



### AVAILABLE SPACE

SUITE	SIZE	RENT
9430 #102*	1,200 SF	\$15.00/SF, NNN
9440	8,450 SF	\$12.00/SF, NNN

\* Do not disturb Tenant.

NNN charges estimated at \$5.99/SF

### HIGHLIGHTS

- Anchored by Safeway and Walgreens
- High density, east Tucson location
- Fast growing trade area
- Adjacent to newer LA Fitness

### JOIN:



### DEMOGRAPHICS

(2017 estimates)

	1 Mile	3 Miles	5 Miles
Population	11,907	78,446	149,253
Avg. HH Income	\$75,608	\$64,634	\$63,264
Total employees	1,285	13,284	38,629

Source: Applied Geographic Solutions/TIGER Geography, April 2017

### TRAFFIC COUNTS

Golf Links Rd:	29,212 avg. cars per day (2017)
Harrison Rd:	9,475 avg. cars per day (2016)
Total:	38,687 avg. cars per day

Source: Pima Association of Governments Transportation Data Management System

Exclusively represented by

**JERAMY PRICE**

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**520.326.3200**

Old Spanish Trail

Pier 1 Imports  
GameStop  
NextCare URGENT CARE  
Walgreens  
TARGET GREATLAND  
fry's  
IDEAL  
CHILDTIME  
MATTRESS FIRM  
Shell  
Village Inn  
COST CUTTERS' (FAMILY HAIR CARE)  
SUBWAY  
COLD STONE CREAMERY

22nd St

CHIPOTLE  
FIVE GUYS  
MATTRESS FIRM  
VALERO  
BED BATH & BEYOND  
Kirkland's  
ROSS DRESS FOR LESS  
dressbarn  
OfficeMax  
ULTA  
PETCO

Old Spanish Trail

Marshall Elementary School  
± 303 students

29th St

Dunham Elementary School  
± 227 students

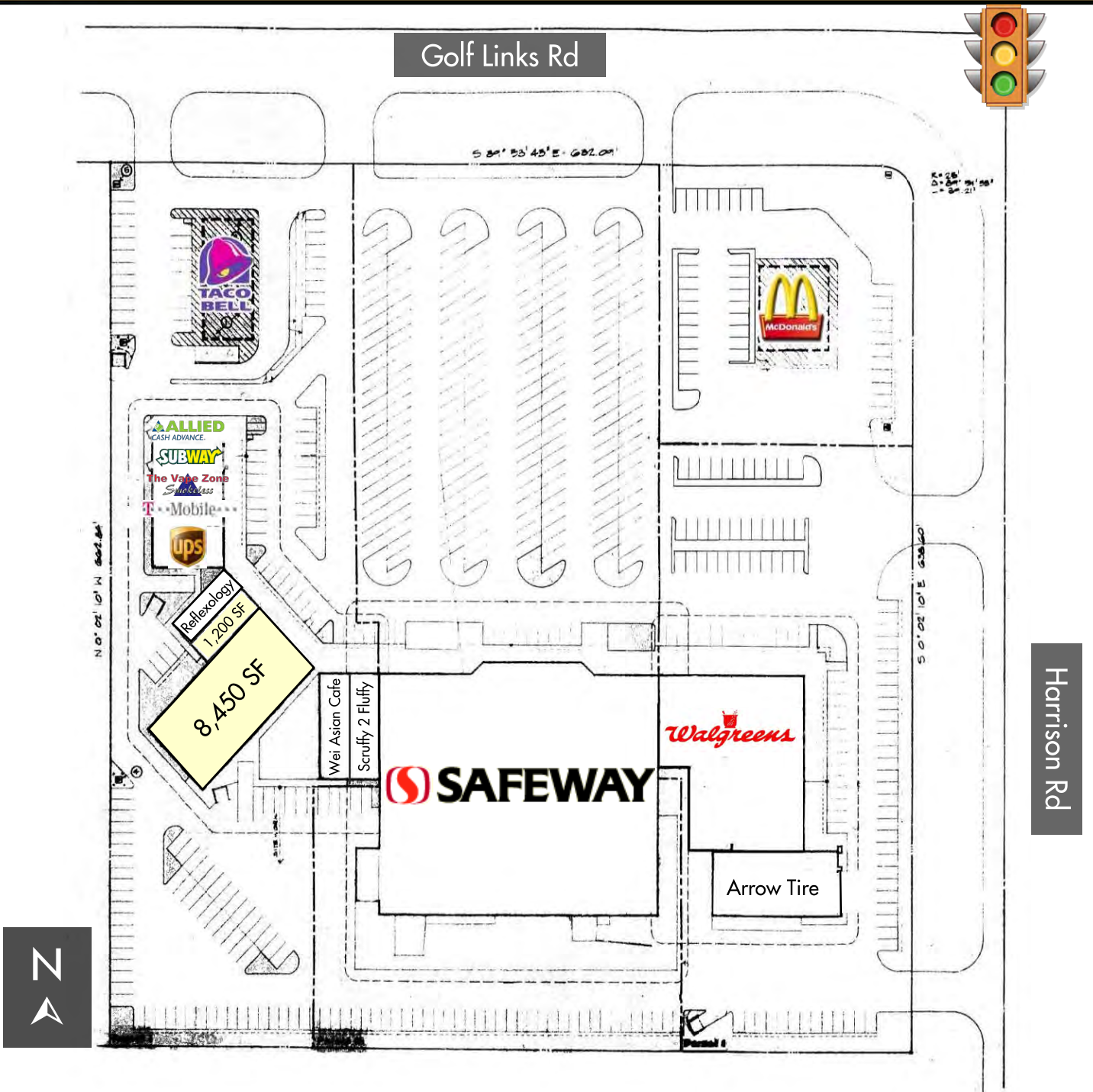
Harrison Rd

O'Reilly  
DOLLAR TREE  
BIG LOTS  
TACO BELL  
SUBWAY  
SAFEMART  
SAFEMART  
CHASE  
PLATINUM FITNESS  
ACE Hardware  
K  
PIZZA HUT  
PIMA COUNTY PUBLIC LIBRARY

Golf Links Rd

SITE





Suite	Tenant
9420 #100	Allied Cash Advance
9422 A2	Subway
9420 #104	T-Mobile
9420 #110	The Vape Zone
9420 #108	The UPS Store

Suite	Tenant
9430 #100	Reflexology
9430 #102*	1,200 SF AVAILABLE
9440	8,450 SF AVAILABLE
9450 #100	Scruffy to Fluffy
9450 #102	Wei Asian Cafe

\* Do not disturb Tenant.

Not to scale - for illustration 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.