

KINO GATEWAY CENTER

2031-2071 & 2091 E. IRVINGTON, TUCSON, AZ



For Lease | Retail/ Shops/ Pads

WE ARE
THE CENTER
OF RETAIL



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KINO GATEWAY CENTER

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RETAIL SPACE

4,350 & 2,600 SF

LEASE RATE

\$26.00/SF NNN

NNN CHARGES

±\$5.98/SF

TENANTS

Fry's Food & Drug Store, Dollar Tree, T-Mobile, Bank of America, Ace Hardware, Little Caesar's and more

COMMENTS

- Kino Gateway Center is a 94,051 SF shopping center anchored by a Fry's Food & Drug Store, Dollar Tree and Ace Hardware
- Located 1.5 miles northwest of the new Pima County Sports Complex and Tucson Electric Ballpark
- Trade area is densely populated residential area



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

1 Mile	16,438	\$47,793	4,440	\$109.62 M
3 Miles	94,296	\$42,361	54,911	\$568.57 M
5 Miles	213,758	\$49,113	143,022	\$1.50 B

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SITE PLAN



Address	Suite	Tenant
2031	103	Sally Beauty Supply
2031	113	7 Plus Agua
2031	133	Metro Pcs
2031	143	Nail Spa
2031	153/ 183	Armed Forces Recruiting
2051		Dollar Tree
2071	117	Papa Johns Pizza
2071	137	Jackson Hewitt Tax
2071	157/ 177	Available 2,600 SF
2091	109	Bank of America
2091	129	Optimal Wireless
2091	159	Verizon
4801	PAD	Starbucks
2175	100	Little Caesar's
2185	101	Ace Hardware
2185	111	Available 4,350 SF
2175	120	Viva Burrito
2245	100	H&R Block
2245	110	Check Into Cash
2245	120	Subway

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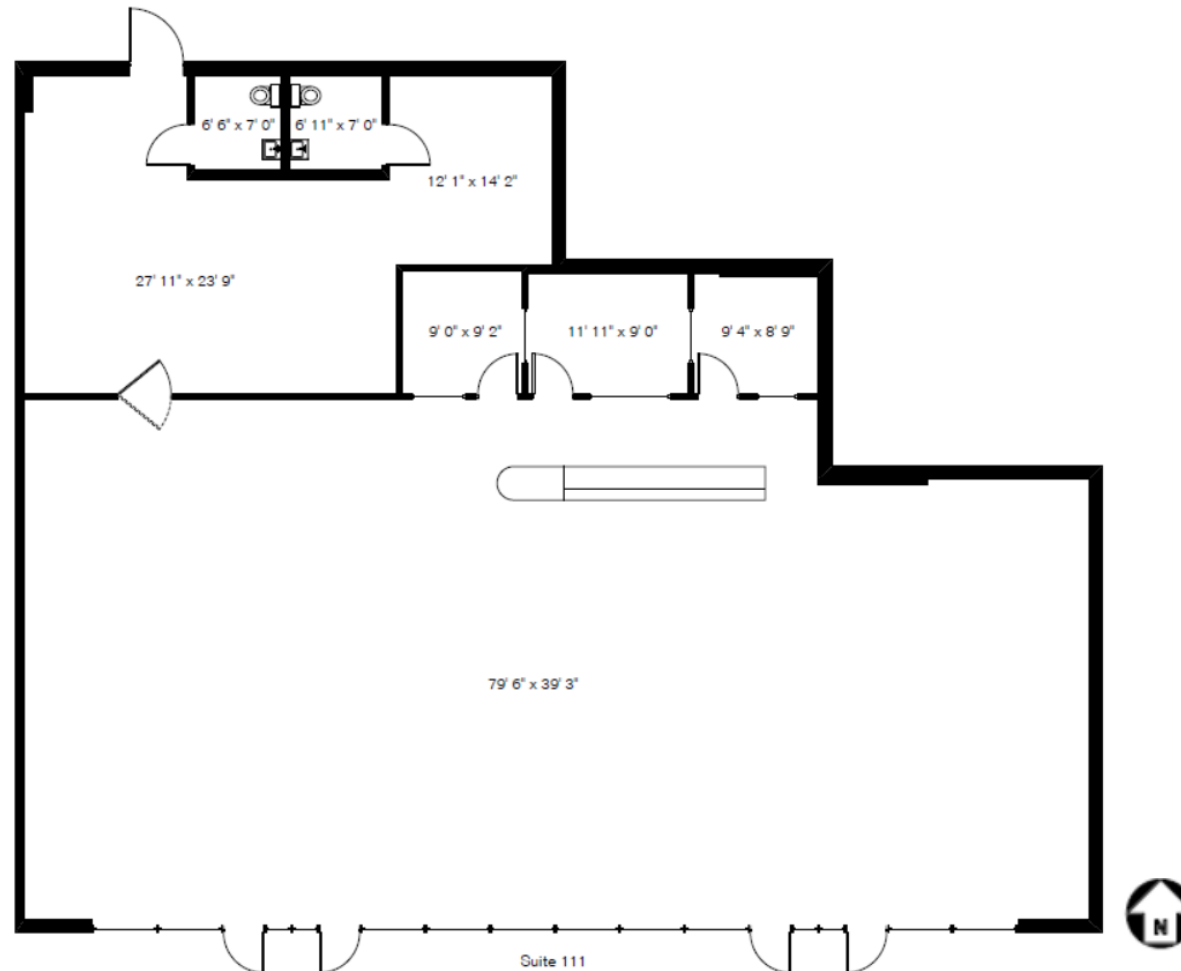
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FLOOR PLAN

2185 E IRVINGTON RD, SUITE 111 - 4,350 SF



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