

BRAND NEW BASS PRO 20-YEAR GROUND LEASE FOR SALE!
INTERSTATE 10 FRONTAGE
MARKETPLACE AT THE BRIDGES — TUCSON, ARIZONA



HIGH IMPACT LOCATION

TRADE AREA EXCEEDS

845,000 PEOPLE

**HEAVY TRAFFIC AND
HIGH VISIBILITY**

OVER 102,000 VEHICLES
DAILY ON INTERSTATE-10

PROVEN SUCCESS

VISITORS TO CENTER
EXCEEDED 966,000 IN
JANUARY 2025
(Source: Placer.ai)

Exclusively represented by :

BRENNALACEY

brennalacey@volkco.com
520.495.2233

PRICE: \$10,200,000

**OPENING 2026
NOW UNDER CONSTRUCTION**

NEXT TO

#1 COSTCO IN ARIZONA

#1 WALMART IN ARIZONA

Source: Placer.ai



PLEASE CONTACT AGENT FOR ADDITIONAL INFORMATION. CONFIDENTIALITY AGREEMENT REQUIRED FOR LEASE RATES AND DETAILS.

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. Not to scale- for illustration only. All projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

GROUND LEASE INFO

LEASE TYPE	Absolute Net Lease
TENANT	Bass Pro Outdoor World, LLC
GUARANTOR	Great Outdoors Group, LLC (Parent Org.)
BUILDING	100,974 SF (Per Plans)
LAND	12.79 Acres
RENT START	April 4, 2025
TERM	20 Years with Options

Volk Company is pleased to present for sale the ground leased interest in a Bass Pro currently under construction in Tucson, Arizona. The subject property is strategically located on Interstate 10 in Marketplace at the Bridges, a centrally located 112-acre commercial center in Tucson, AZ. The project spans two freeway interchanges. The Bass Pro site sits amidst a blockbuster line-up of neighbors such as Costco, Walmart, the University of Arizona Tech Park, GEICO regional headquarters, new residential developments, several hotels and many restaurants and retailers.

(Source: Placer.ai)

DEMOGRAPHICS

SOURCE: ESRI

	15 MIN	20 MIN	TUCSON MSA
TOTAL POPULATION	423,782	845,954	1.1 M
AVG HH INCOME	\$66,491	\$74,631	\$92,825
TOTAL EMPLOYEES	267,573	364,571	465,249

TRAFFIC COUNTS

SOURCE: REGIS SITES USA 2025

INTERSTATE 10	102,011 AADT
KINO AVENUE	50,534 AADT
PARK AVENUE	28,419 AADT



PRICE

\$10,200,000

SUBJECT TO
CONFIDENTIALITY
AGREEMENT

CLICK HERE

LEASE SUMMARY

SUBJECT TO
CONFIDENTIALITY
AGREEMENT

CLICK HERE



PROJECT Marketplace at the Bridges offers immediate identity as one of the premier retail projects in the Tucson Metro Area. Strengthened by its multi-use appeal of retail, employment, residential, educational, hotel and entertainment offerings, the entire Bridges project draws almost 1,000,000 people per month.

LOCATION Bass Pro is accessed through the main rotary into Marketplace. Located 10 minutes from Tucson International Airport, 6 minutes from Downtown, 5 minutes from the University of Arizona, it will serve all of Southern Arizona. The trade area for this location extends throughout Tucson and its surrounding communities, as well as into northern Mexico which is approximately 1 hour away.

RETAIL POWER 350 acres of mixed-use development. Over 1M square feet of retail. Over 400 hotel rooms. 550 housing units. Over 6,000 employees. A vibrant hub for the majority of Tucson's population.

TRAFFIC Marketplace Boulevard is accessed by east and west entrances with freeway interchanges and traffic lights at both Kino Parkway and Park Avenue.



TRAFFIC COUNTS

INTERSTATE 10	102,011 AADT
KINO AVENUE	50,534 AADT
PARK AVENUE	28,419 AADT

SOURCE: REGIS SITES USA 2025aa

DEMOGRAPHICS (2023 Estimates)

	15 MIN	20 MIN	TUCSON MSA
Total Population	423,782	845,954	1,066,578
Average Household Income	\$66,491	\$74,631	\$92,825
Total Employees	267,573	364,571	465,249

SOURCE: ESRI 2024

DRAWING POWER OF THE BRIDGES

The dynamic location and synergistic environment of The Bridges has created vibrant and highly successful opportunities for the Tucson community. Multi-faceted districts within the The Bridges have contributed to a buzzing hub of activity over the past 20 years with retailers, employers, restaurants, hotels, employment centers and entertainment venues taking advantage of its well-known success and continual growth.

