

SHOPS AT VENTANA

SEC SUNRISE DR & KOLB RD, TUCSON, AZ



For Lease | 100% Leased Retail Center

WE ARE
THE CENTER
OF RETAIL



Dave Hammack / dhammack@picor.com / +1 520 546 2712
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CUSHMAN &
WAKEFIELD



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SHOPS AT VENTANA

SEC SUNRIDE DRIVE & KOLB ROAD

6960 E. SUNRISE DRIVE, TUCSON, AZ 85750

RETAIL SPACE

100% Leased

LEASE RATE

Upon Request

NNN CHARGES

\$6.50/SF

TRAFFIC COUNTS

Sunrise Dr: 14,505 vpd (2020)

Kolb Rd: 10,550 vpd (2020)

NEIGHBORING TENANTS

Bashas', Chase Bank, Gadabout, El Charro Café, & More

COMMENTS

- Across from Bashas' and many other successful retailers in this affluent trade area located at the entrance to Ventana Canyon Country Club and Resort in the foothills of the Santa Catalina Mountains.
- Located on the "going home" side of the street



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

1 Mile	5,999	\$131,793	1,228	\$116.06 M
3 Miles	30,244	\$132,970	8,182	\$595.77 M
5 Miles	84,139	\$109,398	40,318	\$1.45 B

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SITE PLAN



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