

RETAIL SPACE FOR LEASE NEC SPEEDWAY/SILVERBELL TUCSON, ARIZONA

FRONTAGE SHOPS BUILDING



LEASE RATE: \$20.00/SF, triple net
SPACE SIZES: 1,000 and 1,400 SF (former nail salon)
COTENANTS: Goodwill Industries, Sally Beauty, and Universal Cleaners
ZONING: C-1 (City of Tucson)

STRONG RETAIL LOCATION:

- Frontage pad in busy Albertson's-anchored center
- Excellent access and visibility
- Attractive building construction (2006)
- Mature and densely populated trade area
- Gateway intersection to west sector of Tucson, near hospital, college, offices

TRAFFIC COUNTS (PAG, 2010)

Speedway Blvd: 23,000 acpd
 Silverbell Road: 31,000 acpd
 Total: 54,000 acpd

PROJECT NEIGHBORS:



Exclusively Represented By:



Brenna Lacey
 2730 E Broadway Blvd, Ste 200
 Tucson, Arizona 85716
 520-326-3200 Phone
 520-327-7906 Fax
www.volkco.com

DEMOGRAPHIC HIGHLIGHTS

2011 Estimates	1 Mile	3 Miles	5 Miles
Population	9,736	82,949	209,504
Avg. HH Income	\$44,834	\$42,100	\$45,902

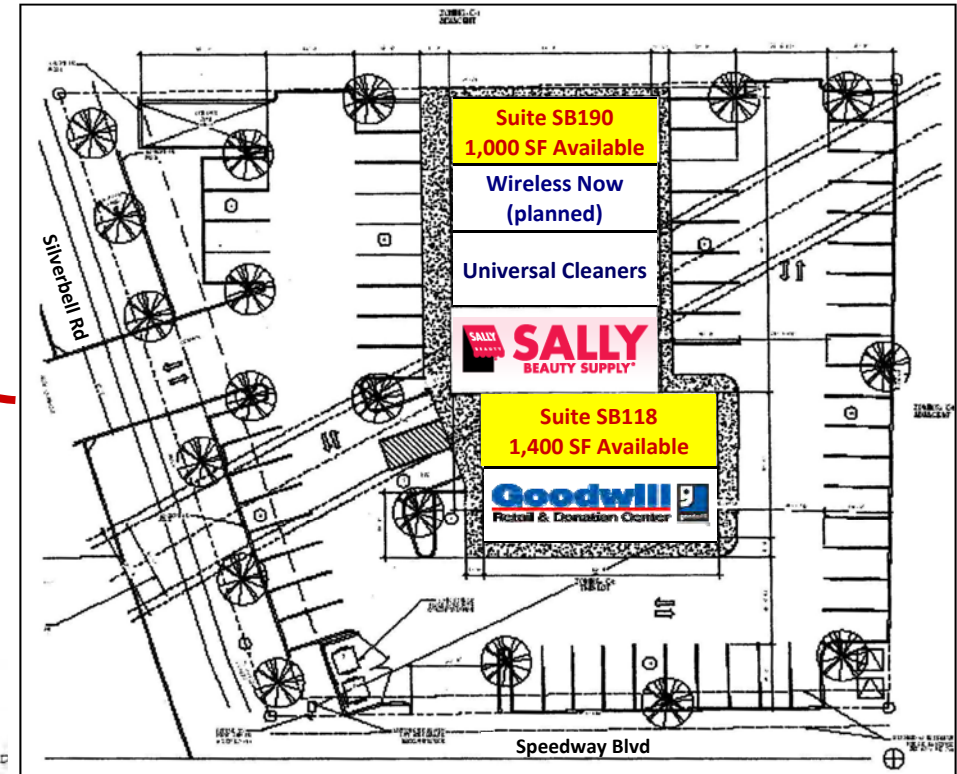
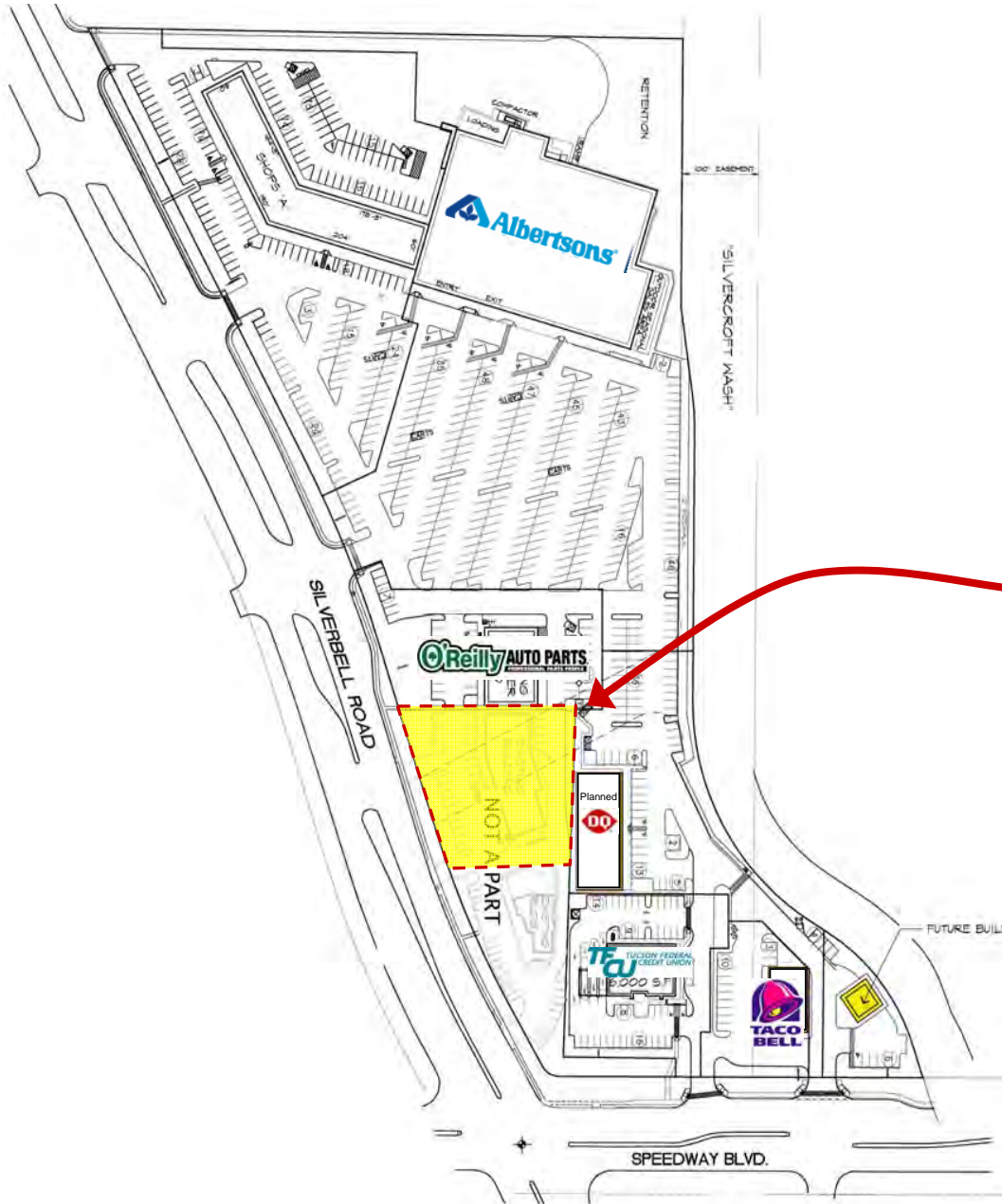
Source: Applied Geographic Solutions/TIGER Geography, August 2011



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.

SILVERBELL PAVILION

SITE PLAN



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