IMPRESSIVE RETAIL RESULTS!

- ⇒ #1 COSTCO (AZ)
- ⇒ #1 WALMART (AZ)
- ⇒ #1 CENTURY THEATRE
- ⇒ #1 WHATABURGER
- ⇒ #1 ATI (AZ)
- ⇒ #1 GREAT CLIPS
- ⇒ #1 MISTER CAR WASH (AZ)
- ⇒ #1 SALAD N GO
- ⇒ #1 DISCOUNT TIRE
- ⇒ #1 NEXTCARE URGENT CARE (AZ)









In 2022, Bass Pro Shops celebrated the 50th anniversary of its founding. The company employs over 40,000 people across their 200 stores and enjoys the support of the most dedicated customer base in the outdoors. Each year, millions of outdoorsmen and women shop at Bass Pro Shops or Cabela's locations across the United States and Canada. Today the company Founded in 1972 by Johnny Morris, today the company provides premier destination retail, outdoor equipment manufacturing, world-class resort destinations and more. The signature creativity and attention to detail in every location are hallmarks of every experience from Johnny Morris, who is often referred to as "The Walt Disney of the Outdoors" for creating amazing experiences that connect people with nature.

At its core, their mission is to inspire everyone to enjoy, love and conserve the great outdoors by connecting new audiences to the outdoors, conserving wildlife and habitat, and advocating for sportsmen's rights.

Per Bass Pro: At this new location, expert Outfitters will further our conservation mission through hands-on demonstrations and interactive activities, such as "Gone Fishing," an annual event which aims to introduce families to fishing through catch-and-release ponds, casting games and free fishing seminars with the goal of creating the next generation of conservationists. More than 100,000 kids caught a fish at Bass Pro Shops events last year alone, many for the first time. The change rounded up at each register inside the new Tucson location will be funneled directly into local conservation efforts through nonprofit organizations in the region that protect wildlife and habitat.



TUCSON'S CONTINUING GROWTH

Tucson's Metro population is estimated at \$1.2M. The continued in-migration of people to Arizona positively impacts Tucson and translates directly to increased labor availability. Tucson's growth has attracted large national corporations to locate regional and headquarter operations in Tucson. Recent corporate committals to Tucson include Comcast's regional customer solutions center in mid-town Tucson, Caterpillar Inc's Surface Mining & Technology Headquarters to downtown Tucson, and Home Goods' brand new regional distribution center near the Tucson International Airport. These major national corporations are setting a precedent in Tucson, demonstrating its ability to harbor large growing companies, providing them the necessary infrastructure, talent and legislative support needed to thrive and continue to grow.

Another recent major win for Tucson came from its largest private employer, Raytheon Missile Systems, which announced it has recently added 2,000 new higher wage jobs, bringing the total employment in Tucson to over 12,000 workers. Raytheon is accommodating this expansion through new facility leasing across Tucson and new construction/additions at its Tucson International Airport Headquarters.



TUCSON CULTURE

Tucson was founded as a outpost of Spain in 1775 and draws people from all over the world to experience its multi-cultural heritage of art, music, theatre, and more, where visitors can enjoy its beautiful high desert scenery and climate. On December 15, 2015, Tucson became the first UNESCO City of Gastronomy designated in the United States. This recognition isn't arbitrary; UNESCO highlighted Tucson for its long agricultural history, a unique blend of food traditions, and innovative contributions to the local food system.

GROWING AND INFLUENTIAL UNIVERSITY PRESENCE

The University of Arizona is consistently recognized as a Top 20 U.S. public research institution and plays an integral role in the Tucson area economy. Located in the center of metropolitan Tucson, the University of Arizona is home to world class medical, business, law, nursing, architectural, and engineering schools. Over 43,000 students attend the University of Arizona, with an administrative staff of approximately 10,000. The university of Arizona projects over 2.0% growth in total student enrollment over each of the next five years with total enrollment expected to hit over 64,000 students by 2025.

