

SEC Speedway Blvd & Camino Miramonte Tucson, Arizona

Rancho Center



For Information, Contact: Debbie Heslop, CCIM - dheslop@volkco.com - 520-326-3200

PROPERTY INFORMATION

Location:

SEC Speedway Blvd/Camino Miramonte—just west of Alvernon Way

Lease Rates:

- 6,000 SF end cap (former restaurant) adjacent to Whole Foods: \$14.00/SF, NNN
- All other suites: \$12.00/SF, NNN

Triple Net Charges:

Currently estimated at \$4.50/SF/yr

DEMOGRAPHIC HIGHLIGHTS

2011 Estimates	1 Mile	3 Miles	5 Miles
Population:	15,472	133,517	272,513
Avg. HH Income	\$52,831	\$47,801	\$48,930

Source: Applied Geographic Solutions/TIGER Geography, August 2011

PROPERTY HIGHLIGHTS

- ◆ Located within minutes of the University of Arizona, El Con Mall, and University Medical Center
- ◆ Great midtown location
- ◆ Variety of national, regional, and local retailers are located along this main east/west corridor
- ◆ Tenants include Whole Foods, Performance Bikes, Zia Records, and many others.

TRAFFIC COUNTS

Speedway Blvd:	56,000 average cars per day
Country Club Rd:	21,000 average cars per day
Alvernon Way:	36,000 average cars per day

Source: Pima Association of Governments, 2010 Traffic Count Map



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.

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LEGEND	
1st Floor	2nd Floor
1. Available – 868 SF	1. Available – 915 SF
2. American Diabetes Assoc.	2. Available – 1,716 SF
3. Arete Sleep Health	3. Kimon Wellness
4. Available – 995 SF	4. Available – 880 SF
	5. Allstate Insurance
	6. Yoga Studios

