

SAFEWAY 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 14,133 VPD (2025)

Mary Ann Cleveland Wy 14,432 VPD (2025)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	5,987	\$141,992	357
3 Miles	16,883	\$146,980	1,572
5 Miles	26,165	\$147,896	2,791
10 Min Drive Time	22,370	\$147,943	2,491

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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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