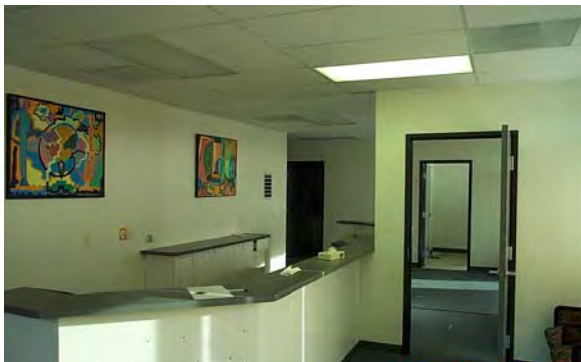


# FOR LEASE

OFFICE  
MEDICAL  
RETAIL

# 8045 SOUTH RITA ROAD

JUST NORTH OF OLD VAIL RD | TUCSON, ARIZONA



## HIGHLIGHTS:

- ◆ Located within Rita Ranch Business Center
- ◆ Current medical buildout; can be converted to retail/office
- ◆ Convenient parking
- ◆ Monument signage available

## SPECIFICS:

2,367 SF—\$20.00/SF, modified gross

## TRAFFIC COUNTS (average cars per day)

Rita Rd	11,000 acpd
Houghton Rd	21,000 acpd
Interstate 10	52,000 acpd

Source: Pima Association of Governments, 2010 Traffic Count Map

## DEMOGRAPHIC SUMMARY:

2011 Estimates	1 Mile	3 Miles	5 Miles
Population	4,031	22,319	47,135
# Households	1,372	7,543	15,822
Avg HH Income	\$76,309	\$71,584	\$70,306
# of Employees	3,933	29,214	36,203

Source: Applied Geographic Solutions/  
TIGER Geography, August 2011

## EXCLUSIVELY REPRESENTED BY:

**DAVE HAMMACK**  
**520-326-3200**  
[dhammack@volkco.com](mailto:dhammack@volkco.com)



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.



Valencia Rd

SAFeway

Nexus Rd

SUBJECT

Fry's Marketplace

Rita Rd

Houghton Rd

UATechPark  
THE UNIVERSITY OF ARIZONA

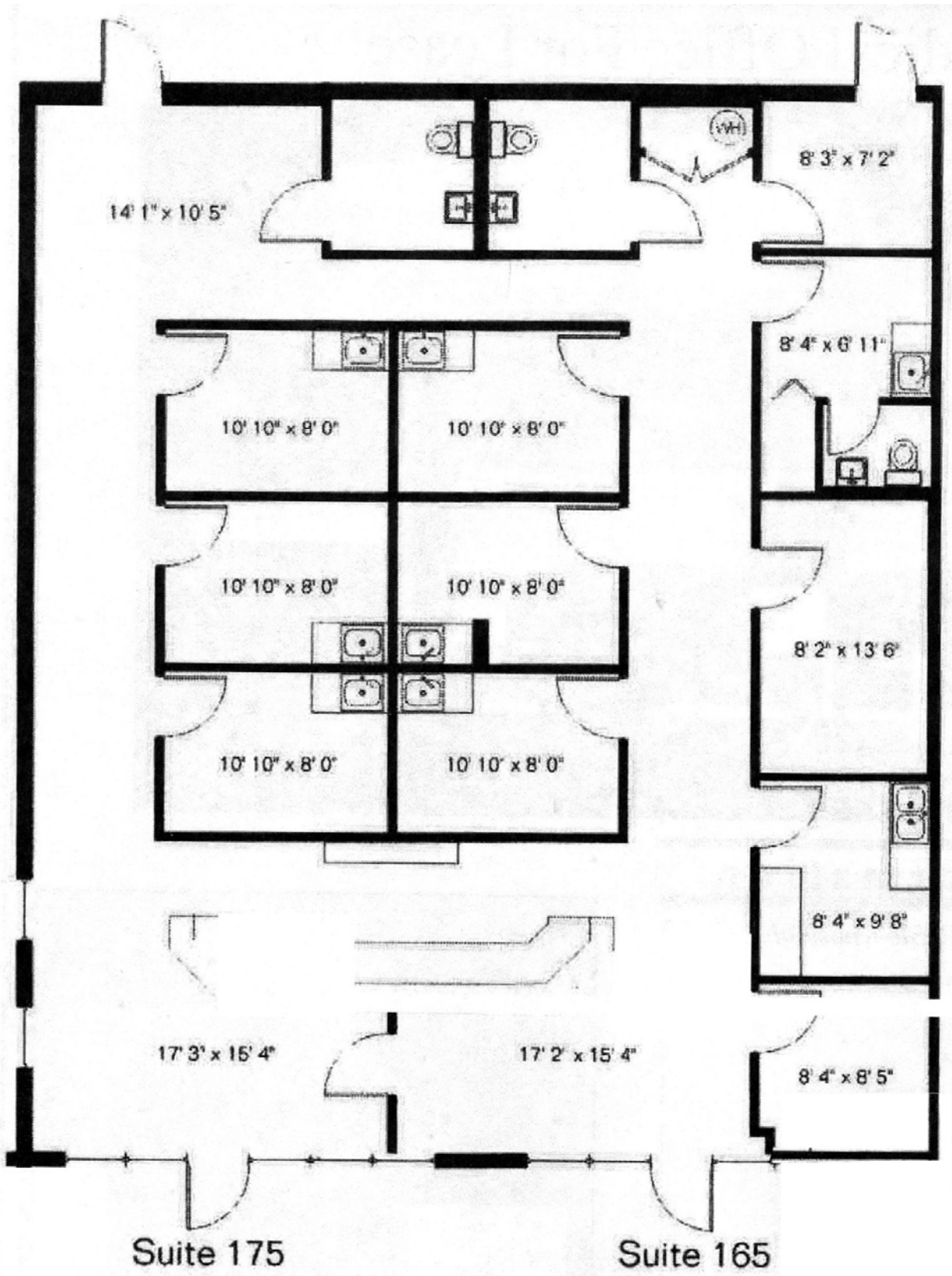
Old Vail Rd

TARGET  
Distribution Center

INTERSTATE  
10

Maryann Cleveland Way

# SPACE PLAN – 8045 SOUTH RITA ROAD



Not to scale. For illustration purposes only.