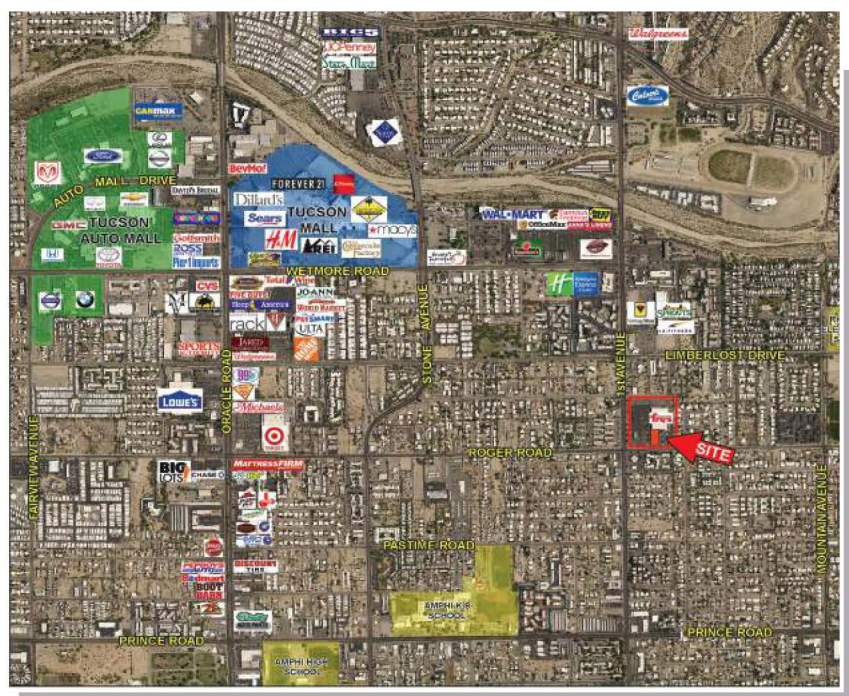




SHOPPES AT 1ST & ROGER Tucson Arizona

PROPERTY HIGHLIGHTS

Location:	NEC of 1st Avenue & Roger Road Tucson, AZ
Space Available:	Up to 2,080 SF of New Shop Space Available for Immediate Possession
Lease Rate:	In-line Space: \$24.00/SF/YR, NNN
Triple Net Expenses:	\$7.16/SF/YR, (estimated)
Zoning:	C-1

