

SUBJECT



PROPERTY INFORMATION:

Location:

* SWC Tanque Verde & Catalina Hwy

Land Size:

* 81,099 Square Feet

Buildable Size:

* 4,750 SF without Drive-thru

* 4,000 SF with Drive-thru

Zoning:

* C-1, City of Tucson

Traffic Count:

* Tanque Verde- 24,000 (2008) Pima County

* Catalina Hwy- 13,000 (2008) Pima County

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
POPULATION	5,047	64,262	160,906
HOUSEHOLDS	2,097	28,102	70,506
AVERAGE HH INCOME	\$110,496	\$82,575	\$79,227
DAYTIME EMPLOYEES	1,601	15,486	58,219

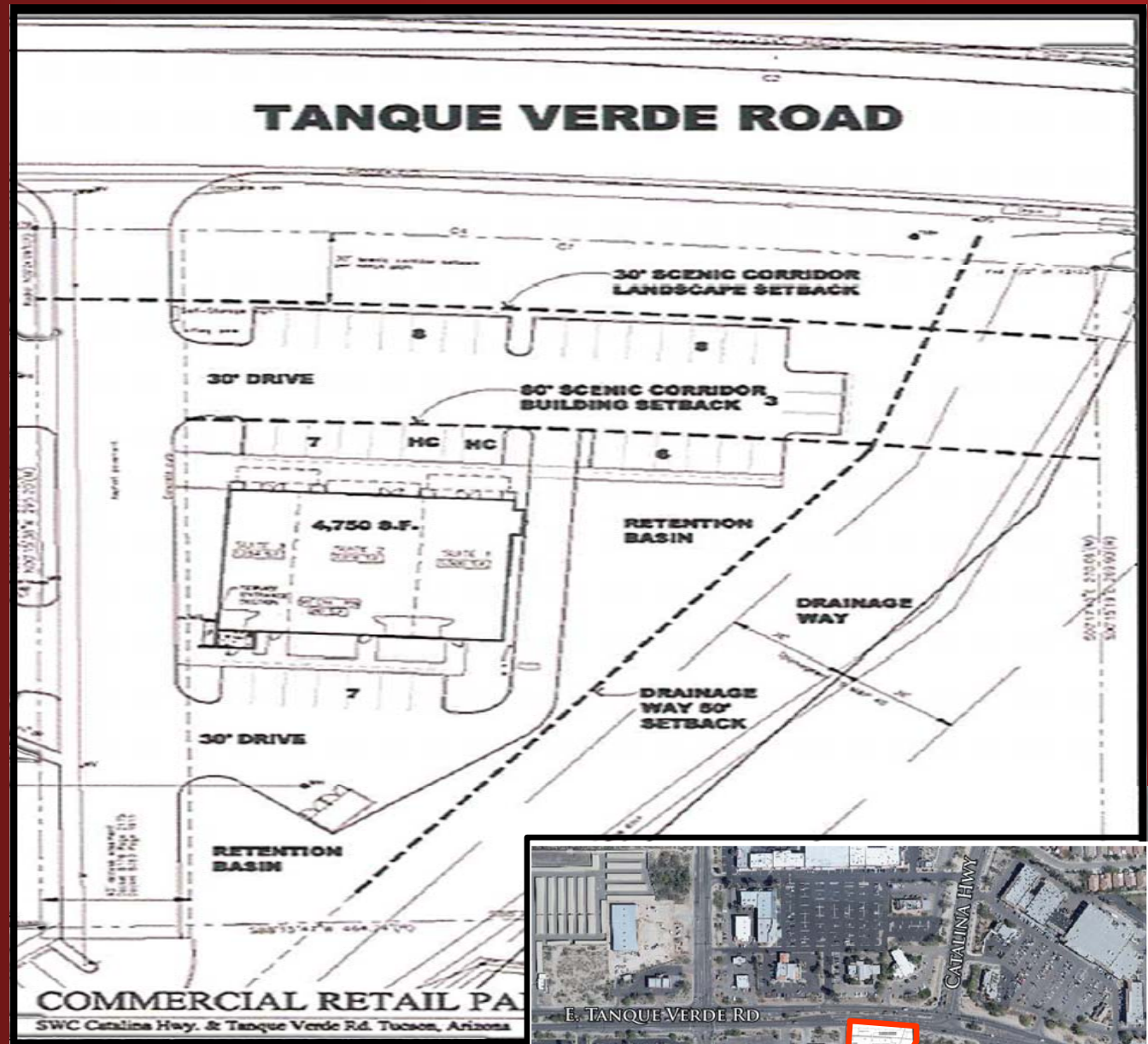
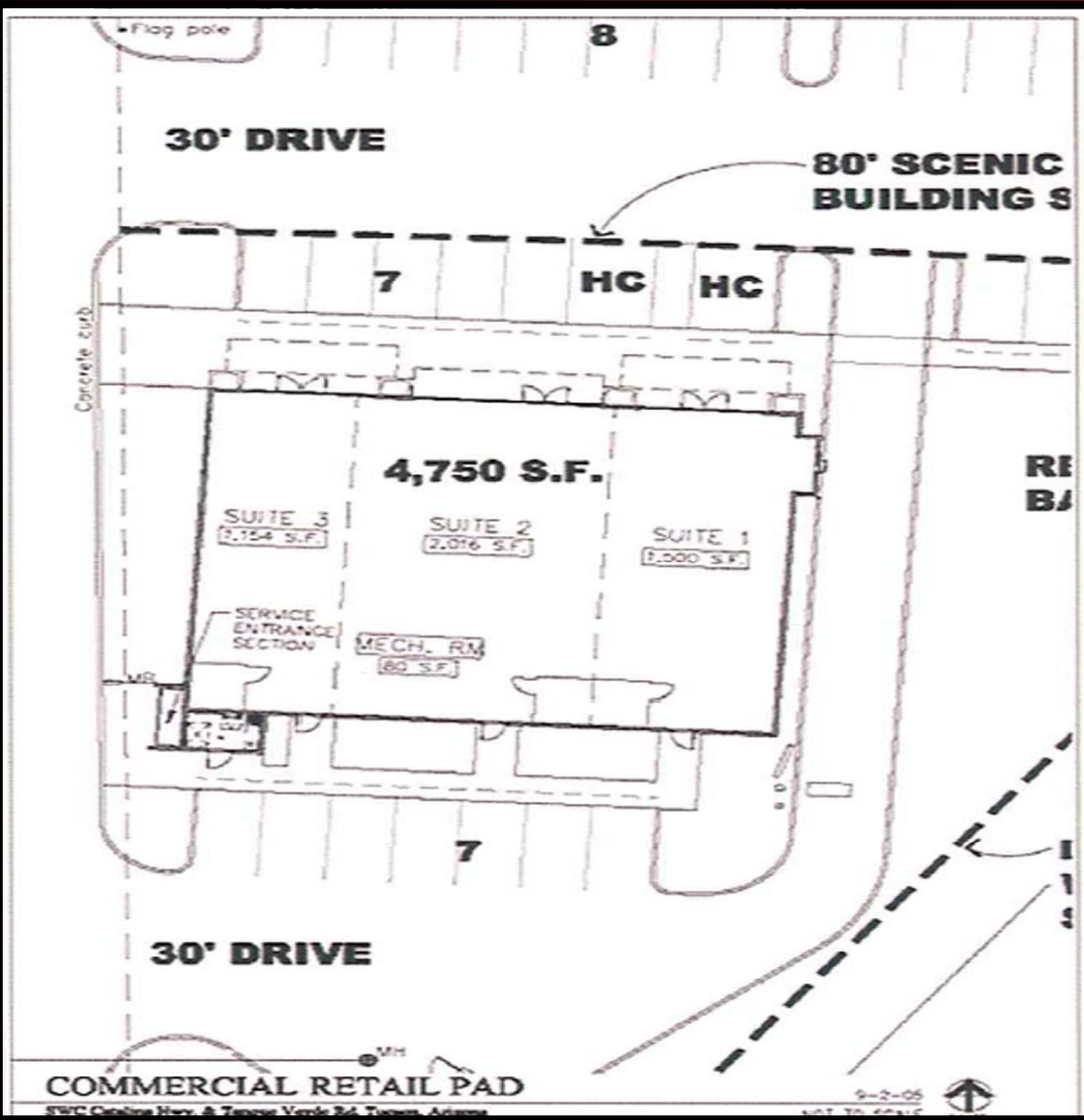


