

HUB ON CAMPUS

UNIVERSITY OF ARIZONA CAMPUS, TUCSON, AZ 85719



For Lease | First Class Mixed Use with Street Level Retail

WE ARE
THE CENTER
OF RETAIL



Aaron LaPrise / alaprise@picor.com
+1 520 546 2770 / PICOR.COM



Aaron LaPrise / alaprise@picor.com / +1 520 546 2770



A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 11/29/2021

WE ARE THE CENTER OF RETAIL

PICOR.COM

HUB ON CAMPUS TUCSON

UNIVERSITY OF ARIZONA CAMPUS, TUCSON, AZ 85719

RETAIL SPACE

Speedway Blvd & Park Ave

Retail 3A: 1,086 SF

Retail 4: 1,492 SF

Retail 5: 1,323 SF

850 E. Speedway Blvd

Suite 110: 1,993 SF

Suite 120: 2,207 SF

COMMENTS

- New construction mixed-use residential and retail project
- Speedway & Park features 159 units, 487 beds and 9,329 square feet of retail space
- 850 E. Speedway Blvd features 57 units and 186 beds
- Hub sites are located at the SWC of Speedway Blvd and Park Ave to Tyndall, in the Main Gate District
- Main Gate District has emerged as the premier location for off-campus life for both students and the post grad community



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL RETAIL EXPENDITURE

1 Mile	22,363	\$47,686	37,431	\$154.82 M
3 Miles	131,801	\$52,675	105,051	\$1.2 B
5 Miles	290,771	\$56,710	201,954	\$2.76 B

Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 11/29/2021
 Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

HUB ON CAMPUS TUCSON

UNIVERSITY OF ARIZONA CAMPUS, TUCSON, AZ 85719

AERIAL



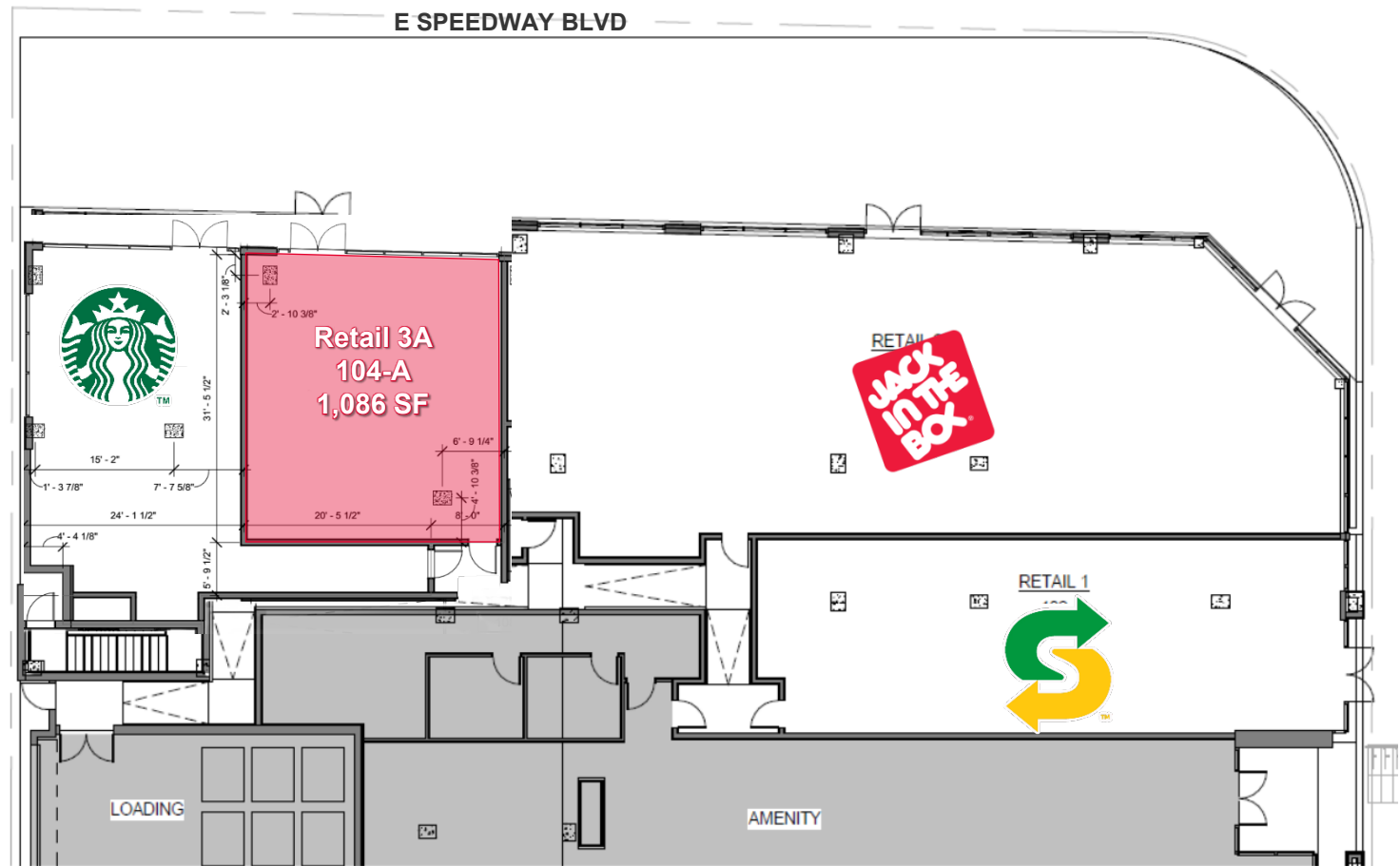
Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
11/29/2021
Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