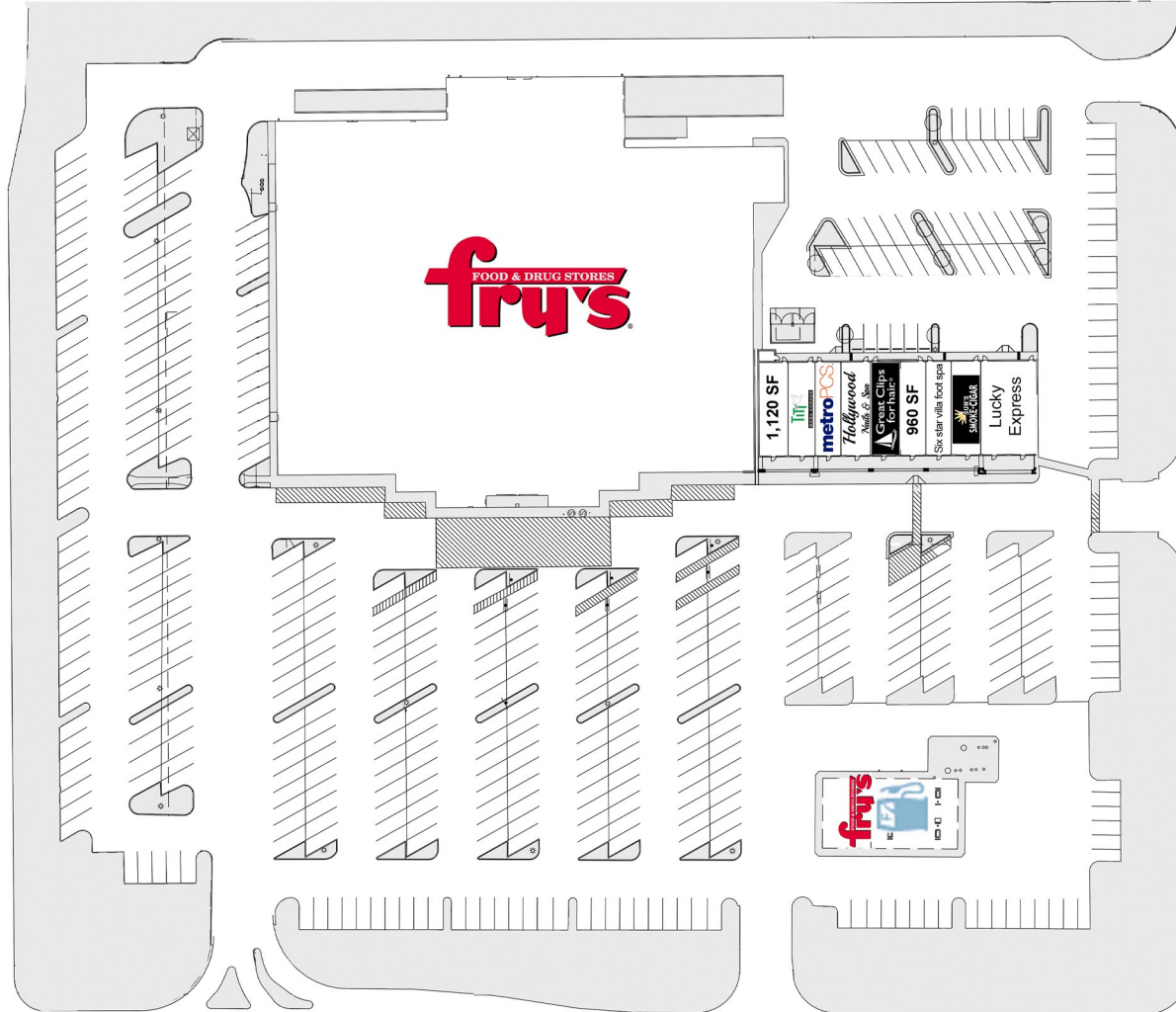


DESCRIPTION

- ◆ Anchored by +/- 75,000 SF Fry's Food and Drug Store, Tucson's strongest grocery store brand by sales.
- ◆ Extremely dense population in the immediate surrounding area, with close proximity to the Tucson Mall and the University of Arizona.
- ◆ Shops building features excellent visibility, convenient access, and plentiful parking.
- ◆ Active co-tenancy with traffic generating service uses.

Shoppes at 1st & Roger is a 70,000 square foot Fry's anchored neighborhood shopping center. This property offers substantial day-time traffic, is adjacent to Shadow Pines Apartments and Vista Montana Apartment Homes with close proximity to I-10. In addition, the convenient location near The University of Arizona and the Tucson Mall offers great growth potential.





1ST AVENUE

ROGER ROAD



Tenant	Address	Sq Ft
Frys Food Store		
AVAILABLE		1,120
Titi Boba Corner		1,040
MetroPCS		960
Hollywood Nails & Spa		1,120
Great Clips		1,120
AVAILABLE		960
Six Star Villa Foot Massage		960
Sun's Smoke Shop & Gift		1,120
Lucky Express		2,160
TOTAL GLA:		10,560



DEMOGRAPHIC HIGHLIGHTS

2018 Estimates	1MI	3MI	5MI
Population:	33,375	122,202	278,278
Average HH Inc:	\$54,973	\$60,241	\$60,560

(Source: Applied Geographic Solution/TIGER Geography, May, 2018)



TRAFFIC COUNTS

1st Ave.:	44,855 VPD (2017)
Roger Rd.:	27,451 VPD (2017)
Total:	72,306 VPD (2017)

(Source: Pima Association of Governments, Traffic Volumes Database)

