

# VENTANA VILLAGE

SWC Sunrise Drive & Kolb Road | Tucson, AZ

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FOR LEASE





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## PROPERTY DETAILS

Availability	6,069 SF - Restaurant with Patio Build Out - Available 1/1/26 (Please Do Not Disturb Tenant)
Lease Rate	Contact Agent
NNN Rate	Contact Agent
Zoning	CB-1
Address	6860-6900 E. Sunrise Dr. Tucson AZ 85750

## HIGHLIGHTS

- Join Bashas' and many other successful retailers in this affluent trade area located near Ventana Canyon in the foothills of the Santa Catalina Mountains
- Just over a mile from Sabino Canyon Recreation Area, which attracts over one million visitors annually
- Recently remodeled Bashas' store is one of the highest performing stores in Arizona

## TRAFFIC COUNTS

Sunrise Dr	16,919 VPD (2024)
Kolb Rd	12,306 VPD (2024)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	4,759	\$112,086	1,413
3 Miles	32,247	\$129,617	6,439
5 Miles	87,147	\$107,644	38,346



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4/15/2025

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## SITE PLAN



ADDRESS	TENANT	SIZE (SF)
6910	El Charro Café	4,854
6920	Wells Fargo	3,529
6860 #100-105	Banner Medical Group	6,000
6866 #150	Medicine Man Gallery	3,200
<b>6866</b>	<b>AVAILABLE – 1/1/26 (Do Not Disturb Tenant)</b>	<b>6,069</b>
6872 #150	Club Pilates	1,636
6872 #130	J. Mark Sublette Medicine Man-Art Gallery	6,444
6872 #111	ATI Physical Therapy	1,968
6878 #160	Tuk Tuk Thai	1,200
6878 #150	Banhdicted	1,200
6878 #140	Blue Ice Gelato	1,200
6878 #130	Inca's Peruvian Cuisine	1,200
6878 #120	Nail Fever	1,200
6884 #150	Daiso	10,000
6890 #160	Block Fitness Collective	3,088
6890 #140	Revive Fresh Bowls	1,200
6890 #130	Sparkle Cleaning	1,200
6890 #120	UPS Store	1,200
6890 #110	Cost Cutters	1,200

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AERIAL



Kolb Rd 12,306 VPD (2024)

Sunrise Dr 16,919 VPD (2024)





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