

Marketplace at the Bridges

RETAIL, ENTERTAINMENT AND EMPLOYMENT HUB - TUCSON, AZ

Two Freeway Interchanges - Kino Parkway & Park Avenue - Interstate 10



OPENING
SOON



Exclusively represented by

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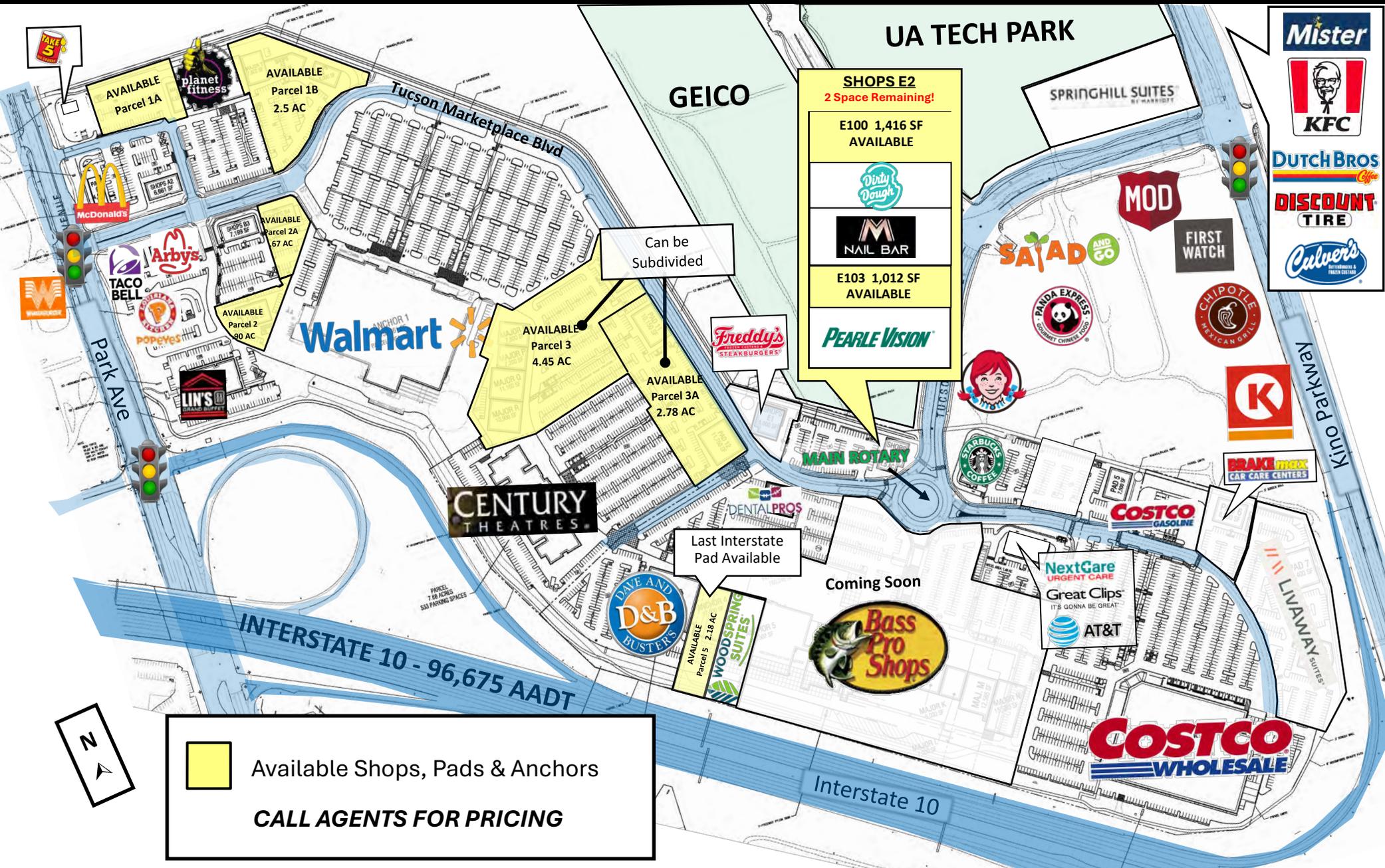
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NEW SHOPS BUILDING - TWO SPACES REMAINING!



±114 ACRES
MIXED USE COMMERCIAL

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 sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown 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 property or adjacent areas.



Available Shops, Pads & Anchors
CALL AGENTS FOR PRICING

SHOPS E2 (AVAILABLE) Now Leasing - 2 Spaces Remaining!



End Cap with Patio Available
1,416 SF

1,012 SF



SHOPS A2 (NOT A PART)

SHOPS B3 (NOT A PART)

Bella Nails and Spa



SHOPS F (NOT A PART)

SHOPS H (NOT A PART)



Residential Area
 Cabana Bridges:
 Greenlight Communities 288 Units
 Brio Rental Homes
 128 Units
 The Pearl - Coming Soon
 126 Single Family Homes

AZ Public Media


UA Tech Park Phase 1:


JTED
 WaterWalk


Walmart
 Planet Fitness
 McDonald's
 Taco Bell
 Lin's


**THE UNIVERSITY OF ARIZONA
 TECH PARKS ARIZONA**

THE REFINERY
 120,000 SF Office

**Mister KFC
 DUTCH BROS
 DISCOUNT TIRE**

**Geico Headquarters:
 200,000 SF**


JTED Innovative Learning Campus
 50,000 SF career & technical school


OrthoPros


CENTURY THEATRES

GEICO

DENTAL PROS

WOODSPRING SUITES

COSTCO WHOLESALE
 BRAKEMAX TIRE & SERVICE CENTERS
 Great Clips
 AT&T
 NextCare
 LIVAWAY SUITES

Calver's

SHOPS E2

E100
 1,416 SF
AVAILABLE

Dirty Dough

NAIL BAR

E103
 1,012 SF
AVAILABLE

PEARLE VISION

Bass Pro Shops
 Opening in 2026

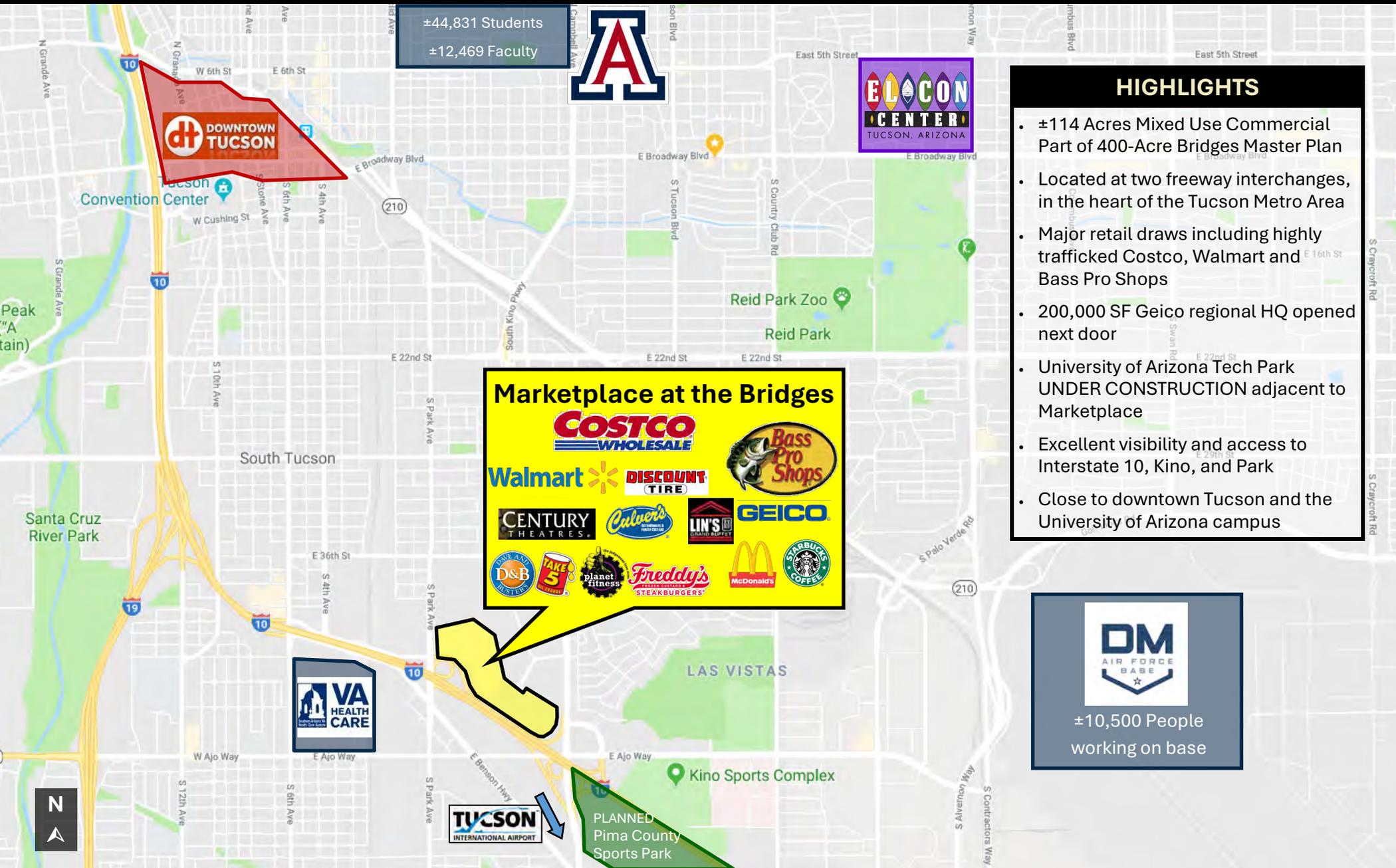

Bridges Master Plan
 ± 400 Acres

DEMOGRAPHICS

(2025 Estimates)

	10 Mins	15 Mins	20 Mins
Population	129,757	300,779	468,699
Avg. HH Income	\$74,011	\$73,063	\$75,292
Total	82,153	143,887	212,146
Employees			

Sources: Applied Geographic Solutions, 11/2025, TIGER Geography



±44,831 Students
±12,469 Faculty



- ### HIGHLIGHTS
- ±114 Acres Mixed Use Commercial Part of 400-Acre Bridges Master Plan
 - Located at two freeway interchanges, in the heart of the Tucson Metro Area
 - Major retail draws including highly trafficked Costco, Walmart and Bass Pro Shops
 - 200,000 SF Geico regional HQ opened next door
 - University of Arizona Tech Park UNDER CONSTRUCTION adjacent to Marketplace
 - Excellent visibility and access to Interstate 10, Kino, and Park
 - Close to downtown Tucson and the University of Arizona campus

Marketplace at the Bridges

±10,500 People working on base

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.

