



Bear Canyon Shopping Center

8963-8995 E. Tanque Verde Road

LOCATED AT:

NWC of Tanque Verde Rd. & Catalina Hwy
Tucson, Arizona

FEATURES:

- ✓ Join Goodwill Superstore, Rose Academy, The Bloc, Curves, and others at this Center.
- ✓ Access from three major arterials
- ✓ High income Trade Area
- ✓ Adjacent to a Public Library that Generates $\pm 24,000$ visitors a month

AVAILABLE:

$\pm 1,950$ SF from \$12.00 + NNN*
 $\pm 2,750$ SF from \$12.00 + NNN*
 (Former Restaurant)
 (Combinable to $\pm 4,700$ SF)

*NNN estimated at \$3.76

Available
Properties:



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AREA RETAILERS:

SAFEWAY



**ACE
Hardware**



Walgreens

GNC

**AMERICAN FAMILY
INSURANCE**

SUBWAY

Aerial Map

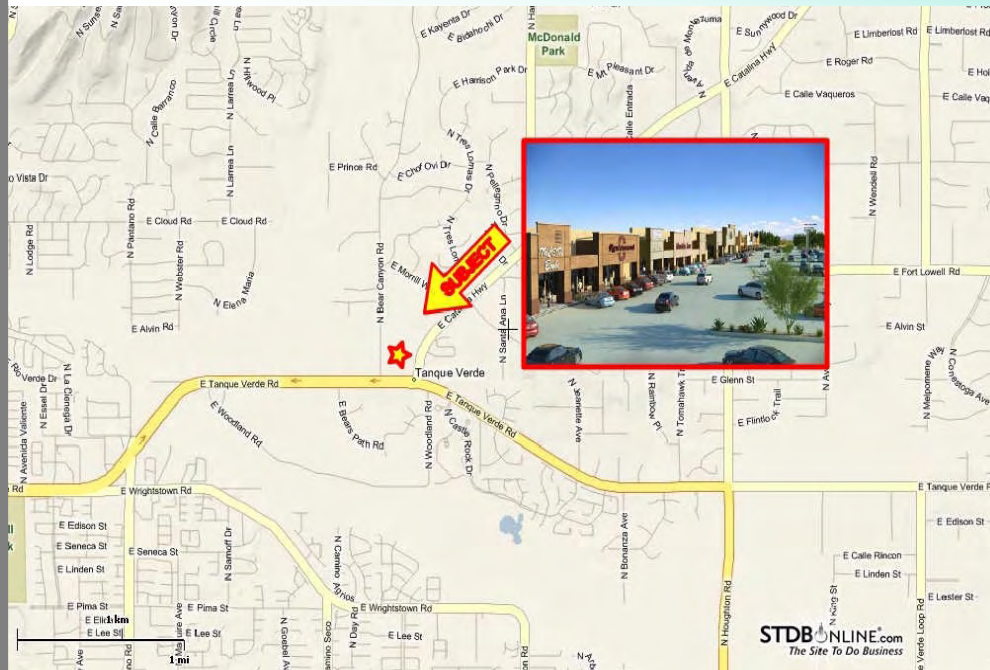


Demographics 2020

| | 10 Minute Radius | 20 Minute Radius | 30 Minute Radius |
|-----------------------|------------------|------------------|------------------|
| Population | 101,965 | 339,948 | 629,106 |
| Average Family Income | \$73,854 | \$74,597 | \$70,797 |
| Employees | 37,556 | 125,345 | 313,525 |
| Retail Expenditures | \$1.4 Billion | \$4.9 Billion | \$9.7 Billion |

TRAFFIC COUNTS = 93,000
 Tanque Verde: 60,000 (2012) Catalina Hwy 26,000 (2012)
 Bear Canyon 7,000 (2012)

Location Map



Site Map



Bear Canyon Shopping Center
NWC of Tanque Verde Rd & Catalina Hwy
Tucson, Arizona
Aerial



NOT TO SCALE
SUBJECT TO CHANGE

Bear Canyon Shopping Center
NWC of Tanque Verde Rd & Catalina Hwy
Tucson, Arizona
Area Retailers



