



## HIGHLIGHTS

- Very busy shopping center with a strong, diverse mix of discount retailers well-suited to the surrounding area
- Located one mile from Interstate 10
- Two bus stops at the property (#17 and #10)

## AVAILABLE SPACE

SUITE	SIZE	SPACE
1324	±5,907 SF	Open gray shell condition

Base rental rate: \$8.00/SF.

NNN charges estimated at \$3.06/SF

Exclusively represented by

**JERAMY PRICE**

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## DEMOGRAPHICS

(2017 estimates)

	1 Mile	3 Miles	5 Miles
Population	15,193	101,042	220,440
Avg. HH Income	\$40,127	\$44,619	\$55,974
Total employees	9,759	54,304	157,382

Source: Applied Geographic Solutions/TIGER Geography, April 2017

## TRAFFIC COUNTS

Prince Rd	22,949 avg. cars per day (2015)
Flowing Wells Rd	22,606 avg. cars per day (2015)
Total:	45,555 avg. cars per day

Source: Pima Association of Governments Traffic Volumes Database

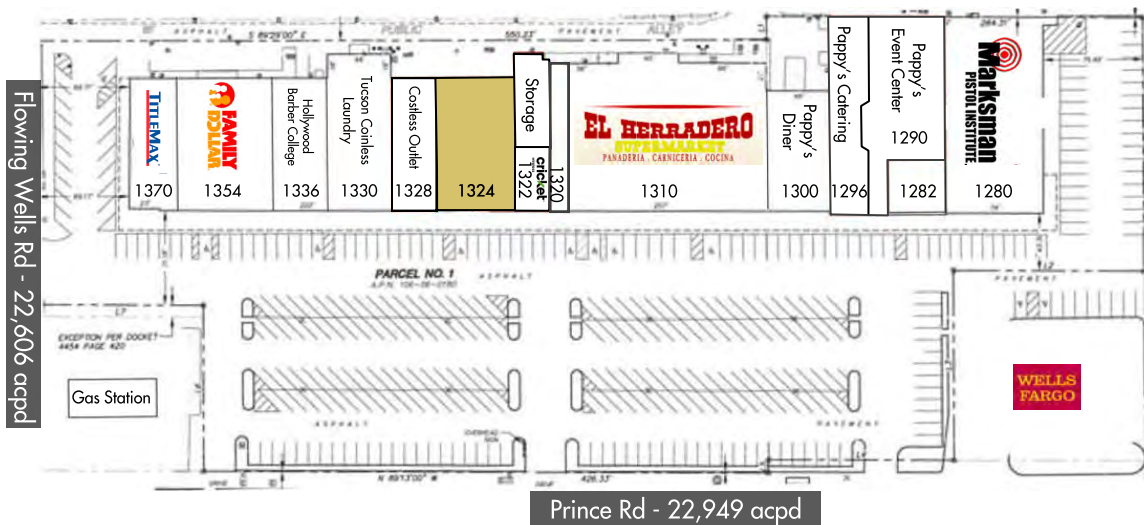
## JOIN



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.



SUITE	TENANT	SF
1280	Marksman Pistol Institute	10,471
1282	Liberty Tax	1,348
1290	Pappy's Event Center	6,750
1296	Pappy's Catering	4,823
1300	Pappy's Diner	4,400
1310	El Herradero Supermarket	15,000
1320	Rodney D. Young Insurance	1,512
1322	Cricket	1,450
	Pappy's Storage	1,630
	Landlord's Utility and Maintenance Room	1,040
1324	AVAILABLE	±5,907
1328	Costless Outlet	±3,211
1330	Tucson Coinless Laundry	5,400
1336	Hollywood Barber College	3,070
1354	Family Dollar	10,832
1370	TitleMax	2,277
	<b>TOTAL SF</b>	<b>79,121</b>



Not to scale. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Shopping Center or adjacent areas.