

SAFEGWAY SHOPPING CENTER

Colossal Cave Road & Mary Ann Cleveland Way | Tucson (Vail), AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



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PROPERTY DETAILS

Available Phase II Shops: Now Pre-Leasing
Phase I Shops: 100% Leased
Pads Available for GL or BTS

Shops Delivery Condition Vanilla Shell

HIGHLIGHTS

- Safeway anchored shopping center
- Pads available for ground lease or build-to-suit
- Close proximity to I-10
- Adjacent to Tucson Tech Corridor
- Near UA Tech Park with 7,000 daytime employees
- Growing community with expanding residential developments and new retail centers

TRAFFIC COUNTS

Colossal Cave Rd	13,910 VPD (2024)
Mary Ann Cleveland Wy	12,128 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	6,460	\$142,863	387
3 Miles	16,318	\$147,369	1,532
5 Miles	25,496	\$147,697	2,783
10 Min Drive Time	22,839	\$148,332	2,425

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1/15/2026

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SCHEMATIC SITE PLAN



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DEMISING PLAN – PHASE I SHOPS A



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AERIAL



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