

# VALENCIA MERCADO



**Exclusively Represented By: TERRY DAHLSTROM — VOLK COMPANY — 520-326-3200**

**Location:**

Northeast corner of Valencia Road & 12th Avenue. This center is located in the retail hub of southwest Tucson.

**Space Available:**

900-2,400 SF (Do not disturb tenants.)

**Anchor:**

Food City

**Mini Anchors:**

Peter Piper Pizza

**Pad Users:**

McDonald's, Jack-in-the-Box, & Church's Fried Chicken

**Lease Rate:**

\$19.00-\$22.00 per square foot, depending on size

**Triple Net Charges:**

\$4.79/SF

**Parking:**

Approximately 300 parking spaces

**TRAFFIC COUNTS**

Valencia Road: 44,000 average cars per day  
 12th Avenue: 20,000 average cars per day  
 Total: 64,000 average cars per day

Source: Pima Association of Governments, 2010 Traffic Count Map

**DEMOGRAPHICS**

2015 Projections	2 Miles	3 Miles	4 Miles
<b>Population</b>	51,425	94,937	143,645
<b>Avg. HH Income</b>	\$49,623	\$48,495	\$48,094

Source: Applied Geographic Solutions/TIGER Geography, April 2010

**COMMENTS:**

This shopping center was recently remodeled and is situated in the heart of southwest Tucson. It is located just minutes from the new, state of the art I-19/Valencia interchange. 12th Avenue was recently widened, which should increase traffic volume for this intersection. There is an active small tenant mix, including Subway, Ace Quick Cash, L'Amour Nails, Jackson Hewitt, Comtek Cellular & Paging, TNT Fashions, American Family Insurance, USA Pawn and Jewelry, and Citro Chiropractic.



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.

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**\* An Arizona licensed real estate agent or broker at Volk Company has an ownership interest in this property. \***

