

# INVESTMENT OPPORTUNITY

## NEC SPEEDWAY/SILVERBELL , TUCSON, ARIZONA

### RETAIL SHOPS BUILDING ALBERTSON'S ANCHORED CENTER



**PRICE:** \$1,142,000  
**SIZE:** ±7,343 SF  
**TENANTS:** Goodwill Industries, Sally Beauty, Wireless Now (out for signature), Universal Cleaners  
**OCCUPANCY:** 67% (January 2012)

#### STRONG PROPERTY FUNDAMENTALS:

- Frontage pad in busy Albertson's-anchored center
- Minimal vacancy in area projects
- 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

#### ADJACENT NEIGHBORS:



For complete package, contact exclusive agent:



**Brenna Lacey**  
 2730 E Broadway Blvd, Ste 200  
 Tucson, Arizona 85716  
 520-326-3200 Phone  
 520-327-7906 Fax  
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#### 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

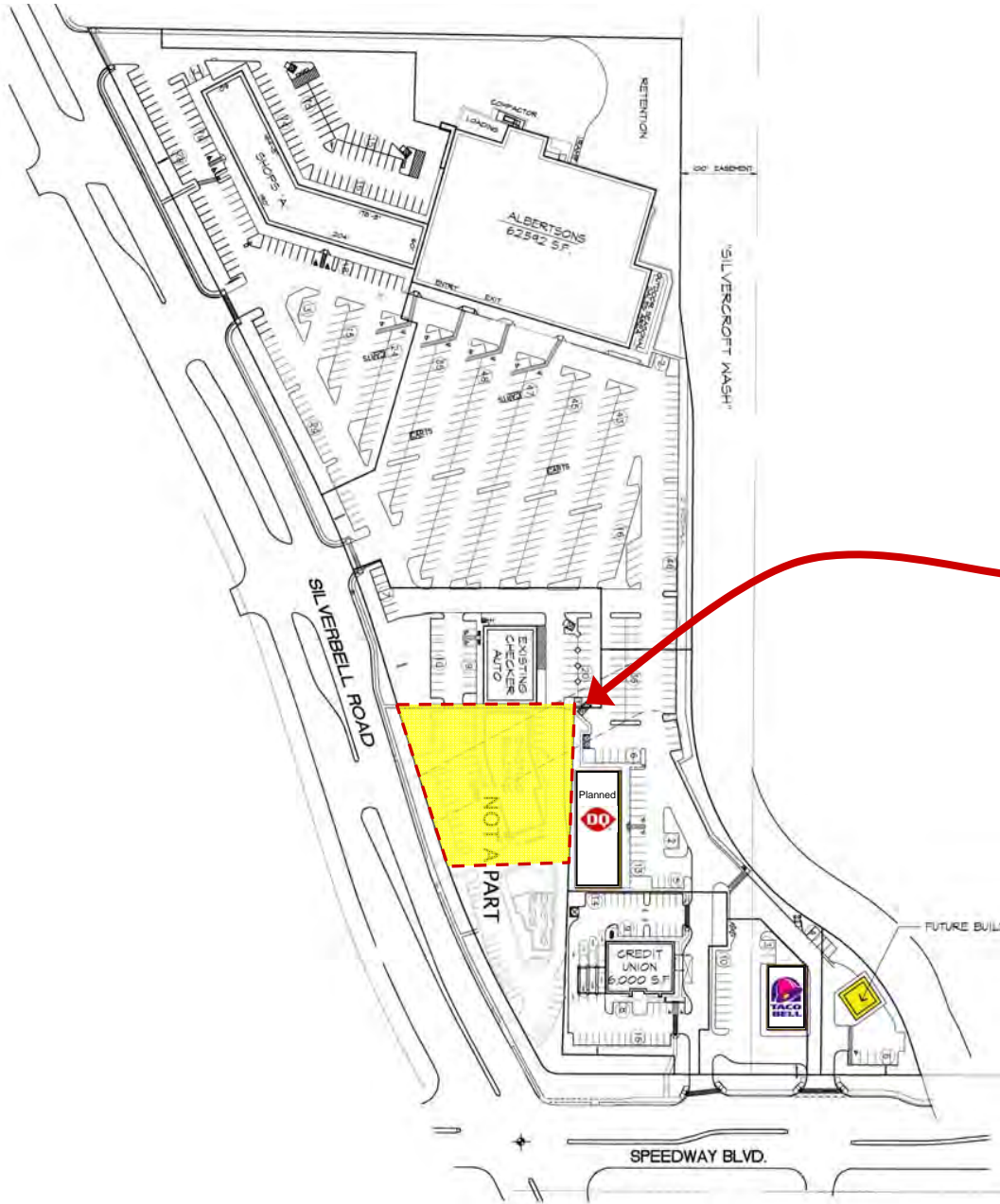
Source: Applied Geographic Solutions/TIGER Geography, August 2011



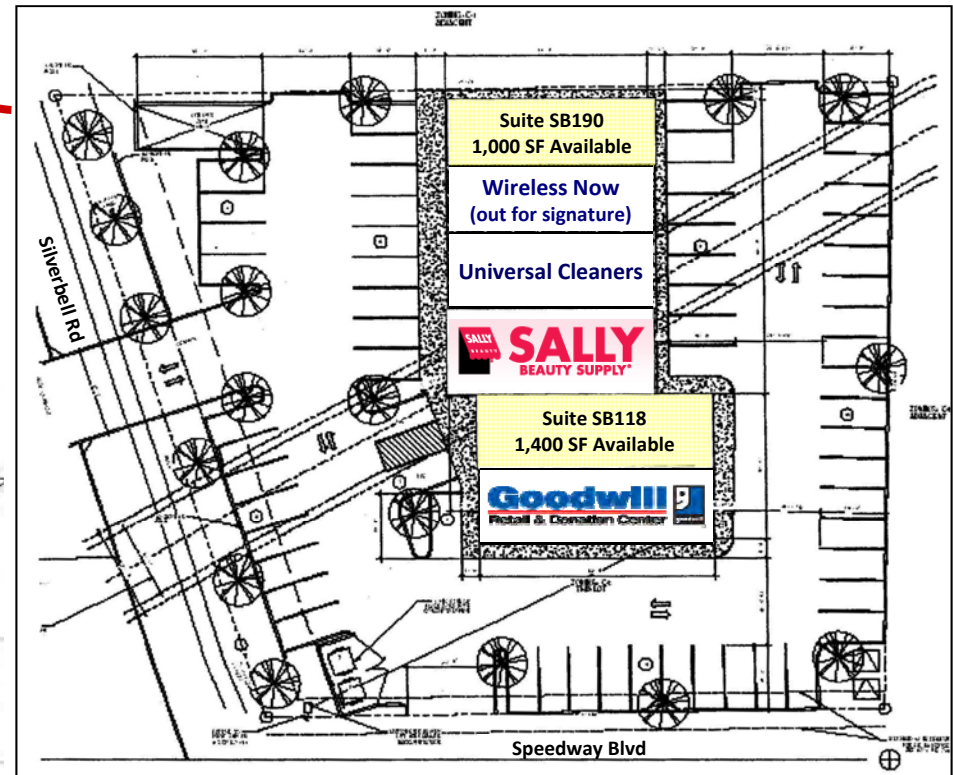
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# SILVERBELL PAVILION

# SITE PLAN



SUITE	TENANT	SQUARE FOOTAGE
SB100	Goodwill Industries	1,213
SB136	Sally Beauty Supply	1,400
SB154	Universal Cleaners	1,165
SB172	Wireless Now (OFS)	1,165



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