

# RETAIL/RESTAURANT SPACE FOR LEASE

## Tanque Verde Shopping Center

### NWC Tanque Verde & Sabino Canyon, Tucson, AZ

Exclusively represented by

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## FEATURES

7005 E TANQUE VERDE	±2,000 SF Freestanding Bldg with Drive Thru
TBA	Proposed Pad
7051 E TANQUE VERDE	±800 SF (Do Not Disturb Tenant)
7037 E TANQUE VERDE	±2,240 SF (Available Now)
LEASE RATE	Contact Agent

## HIGHLIGHTS

- Located at one of the busiest intersections in Tucson (over 80,000 VPD)
- Suitable for Retail, Restaurant or Office
- Drive thru pad site fronting Tanque Verde Road
- Excellent demographics - This shopping center serves the needs of the affluent Tanque Verde Valley (Tanque Verde) and Catalina Foothills (Sabino Canyon) markets.
- Across from Morris Udall Regional Park
- Monument signage available for inline shops
- Major National Retailer's located at the intersection include Safeway, Bank of America, Walgreens, Chase, Dunkin Donuts & more.

## DEMOGRAPHICS

(2023 Estimates)

	1-MILE	3-MILES	5-MILES
Population	8,022	86,377	238,946
Avg Household Income	\$123,723	\$102,242	\$100,140
Total Employees	5,186	39,882	83,463

