

# SHOPS AT DEL SOL

SEC VALENCIA & IGNACIO M. BAUMEA, TUCSON, AZ 85757



For Lease | New Retail Pads Next to Casino Del Sol

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THE CENTER  
OF RETAIL



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## RETAIL SPACE

Shops: 900 SF-1,800 SF (endcap w/ patio)  
 PAD: Freestanding Drive-Thru Opportunity

## LEASE RATE

Upon Request

## NNN CHARGES

\$6.00/ SF

## COMMENTS

- Underserved westside trade area, considered next large growth sector for Tucson Metro
- Near Casino del Sol (casino, amphitheater, and resort hotel) and Casino of the Sun
- Major road improvements recently completed on Valencia Rd
- Approximately 21,213 vehicles per day at the location



## NEIGHBORHOOD DEMOGRAPHICS

  
POPULATION

  
AVERAGE HOUSEHOLD INCOME

  
DAYTIME POPULATION

  
TOTAL RETAIL EXPENDITURE

3 Miles	33,403	\$78,108	3,765	\$302.65 M
5 Miles	68,310	\$72,925	8,395	\$631.85 M
10 Min Drivetime	54,494	\$75,755	5,333	\$510.86 M

**Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712**

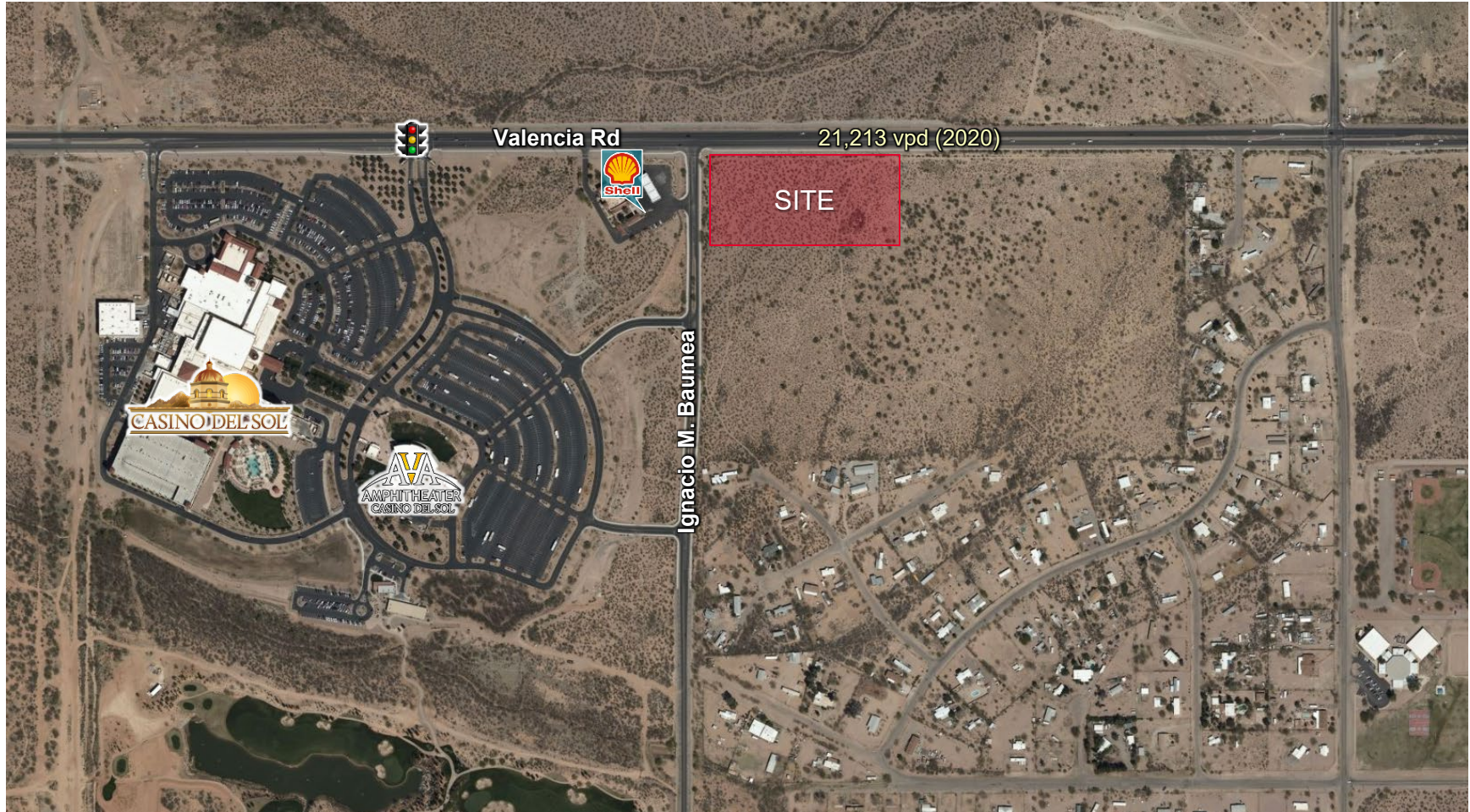
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## AERIAL MAP



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