

# KINO GATEWAY CENTER

2031-2071 & 2091 E. IRVINGTON, TUCSON, AZ



For Lease | Retail/ Shops/ Pads

WE ARE  
THE CENTER  
OF RETAIL



Campbell Ave  
22,360 VPD (2022)

Benson Hwy  
18,398 VPD (2022)

Irvington Rd  
25,731 VPD (2022)

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## RETAIL SPACE

4,350 & 2,600 SF

## LEASE RATE

\$26.00/SF NNN

## NNN CHARGES

±\$5.98/SF

## TENANTS

Fry's Food & Drug Store, Dollar Tree, T-Mobile, Bank of America, Ace Hardware, Little Caesar's and more

## COMMENTS

- Kino Gateway Center is a 94,051 SF shopping center anchored by a Fry's Food & Drug Store, Dollar Tree and Ace Hardware
- Located 1.5 miles northwest of the new Pima County Sports Complex and Tucson Electric Ballpark
- Trade area is densely populated residential area



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	16,438	\$47,793	4,440	\$109.62 M
3 Miles	94,296	\$42,361	54,911	\$568.57 M
5 Miles	213,758	\$49,113	143,022	\$1.50 B

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## SITE PLAN



Address	Suite	Tenant
2031	103	Sally Beauty Supply
2031	113	7 Plus Agua
2031	133	Metro Pcs
2031	143	Nail Spa
2031	153/ 183	Armed Forces Recruiting
2051		Dollar Tree
2071	117	Papa Johns Pizza
2071	137	Jackson Hewitt Tax
<b>2071</b>	<b>157/ 177</b>	<b>Available 2,600 SF</b>
2091	109	Bank of America
2091	129	Optimal Wireless
2091	159	Verizon
4801	PAD	Starbucks
2175	100	Little Caesar's
2185	101	Ace Hardware
<b>2185</b>	<b>111</b>	<b>Available 4,350 SF</b>
2175	120	Viva Burrito
2245	100	H&R Block
2245	110	Check Into Cash
2245	120	Subway

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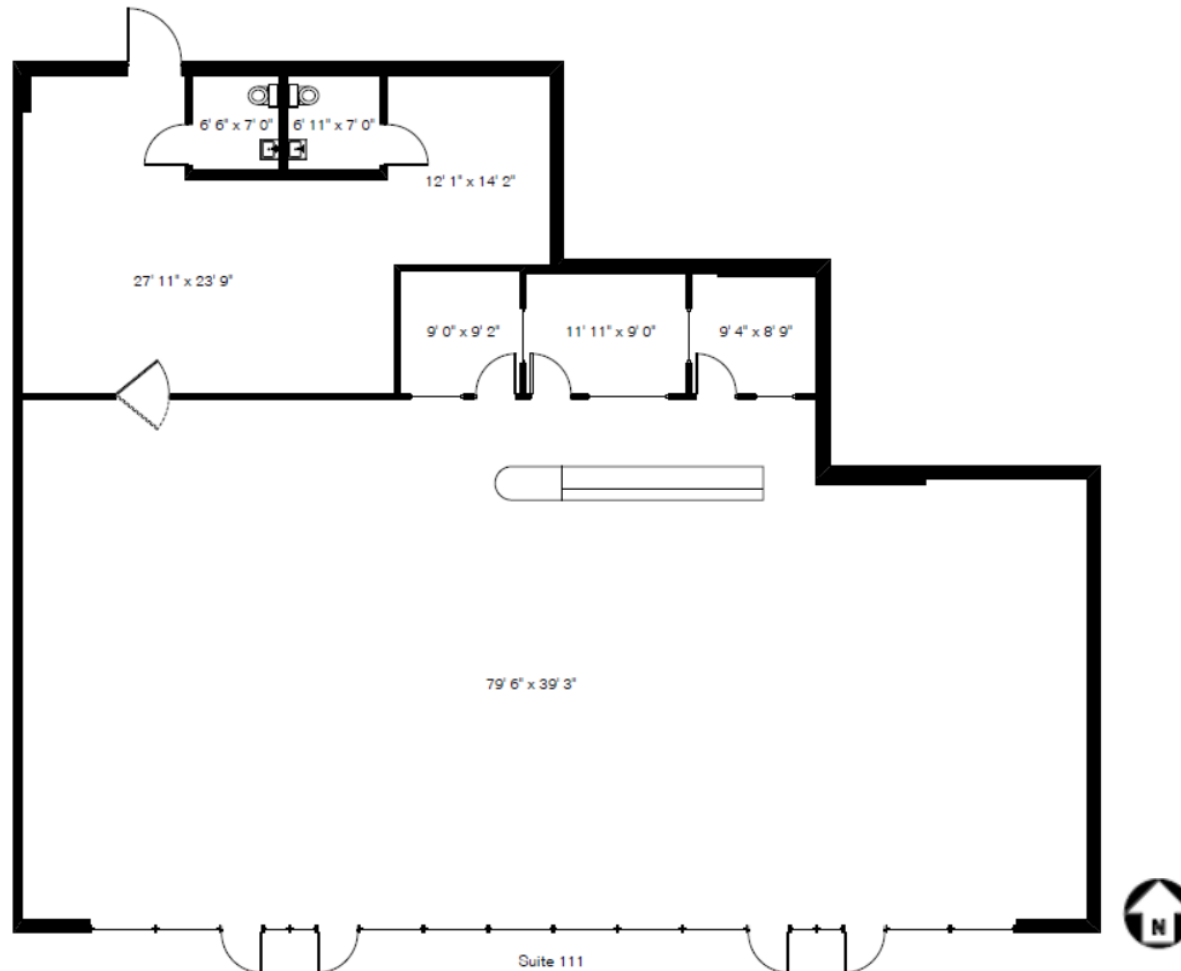
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## FLOOR PLAN

2185 E IRVINGTON RD, SUITE 111 - 4,350 SF



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