

Anchor Space at Ajo & Mission

San Xavier Plaza, Tucson, Arizona



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Traffic counts source: Pima Association of Governments
 & ADOT Transportation Data Management System

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AVAILABLE SPACE

- Anchor space from 25,500 to 41,000 square feet
- Lease, ground lease, or build-to-suit
- Call agents to inquire

HIGHLIGHTS

- Located at a high traffic, signalized intersection of two major streets
- Well-positioned to serve a dense, captive market
- Flexible existing site with potential for new site plan

TRAFFIC COUNTS

Ajo Way	37,808 avg. cars per day (2016)
Mission Rd	22,944 avg. cars per day (2016)
Total	60,752 avg. cars per day

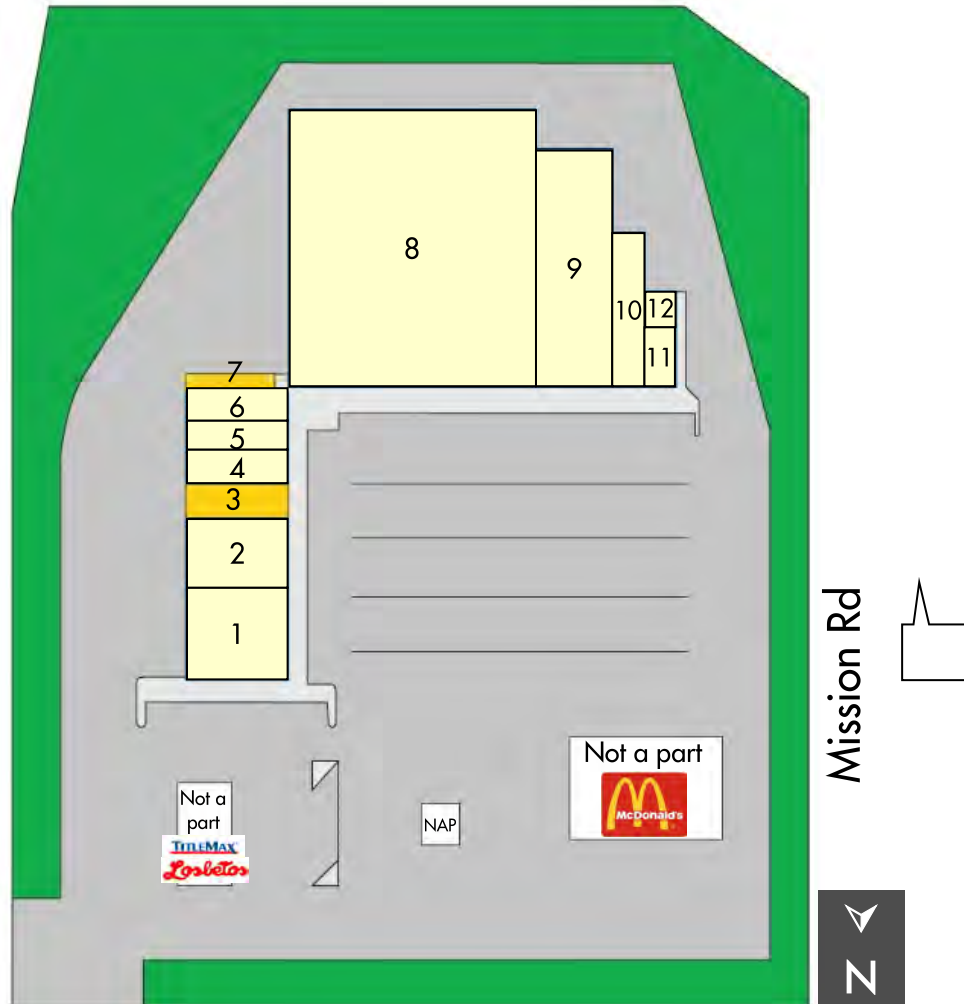
Source: Pima Association of Governments & ADOT Transportation Data Management System

DEMOGRAPHICS

(2017 estimates)

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	12,031	80,289	210,906
Avg. HH Income	\$43,855	\$43,787	\$45,497
Total Employees	942	23,480	117,591

Source: Applied Geographic Solutions/TIGER Geography, April 2017



Ajo Way - 37,808 acpd

SITE SUMMARY		
1	AVAILABLE	3,000 SF
2	AVAILABLE	3,000 SF
3	Ace Cash Express	1,050 SF
4	AVAILABLE	988 SF
5	AVAILABLE	1,410 SF
6	Tortilla Factory	960 SF
7	AVAILABLE	819 SF
8	AVAILABLE	25,500 SF
9	AVAILABLE	7,500 SF
10	AVAILABLE	2,000 SF
11	AVAILABLE	1,250 SF
12	AVAILABLE	400 SF

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.

