trade area is a densely populated residential area needing retail goods and services. The center has excellent visibility at the intersection and has full access to both Orange Grove and La Cholla.

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. The prospective buyer or tenant should carefully verify all information contained herein.



2730 E Broadway, Suite 200
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TRAFFIC COUNTS:

La Cholla Boulevard 24,000 average cars per day
 Orange Grove Road 24,000 average cars per day
 Total 48,000 average cars per day

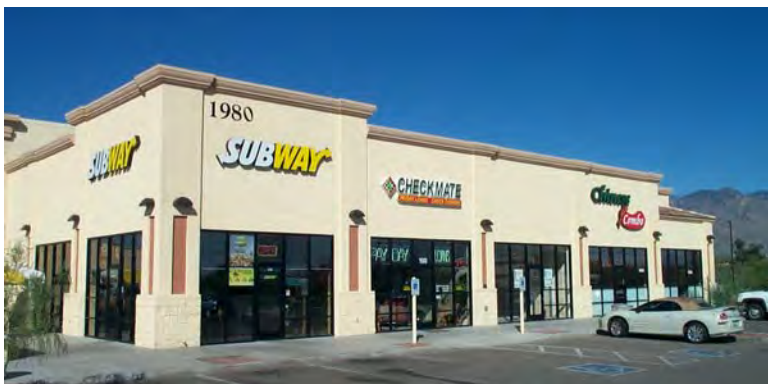
Source: Pima Association of Governments, 2010 Traffic Count Map

DEMOGRAPHIC HIGHLIGHTS:

2010 Estimates	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	6,936	72,855	164,694
Avg. HH Income:	\$65,822	\$63,723	\$65,821

Source: Applied Geographic Solutions/TIGER Geography, April 2010

LA CHOLLA PLAZA		
	Size (SF)	Price
Lee Lee Supermart	51,242	
Subway	1,000	
Checkmate	1,000	
Available	1,000	\$14.00/SF, NNN
Chinese Combo	1,950	
	4,950	
Olé Mexican Restaurant	3,450	
Goodwill Industries	1,195	
Domino's Pizza	1,195	
	5,840	
Samurai of Tucson	1,100	
Available	1,765	\$14.00/SF, NNN
Dentist	1,693	
Available	1,100	\$14.00/SF, NNN
Available	1,100	\$14.00/SF, NNN
Beauty Supply	1,100	
Curves	1,291	
Available	1,107	\$14.00/SF, NNN
Available	1,107	\$14.00/SF, NNN
Available	1,050	\$14.00/SF, NNN
	12,413	
Total SF	74,445	



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