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2024

## TRAFFIC COUNTS

TANQUE VERDE ROAD	43,800 AADT
SABINO CANYON ROAD	36,077 AADT

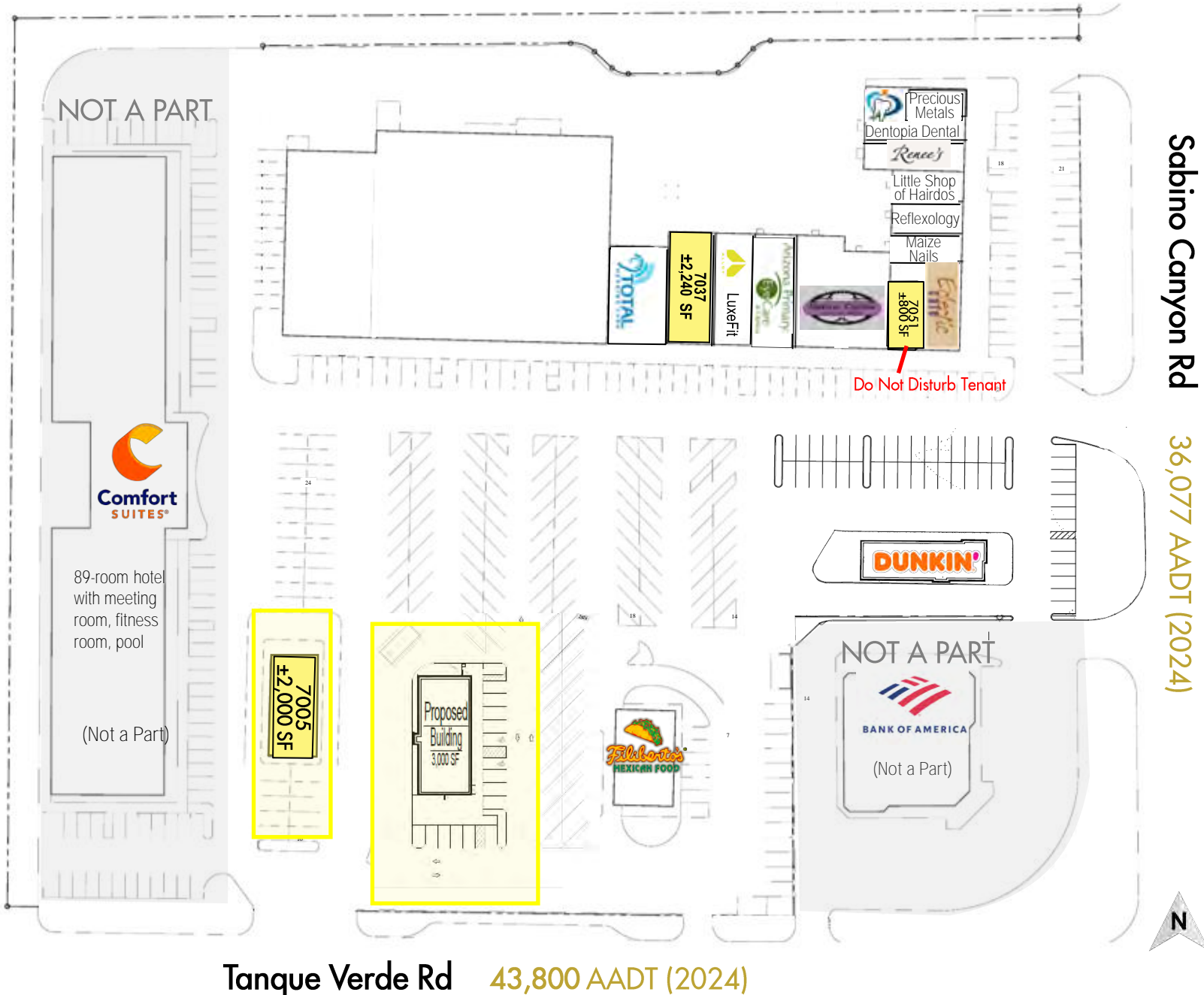
SOURCE: REGIS SITES USA 2024

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## SITE PLAN



Sabino Canyon Rd

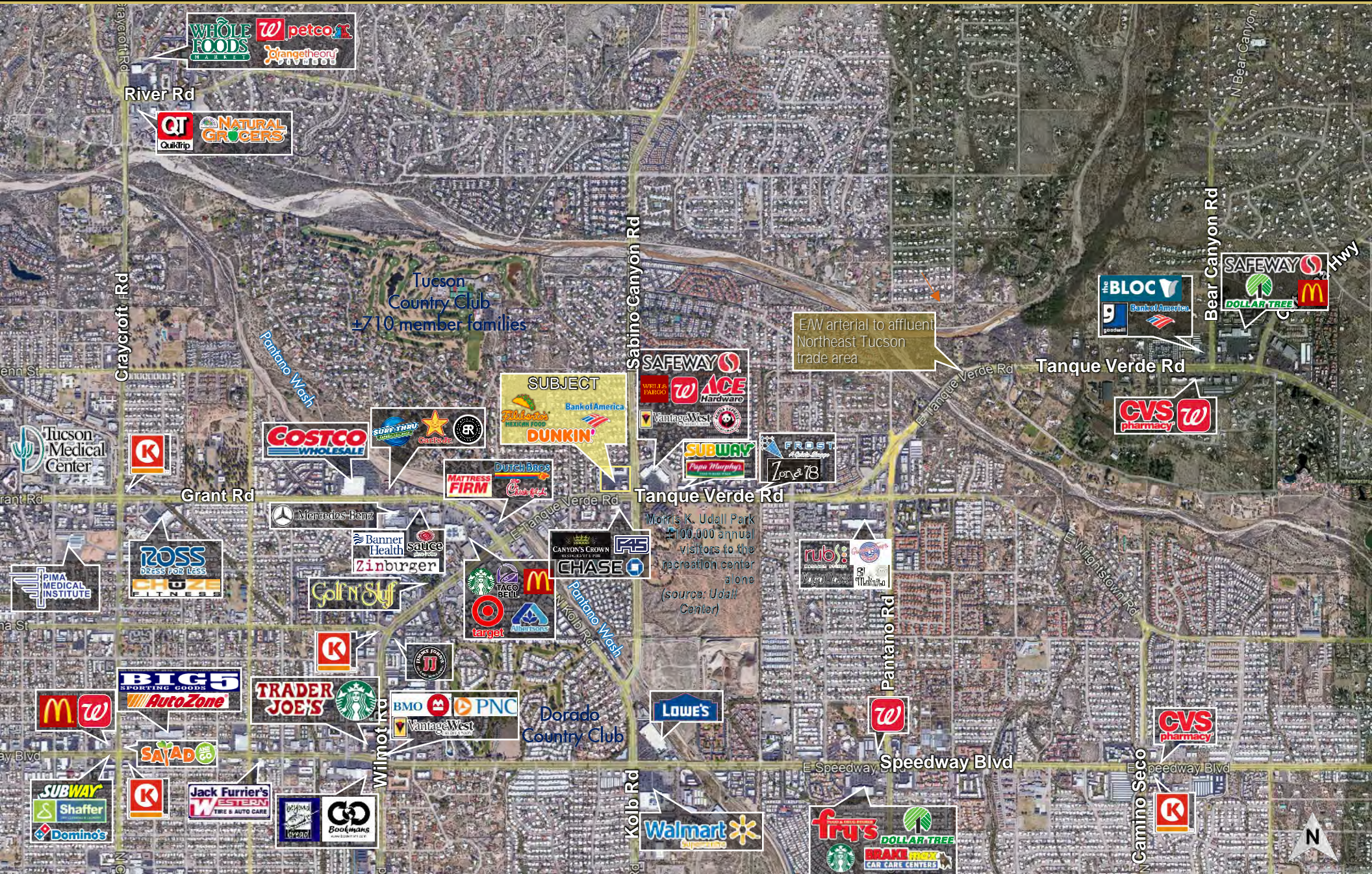
36,077 AADT (2024)

Tanque Verde Rd 43,800 AADT (2024)



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E/W arterial to affluent Northeast Tucson trade area

**SUBJECT**  
 Bank of America  
**DUNKIN'**

Morris K. Udall Park  
 ±100,000 annual visitors to the recreation center alone  
 (source: Udall Center)

