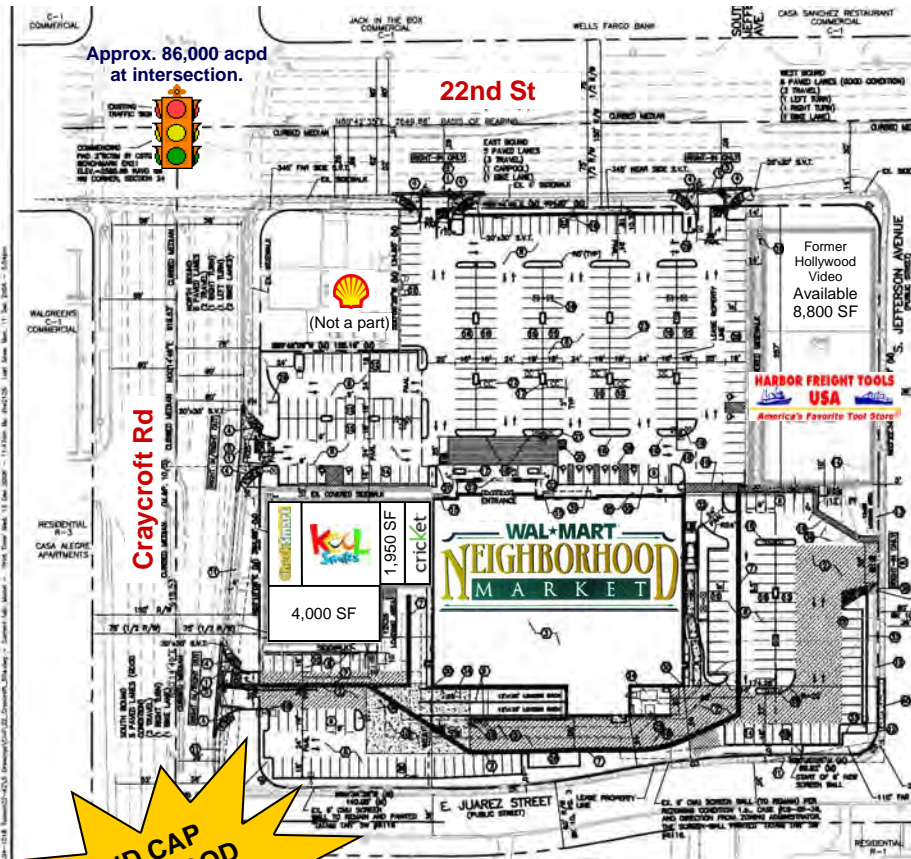


WAL-MART NEIGHBORHOOD MARKET SHOPPING CENTER

COUNTY FAIR SHOPPING CENTER



SEC 22nd Street & Craycroft Road, Tucson, Arizona



Wal-Mart Neighborhood Market

Now Open!

RENT:

\$20.00/SF

EST. TRIPLE NET CHARGES:

\$3.95/SF

APPROXIMATE SIZES:

1,950 – 8,800 SF

Exclusively Represented By:

TERRY DAHLSTROM
terrydahlstrom@volkco.com

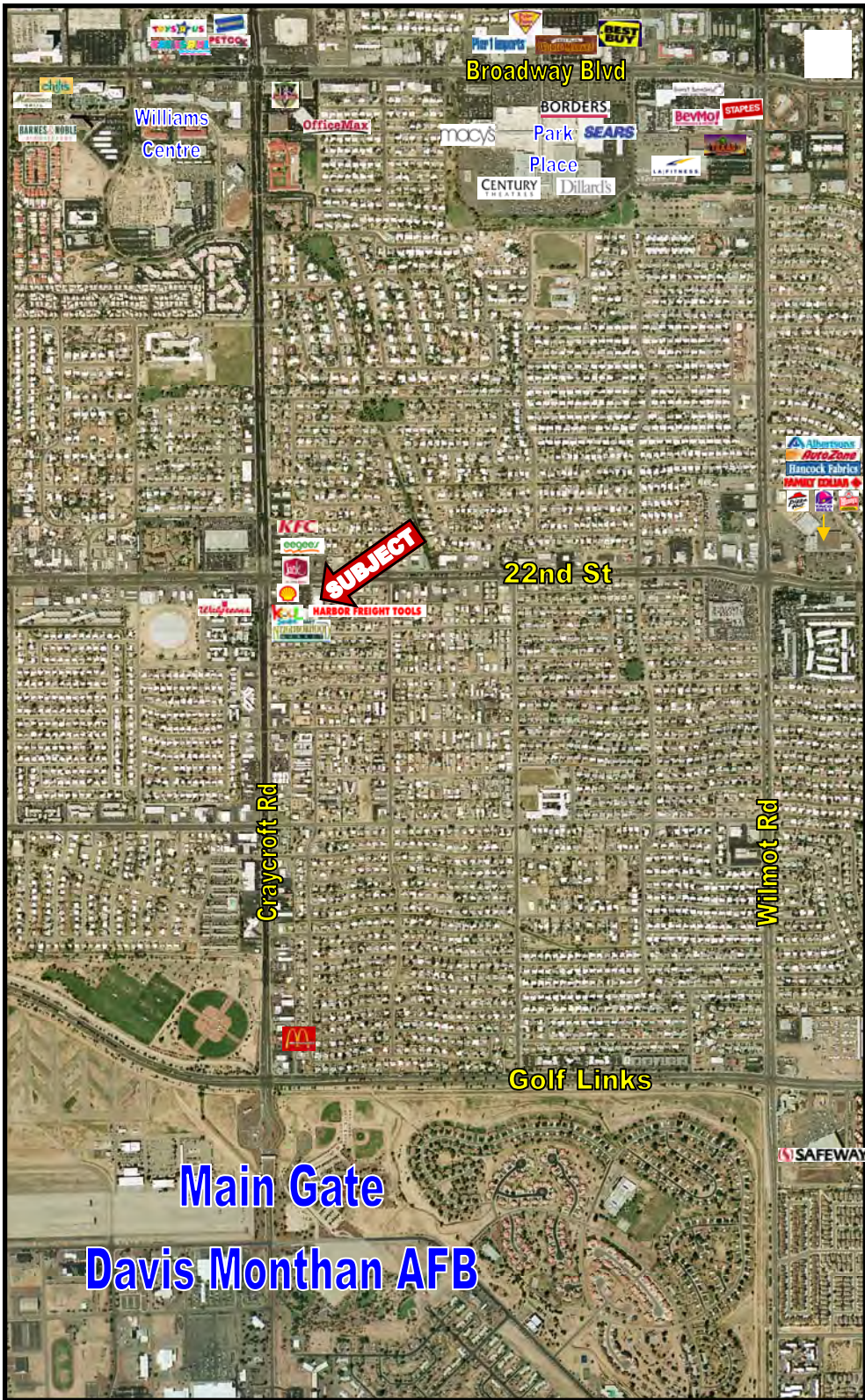
520-326-3200



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.

2730 E Broadway, Suite 200
Tucson, Arizona 85716

Phone: 520-326-3200
Fax: 520-327-7906



COUNTY FAIR SHOPPING CENTER

SEC 22nd Street/Craycroft
Tucson, Arizona

TRAFFIC COUNTS:

22nd Street	52,000 Avg. CPD
Craycroft Road	34,000 Avg. CPD
Total	86,000 Avg. CPD

Source: Pima Association of Governments, 2007

DEMOGRAPHICS:

2010 Estimates	1 Mile	3 Miles	5 Miles
Population	16,995	112,673	283,153
Avg. HH Income	\$47,603	\$48,758	\$52,905
Total Employees	8,247	68,797	168,991

Source: Applied Geographic Solutions/TIGER Geography April 2010

SHOPPING CENTER DATA

Total Size:	Approx. 74,000 SF
Parking:	Approx. 400 spaces
Zoning:	C-1, Commercial

MAJOR TENANTS:

Tenant	Size
 WAL-MART NEIGHBORHOOD MARKET	±41,000 SF
 HARBOR FREIGHT TOOLS USA America's Favorite Tool Store	±15,199 SF
 Kool Smiles	±8,000 SF

COMMENTS:

This shopping center site is located on the going-home side of 22nd Street. Craycroft Road is the main arterial into Davis-Monthan Air Force Base, which is approximately one mile south of the shopping center. The base is one of Tucson's largest employers.

Exclusively Represented By:
Terry Dahlstrom — Volk Company
(520) 326-3200