

VALENCIA MERCADO

NEC Valencia & 12th Ave, Tucson, Arizona



HIGHLIGHTS

- In the heart of the strong southwest Tucson trade area
- Top-performing Food City draws heavy foot traffic
- Less than a mile from high-traffic Interstate 19, offering direct access to residents of southern Arizona communities and Mexico
- Active tenant mix with successful retailers and restaurants

AVAILABLE SPACE

| SIZE | RENT | SPACE |
|------------|-----------------|-----------------------|
| ±1,800 SF* | \$20.00/SF, NNN | Retail showroom |
| ±2,640 SF* | \$12.00/SF, NNN | Do not disturb tenant |

*Contiguous up to ±4,440 SF. NNNs estimated at \$4.50/SF.

DEMOGRAPHICS

(2016 estimates)

| | 2 Mile | 3 Miles | 4 Miles |
|-----------------|----------|----------|----------|
| Population | 48,654 | 89,621 | 129,734 |
| Avg. HH Income | \$40,405 | \$40,897 | \$42,577 |
| Total Employees | 10,563 | 23,406 | 38,688 |

Source: Applied Geographic Solutions/TIGER Geography, April 2016

TRAFFIC COUNT

| | |
|----------------|---------------------------------|
| Valencia Road: | 44,997 avg. cars per day (2013) |
| 12th Avenue: | 18,380 avg. cars per day (2015) |
| Total: | 63,377 avg. cars per day |

Source: Pima Association of Governments, Traffic Volumes Database

Exclusively represented by

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JOIN:

FOOD CITY

peter piper pizza.

USA Pawn
AND JEWELRY COMPANY

JACK IN THE BOX

ACE CASH EXPRESS

cricket
wireless

McDonald's

Church's
CHICKEN

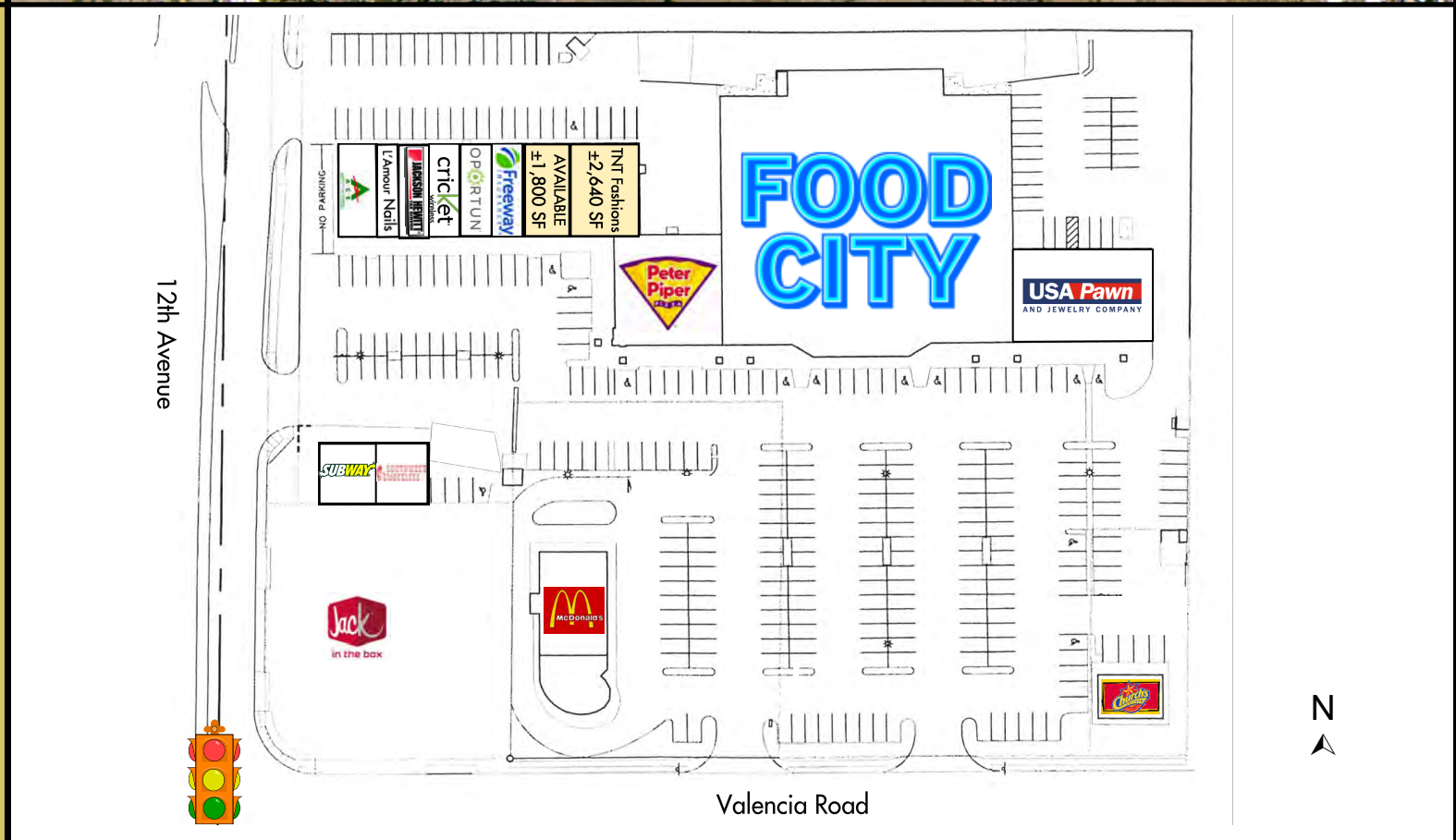
SUBWAY

OWNER/AGENT: An Arizona licensed real estate agent or broker at Volk Company has an ownership interest in this property.

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Traffic counts source: Pima Association of Governments, Traffic Volumes Database



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.