

# HIDDEN VALLEY INN PLAZA

4955 N Sabino Canyon Road | Tucson, AZ

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FOR LEASE



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## PROPERTY DETAILS

Availability	Suite 2 - 1,140 SF
Lease Rate	\$20.00/SF
NNN Rate	\$5.25/SF
Availability	Immediate
Year Built	1986
Zoning	CB-2
Address	4955 N Sabino Canyon Road Tucson, AZ 85750

## HIGHLIGHTS

- Former dental office with reception area, 4 patient areas, and 2 work areas
- Affluent Catalina Foothills area
- Located minutes from the popular Sabino Canyon Recreation area
- Monument signage available

## TRAFFIC COUNTS

Sabino Canyon Rd	8,046 VPD (2023)
Snyder Rd	3,395 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	7,490	\$129,211	857
3 Miles	33,185	\$125,299	6,639
5 Miles	100,722	\$101,753	37,550

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## SITE PLAN



Suite	Tenant	Size (SF)
#1	Pet Canyon Pet Clips	1,140
#2	<b>AVAILABLE</b>	<b>1,140</b>
#3	Double Twist Hair Studio	1,140
#4	Sabino Cigars & Vapes	1,140
#5	Nature's Spa	1,140
#6	Canyon Nails	1,140
#7	Wing Factory	1,140
#8	Arizona Pizza Company	3,420

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