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2921 E FORT LOWELL RD. STE. 207
TUCSON, ARIZONA 85716
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FOR SALE, LEASE OR BUILD-TO-SUIT

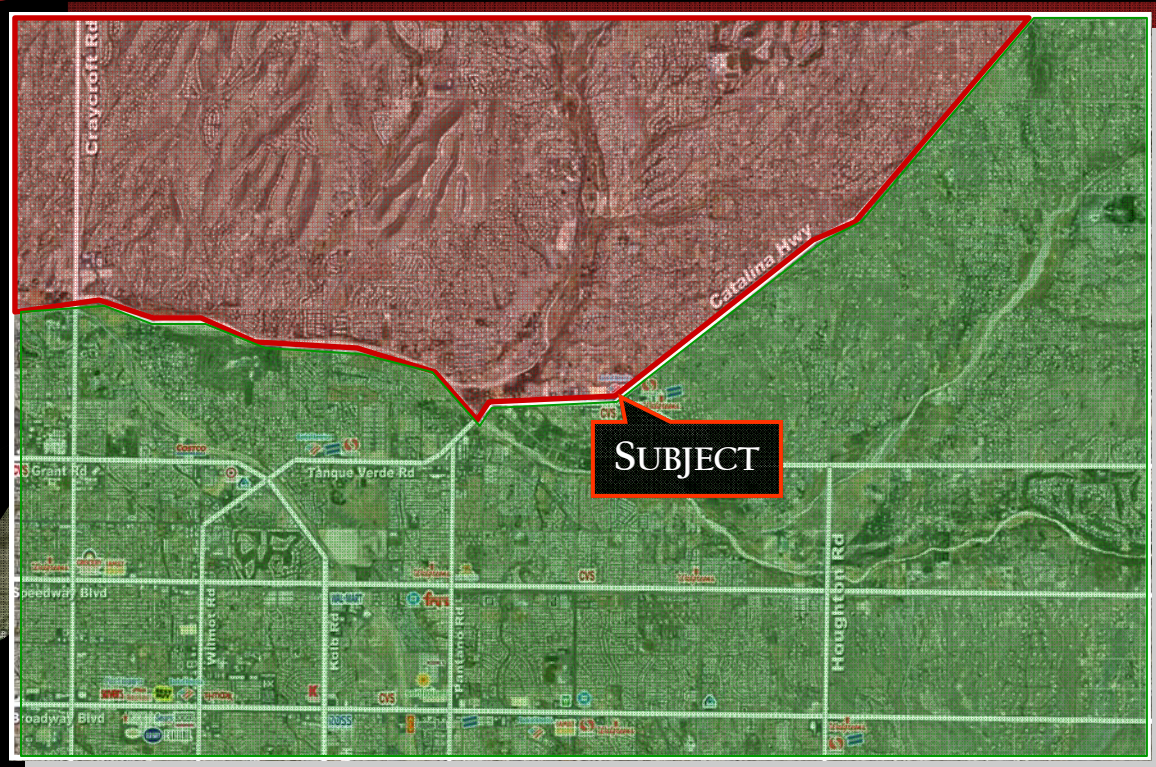
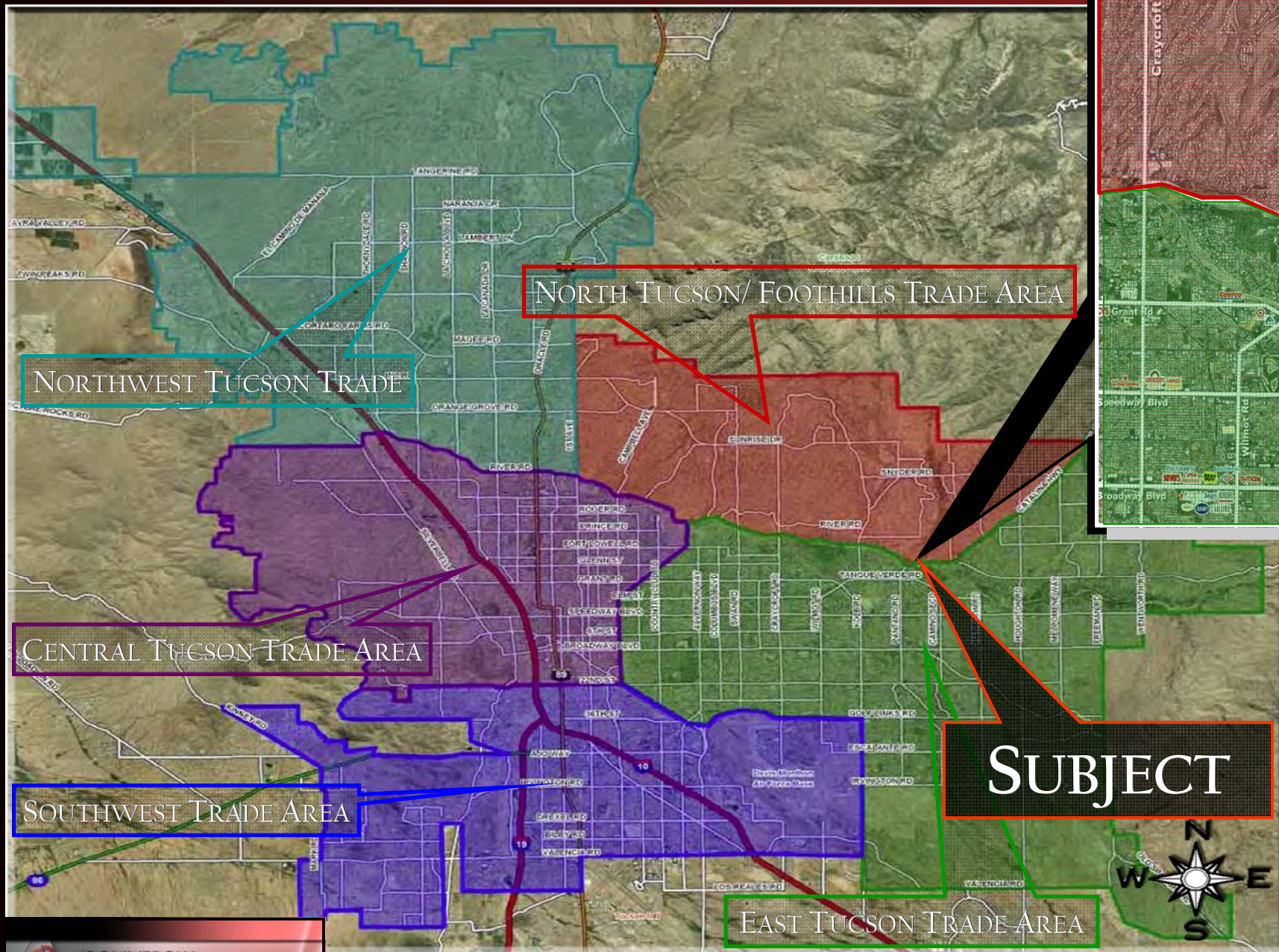
TUCSON, AZ | SW C AT TANQUE VERDE RD & CATALINA HWY



COMMERCIAL ALLIANCE
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DEVELOPMENT PLAN

