

For Lease

Rita Ranch Shopping Center
SWC Valencia & Nexus Roads
Tucson, Arizona

NAIHorizon



Property Highlights

- Located in the Rita Ranch Master Planned Community and within a trade area of approximately 74,000 residents
- Four schools are located within the Rita Ranch MPC, which are part of the award-winning Vail School District, one of the best school districts in the state, with an enrollment of approximately 12,000 students
- Average Household incomes of \$99,000 per year
- Nearby the UA Tech Park, which has approximately 7,000 jobs with employers such as Raytheon, Citi and United Health Care

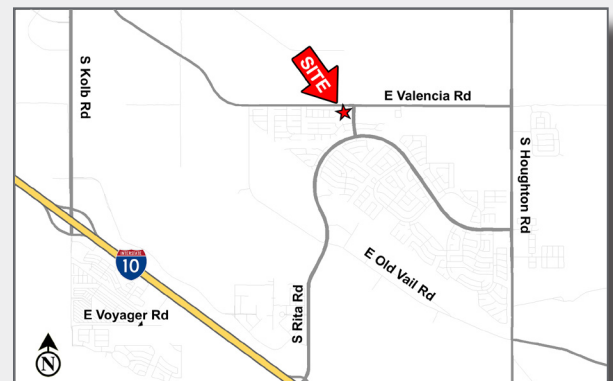
Availability

- 9036 Suite 130: $\pm 1,307$ SF
- 9040 Suite 106: $\pm 1,050$ SF
- 9040 Suite 172: $\pm 1,200$ SF

-CONTACT BROKER FOR LEASE RATES-

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------|----------|----------|----------|
| 2018 Estimate | 7,392 | 23,136 | 61,585 |
| 2023 Projection | 7,549 | 23,844 | 63,449 |
| Average Age | 34.80 | 37.00 | 37.50 |
| 2018 Avg HH Income | \$99,884 | \$90,383 | \$76,444 |

| Traffic Counts | VPD | VPD |
|-------------------|--------|--------|
| Valencia Rd (E/W) | 10,000 | 16,000 |
| Rita Rd (E/W) | 11,000 | 13,000 |



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

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AVAILABILITY

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Availability

Rita Ranch I - 9040 E Valencia Rd

| Suite | Tenant | SF |
|---------|-----------------------------|--------|
| 9050 | Safeway | 42,678 |
| 100 | Wings on Fire | 1,750 |
| 106 | AVAILABLE | 1,050 |
| 112 | Great Clips | 1,050 |
| 118-130 | Progressive Animal Wellness | 3,150 |
| 136 | Subway | 1,400 |
| 142 | Leslie's Pools | 3,305 |
| 160 | Sticky's | 1,045 |
| 166 | Eva Nails | 1,045 |
| 172 | AVAILABLE | 1,202 |
| 178 | Success Karate | 1,598 |

Rita Ranch II - 9036 E Valencia Rd

| Suite | Tenant | SF |
|-------|--------------------|-------|
| 100 | Saing Thai Cuisine | 1,503 |
| 110 | State Farm | 1,111 |
| 120 | H&R Block | 1,307 |
| 130 | AVAILABLE | 1,307 |
| 140 | Little Caesars | 1,307 |
| 150 | Tucson Cleaners | 1,111 |
| 160 | VIVA Coffee House | 1,462 |



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DEMOGRAPHICS

For Lease

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Tucson, Arizona

| | 1 Mile | 3 Mile | 5 Mile | |
|------------|---|-----------|-----------|-----------|
| POPULATION | 2018 Estimated Population | 7,392 | 23,136 | 61,585 |
| | 2023 Projected Population | 7,549 | 23,844 | 63,449 |
| | Growth 2018-2023 | 2.12% | 3.06% | 3.03% |
| | 2018 Estimated Median Age | 33.70 | 36.40 | 36.90 |
| | 2018 Estimated Average Age | 34.80 | 37.00 | 37.50 |
| HOUSEHOLDS | 2018 Estimated Households | 2,408 | 8,096 | 21,960 |
| | 2023 Projected Households | 2,459 | 8,324 | 22,584 |
| | Growth 2018-2023 | 2.12% | 2.82% | 2.84% |
| | 2018 Estimated Average Household Size | 3.10 | 2.80 | 2.70 |
| INCOME | 2018 Median Household Income | \$90,961 | \$79,927 | \$63,813 |
| | 2018 Estimated Average Household Income | \$99,884 | \$90,383 | \$76,444 |
| HOUSING | 2018 Estimated Housing Units | 2,545 | 9,334 | 24,299 |
| | 2018 Estimated Occupied Units | 2,408 | 8,097 | 21,960 |
| | 2018 Estimated Owner Occupied Units | 2,030 | 6,857 | 18,114 |
| | 2018 Estimated Renter Occupied Units | 378 | 1,240 | 3,846 |
| | 2018 Estimated Median Housing Value | \$188,478 | \$177,370 | \$154,242 |



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