



Exclusively represented by

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HIGHLIGHTS

- Grocery-anchored shopping center serving a broad trade area that includes the communities of Catalina and Oracle
- Extremely strong foot traffic generated by a successful Bashas'
- Attractive, well-maintained property built in 2006
- Catalina is experiencing significant development activity, including nearby new store openings for Dollar General, O'Reilly Auto Parts, and Tractor Supply

AVAILABLE SPACE

SIZE	RENT	SPACE
±900 SF	\$18.00/SF NNN	Retail/office
±1,400 SF	\$18.00/SF NNN	Former salon
±2,315 SF	\$17.00/SF NNN	Vanilla shell

Contact Agent for potential end cap availability.

**NNN charges estimated at \$7.68/SF*

DEMOGRAPHICS

(2017 estimates)	3 Miles	5 Miles	10 Miles
Population:	16,897	33,551	90,083
Avg. HH Income:	\$77,612	\$94,674	\$99,169

Source: Applied Geographic Solutions/TIGER Geography, April 2017

TRAFFIC COUNT

Oracle Road:	31,742 avg. cars per day (2015)
Golder Ranch Dr:	8,702 avg. cars per day (2015)

Source: Pima Association of Governments, Traffic Volumes Database and ADOT

JOIN:

Bashas'



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SUITE	TENANT	SF
180	Chuy's	±2,000
160	Available 2/1/18	±900
140	Domino's Pizza	±1,200
120	Golder Ranch Nails	±1,200
100	H&R Block	±1,050
Anchor	Bashas'	±54,022
182	Available (former salon)	±1,400
168	Frank's Smoke Shop	±1,350
146	Great Clips	±1,100
124	Mail Well Shipping	±1,000
102	Nico's Taco Shop	±1,250
190	Subway	±1,550
150	Available (vanilla shell)	±2,315
110	Long Realty	±2,280



Not to scale. - for illustration purposes only. 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.