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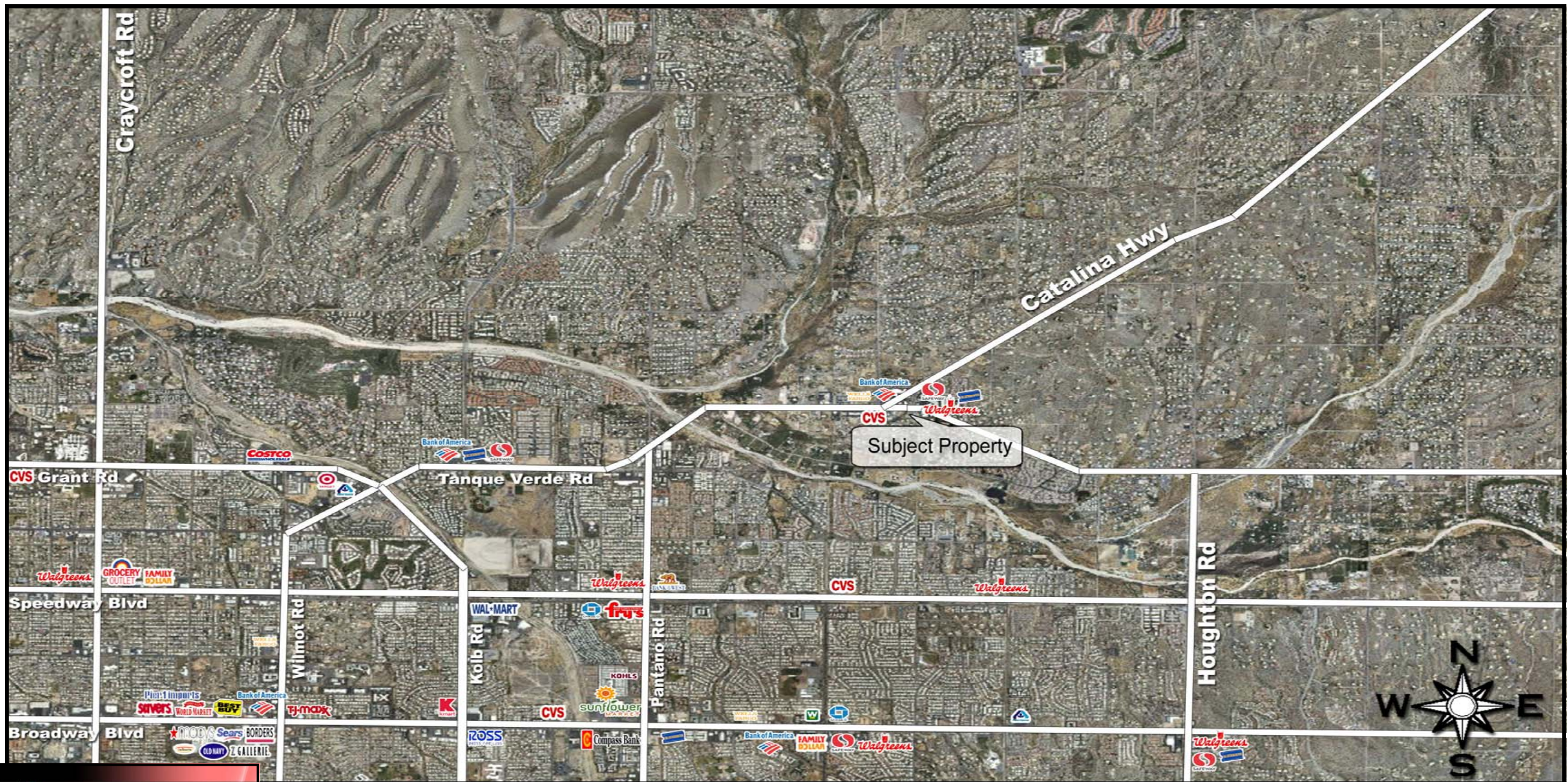


- PROPERTY HIGHLIGHTS:**
- Site is on main arterial roadway with excellent access and visibility
 - Located at a very busy lighted “T” intersection
 - Developing new residential units for high anticipated growth in surrounding area
 - Epicenter of Tucson’s two major retail trade area



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TUCSON TRADE AREAS



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RETAIL COMPETITION MAP

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