



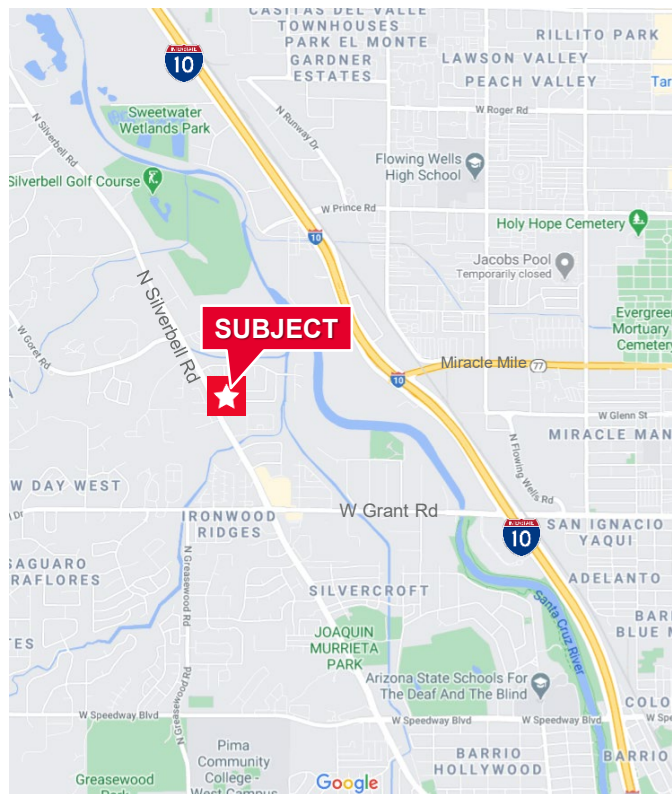
±1,200 SF to ±28,800 SF Retail/Office/Flex Space

Property Highlights

- Along Silverbell Rd connecting master-planned communities such as continental Ranch, Continental Reserves and Saguaro Springs
- Just north of Grant Rd (major east/west intersection through Tucson)
- Average household incomes of \$70k+ within one mile
- Along Silverbell Rd, approximately 12 miles south of Marana, the third fastest growing city in Arizona
- TI allowance available
- Tenant signage

Property Details

Retail Lease Rate	\$14.00/SF, NNN (Shop space) \$18.00/SF, NNN (End cap restaurant w/ patio)
Flex/Office Lease Rate	\$10.00-12.00/SF, NNN
NNN Charges	Est. \$5.00/SF
Ceiling Height	14 ft
Zoning	C-1, City of Tucson
Taxes	\$1.75 Est. (2021)



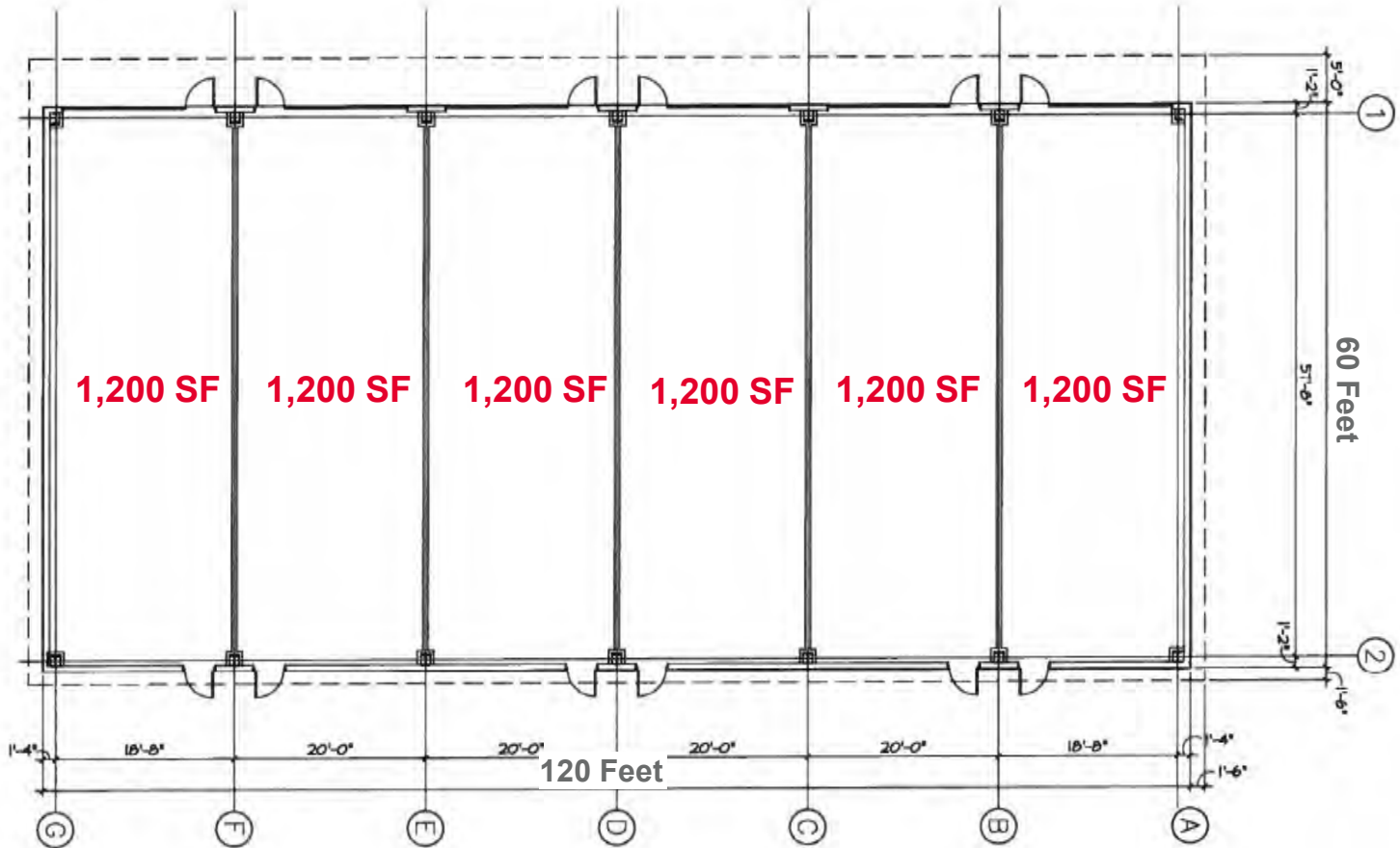
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5151 E. Broadway Blvd, Suite 115
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Floor Plan – Building total 7,200 SF