HUB ON CAMPUS TUCSON

UNIVERSITY OF ARIZONA CAMPUS, TUCSON, AZ 85719

SITE PLAN - THE HUB SPEEDWAY BLVD/PARK AVE



HUB
TUCSON
PARK AVE

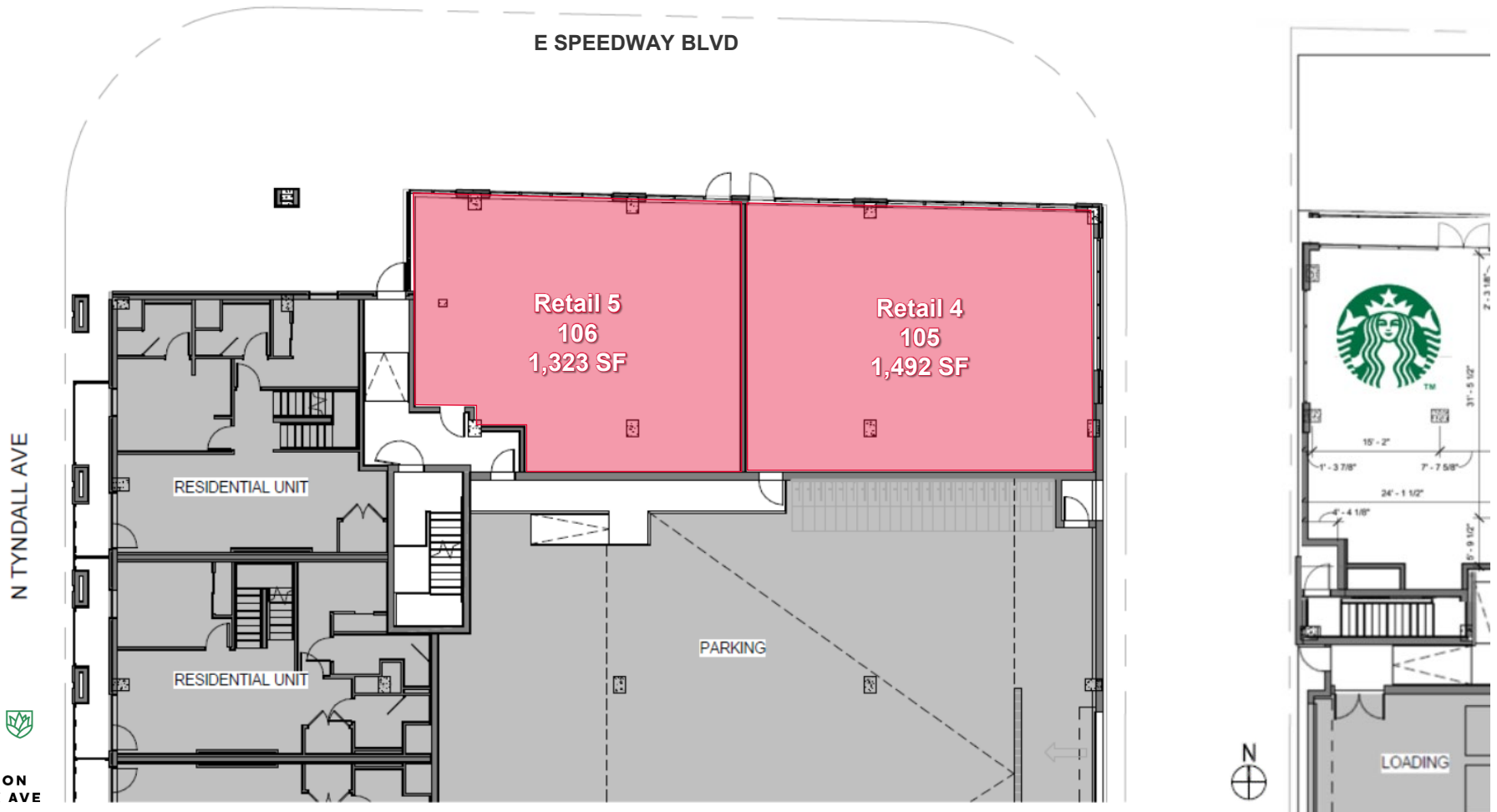
Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
11/29/2021
Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

