# COLONIA VERDE SHOPPING CENTER

NEC Tanque Verde & Sabino Canyon Rd | Tucson, AZ

CUSHMAN & WAKEFIELD PICOR

**FOR LEASE**

# COLONIA VERDE SHOPPING CENTER

## NEC Tanque Verde & Sabino Canyon Rd | Tucson, AZ

### PROPERTY DETAILS

| | |
|---|---|
| Availability | 2,975 SF |
| Lease Rate | Contact Agent |
| NNN Rate | Est $6.00/SF |
| Availability | Immediate |
| Year Built | 1981 |
| Zoning | C-1/C2, City of Tucson |
| Address | 7111-7189 E. Tanque Verde Road, Tucson AZ 85715 |

CLICK TO VIEW VIRTUAL TOUR

### HIGHLIGHTS

- Located at one of the busiest intersections in Tucson
- Tanque Verde Rd leads to the affluent Tanque Verde Valley residential area and Sabino Canyon Rd leads to the affluent Catalina Foothills residential
- Across from Morris Udall Regional Park

### TRAFFIC COUNTS

| | |
|---|---|
| Tanque Verde Rd | 49,925 VPD (2022) |
| Sabino Canyon Rd | 34,369 VPD (2022) |

### DEMOGRAPHICS

| | Population | Average Household Income | Daytime Population |
|---|---|---|---|
| 1 Mile | 9,315 | $71,735 | 7,727 |
| 3 Miles | 83,729 | $68,211 | 50,957 |
| 5 Miles | 232,456 | $67,740 | 102,498 |

**Dave Hammack** / Principal / dhammack@picor.com / +1 520 546 2712

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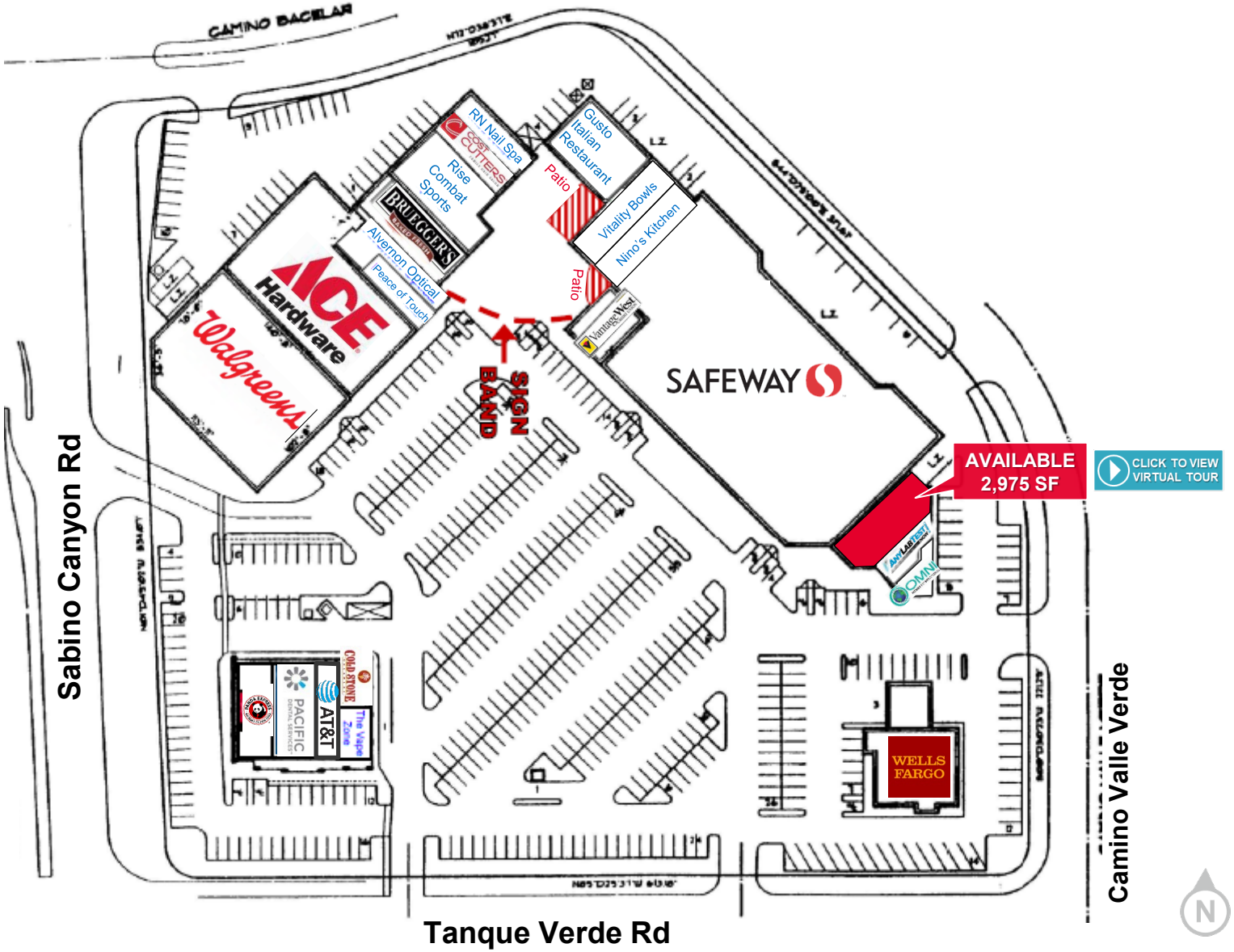


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## AERIAL

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

| | |
|---|---|
| Tanque Verde Road | 49,925 VPD (2022) |
| Sabino Canyon Road | 34,369 VPD (2022) |
| Grant Road at Kolb Road | 44,420 VPD (2022) |

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