Divisible – 1,200 SF to 7,200 SF

RETAIL / OFFICE / FLEX


For more information, please contact:

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Demographics 2021 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population Density	9,520	73,4452	191,757
Households	3,787	31,750	81,463
Avg. Household Income	\$77,977	\$59,077	\$60,482
Daytime Employment	3,392	41,765	119,130
Total Retail Expenditure	\$106.88 M	\$722.87 M	\$1.89 B

Traffic Counts 24-hr. two-way volume of average weekday traffic.
Source: Pima Association of Governments

Silverbell Road	14,035 VPD (2020)
Grant Road	24,583 VPD (2020)

Site Plan

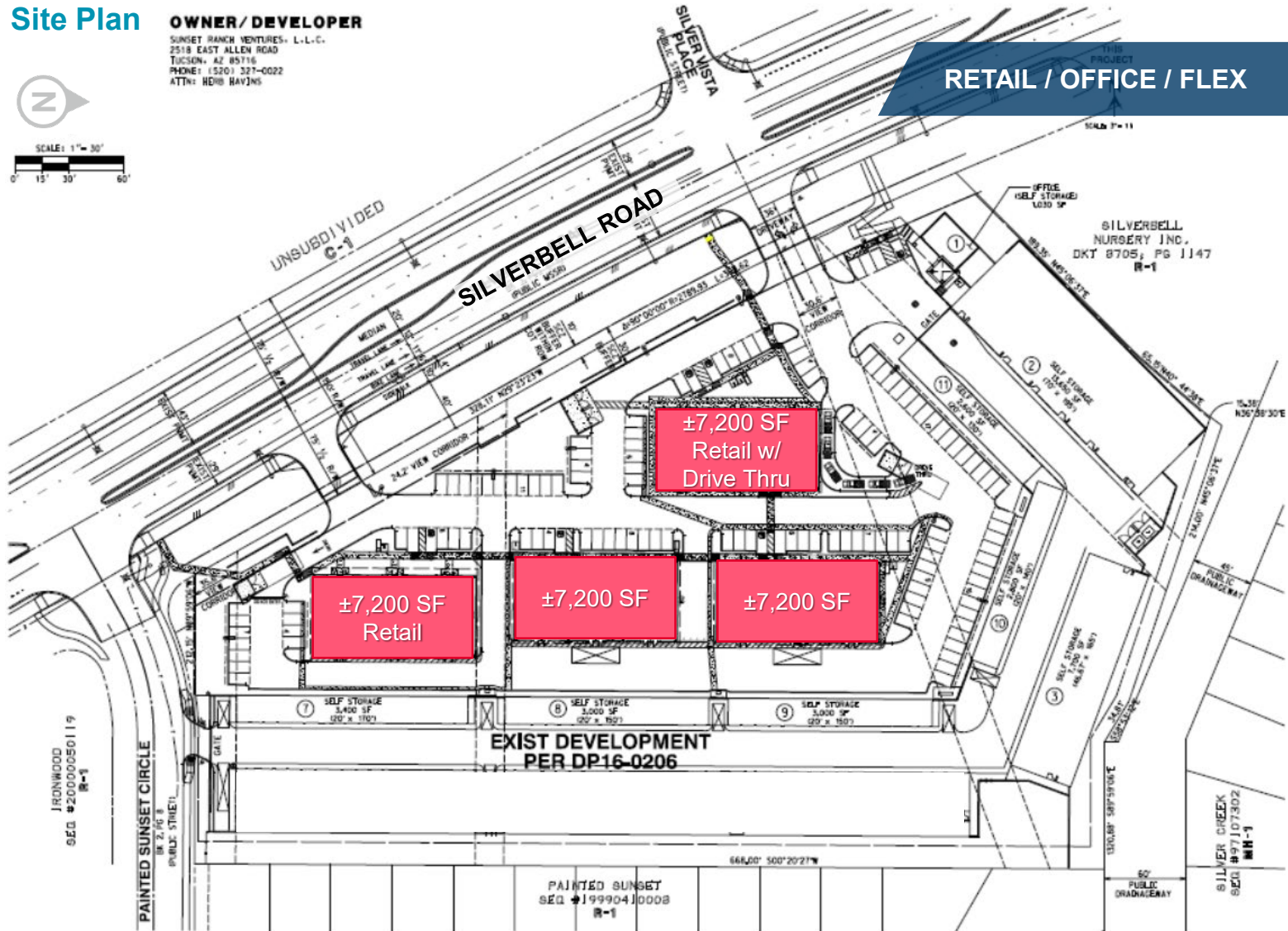
OWNER/DEVELOPER

SUNSET RANCH VENTURES, L.L.C.
2518 EAST ALLEN ROAD
TUCSON, AZ 85716
PHONE: (520) 327-0022
ATTN: HOBBS HAYNES



SCALE: 1" = 30'

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Aerial Map

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