HUB ON CAMPUS TUCSON

UNIVERSITY OF ARIZONA CAMPUS, TUCSON, AZ 85719

SITE PLAN – THE HUB SPEEDWAY BLVD/PARK AVE



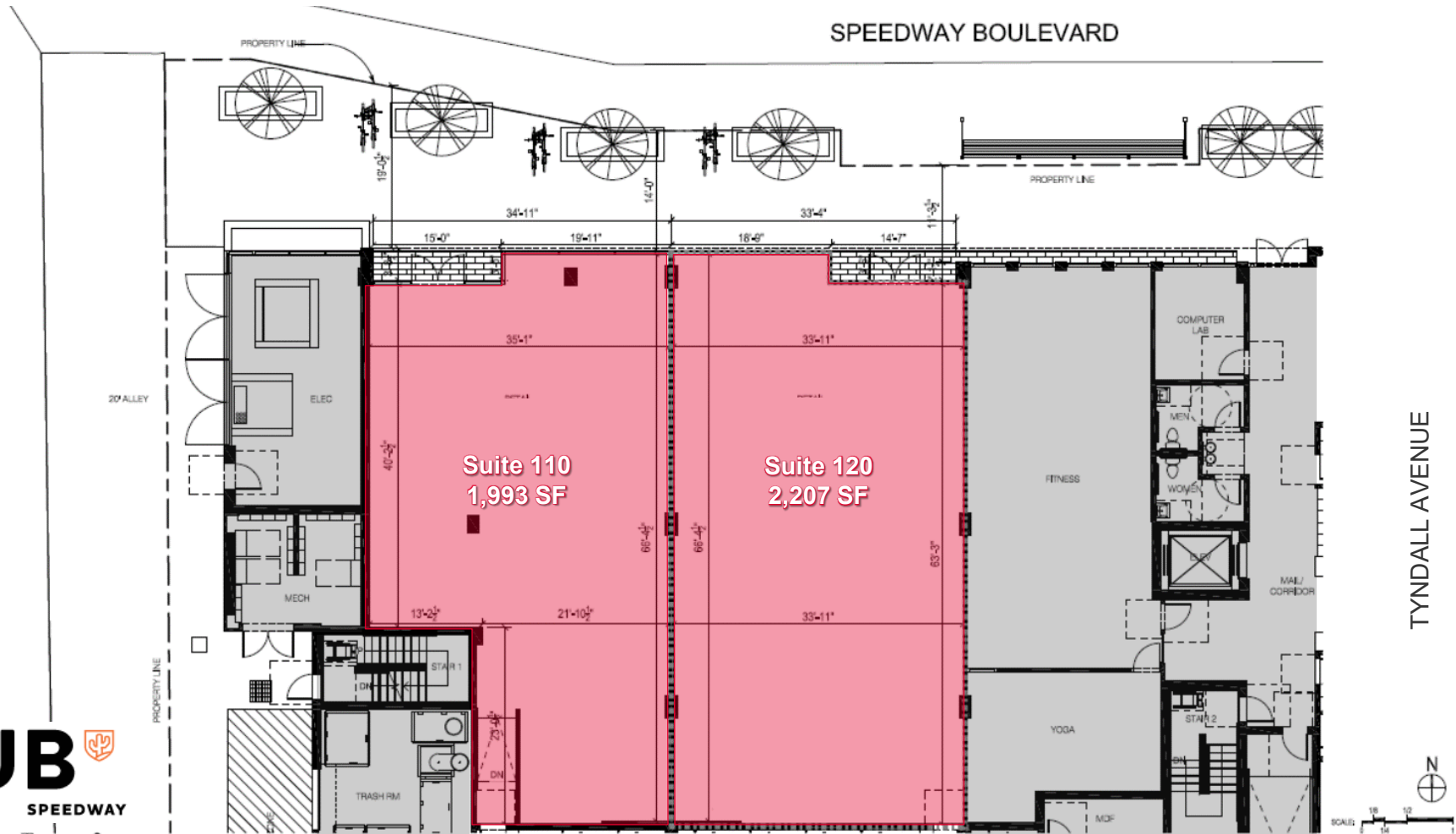
Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
11/29/2021
Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

HUB ON CAMPUS TUCSON

UNIVERSITY OF ARIZONA CAMPUS, TUCSON, AZ 85719

SITE PLAN - THE HUB 850 E. SPEEDWAY BLVD



Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance 11/29/2021
 Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Aaron LaPrise / alaprise@picor.com / +1 520 546 2770



WE ARE THE CENTER OF RETAIL

PICOR.COM

A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 11/29/2021