

Last Space Available!

Exclusively represented by

JERAMY PRICE
520.441.4771
jprice@volkco.com

JOEY CASTILLO
520.495.2234
jcastillo@volkco.com

ANDREAS CASTILLO
520.495.3220
acastillo@volkco.com

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

JOIN:

AVAILABLE SPACE

SIZE	RENT	SPACE
±1,400 SF	Contact Agent	Vanilla shell

**NNN charges estimated at \$6.12/SF per owner*

DEMOGRAPHICS (2022 Estimates)

	3 Miles	5 Miles	10 Miles
Population:	17,389	33,990	92,774
Avg. HH Income:	\$99,784	\$106,179	\$112,097

Source: Applied Geographic Solutions/TIGER Geography, 11/2022

TRAFFIC COUNTS

Oracle Road:	28,705 AADT (2021)
Golder Ranch Dr:	8,405 AADT (2021)

Source: Transportation Data Management System (ms2soft.com)



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SUITE	TENANT	SF
180	Fork & Fire	±2,000
160	Your CBD Store	±900
140	Domino's Pizza	±1,200
120	Golder Ranch Nails	±1,200
100	Green Desert Consignment	±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	Vantage West Credit Union	±2,315
110	Long Realty	±2,280

