

Rolling Hills Square Retail Space for Lease

7002-7076 E Golf Links Road, Tucson AZ
SWC Golf Links Road & Kolb Road

PAD & SHOPS
AVAILABLE



Exclusively represented by

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Owned by:

» HYPERION

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VOLK COMPANY | 2102 North Country Club Rd #7, Tucson, Arizona 85716 | 520.326.3200 | volkco.com

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AVAILABLE SPACE

| SUITE | SIZE |
|-----------------------------------|------------------------------|
| Suite 60 | ±2,818 SF |
| Suite 310 (Do Not Disturb Tenant) | ±2,497 SF (restaurant space) |
| Suite 330 | ±1,190 SF |
| Suite 10 | ±3,000 SF |
| Land Pad (Next to Burger King) | ±21,678 SF |
| Lease Rate | Contact Agent |

HIGHLIGHTS

- Fry's anchored shopping center
- Located at a major retail intersection with over 73,000 cars per day
- Less than a mile away from Davis Monthan Air Force Base
- Vacancies fronting Fry's parking field and busy Kolb Road
- Space available ranging from 1,190 to 3,000 sq ft
- Newly Constructed Starbucks - Now Open!

DEMOGRAPHICS

(2023 Estimates)

| | 1-MILE | 3-MILES | 5-MILES |
|----------------------|----------|----------|----------|
| Population | 18,320 | 96,825 | 212,308 |
| Avg Household Income | \$79,180 | \$72,503 | \$81,023 |
| Total Employees | 2,050 | 25,972 | 82,834 |

SOURCE: Applied Geographic Solutions/TIGER Geography, 04/2023

TRAFFIC COUNTS

| | |
|-----------------|--------------------|
| Golf Links Road | 32,710 AADT (2022) |
| Kolb Road | 40,845 AADT (2022) |

SOURCE: Pima Association of Governments

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SITE PLAN



Rolling Hills Square

| Suite | Tenant |
|-------|-------------------------|
| OUT1 | BrakeMax |
| OUT2 | Starbucks |
| OUT3 | Verizon Wireless |
| SHDW1 | Burger King |
| 00010 | AVAILABLE - 3,000 SF |
| 00015 | Healthy Foot Spa |
| 00020 | Final Touch Nails & Spa |
| 00030 | MetroPCS |
| 00040 | Little Caesars |
| 00050 | Nate's Italian Kitchen |
| 00060 | AVAILABLE - 2,818 SF |
| 00100 | Fry's Food Stores |
| 00120 | Nationwide Vision |
| 00160 | Oak Street Health |
| 00180 | Bonanza Deals |
| 00200 | Bamboo View |
| 00210 | Cost Cutters |
| 00220 | UPS Store |
| 00240 | Pet Clinic |
| 00250 | H&R Block |
| 00300 | Banner Urgent Care |
| 00310 | AVAILABLE - 2,497 SF |
| 00320 | Jackson Hewitt |
| 00330 | AVAILABLE - 1,190 SF |
| PAD | AVAILABLE - 21,678 SF |

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