Not To Scale
Subject To Change

**Bear Canyon Shopping Center
NWC of Tanque Verde Rd & Catalina Hwy
Tucson, Arizona
Area View**



**Not To Scale
Subject To Change**

Bear Canyon Shopping Center
NWC of Tanque Verde Rd & Catalina Hwy
Tucson, Arizona
Current Tenant List

| Tenant | Suite # | Sq. Ft. |
|--|----------------|--------------------|
| Velvet Bow Pet Grooming | 191 & 193 | 1,860 |
| James 410 | 195 | 1,200 |
| AVAILABLE * (Former Restaurant) | 201 | 2,750 |
| AVAILABLE (Combinable to ±4,700 SF) | 204 | 1,950 |
| Sydney's Sweet Shop | 209 | 1,400 |
| Herbalife | 213 | 1,200 |
| Bear Canyon Clinic | 217 & 221 | 2,400 |
| Goodwill | 101 | 14,765 |
| The BLOC | 155 | 14,957 |
| Rose Academy | 281 | 8,537 |
| Agility Sports | 301 | 3,200 |
| Mall Depot | 309 | 1,600 |
| Nihon Karate School | 313 | 1,600 |
| Bear Canyon Pizza Company | 335 | 3,665 |
| Essie Nails | 345 | 1,200 |
| Crossfit Fixx | 353 | 3,600 |
| Vivian's Café | 361 | 1,500 |
| Bear Canyon Pizza Company | PAD | From 1,200 – 4,000 |

EMPLOYMENT



White Collar

72%



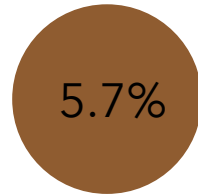
Blue Collar

12%



Services

16%



Unemployment
Rate

Bear Canyon

8951 E Tanque Verde Rd,
Tucson, Arizona, 85749
Drive time of 10 minutes



3,647

Total Businesses



37,556

Total Employees

KEY FACTS

101,965

Population



Median Age



2.1

Average
Household
Size

\$55,710

Median
Household
Income

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EDUCATION



No High School
Diploma



19%

High School
Graduate



35%

Some College



41%

Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



21,950

2018 Millennial Population
(Born 1981 to 1998) (Esri)



18,413

2018 Generation X
Population (Born 1965 to
1980) (Esri)



28,423

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

EMPLOYMENT



White Collar

69%



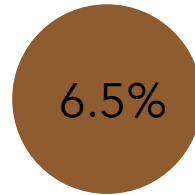
Blue Collar

13%



Services

18%



Unemployment
Rate

Bear Canyon

8951 E Tanque Verde Rd,
Tucson, Arizona, 85749
Drive time of 20 minutes



11,644

Total Businesses



125,345

Total Employees

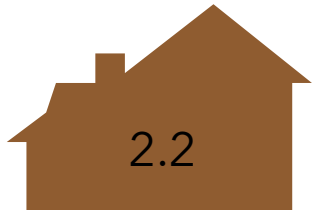
KEY FACTS

339,948

Population



Median Age



2.2

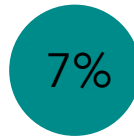
Average
Household
Size

\$51,541

Median
Household
Income

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EDUCATION



No High School
Diploma



20%
High School
Graduate



34%
Some College



40%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



85,820

2018 Millennial Population
(Born 1981 to 1998) (Esri)



61,654

2018 Generation X
Population (Born 1965 to
1980) (Esri)



83,299

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

EMPLOYMENT



White Collar

65%



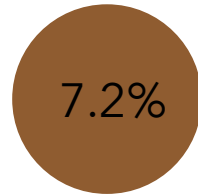
Blue Collar

16%



Services

20%



Unemployment
Rate

Bear Canyon

8951 E Tanque Verde Rd,
Tucson, Arizona, 85749
Drive time of 30 minutes



23,604

Total Businesses



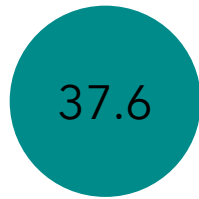
313,525

Total Employees

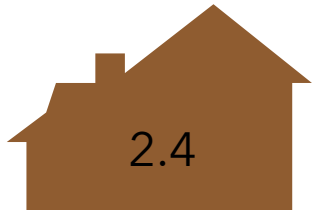
KEY FACTS

629,106

Population



Median Age



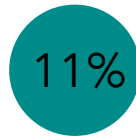
2.4

Average
Household
Size

\$48,266

Median
Household
Income

EDUCATION



No High School
Diploma



21%

High School
Graduate



33%

Some College



35%

Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



165,992

2018 Millennial Population
(Born 1981 to 1998) (Esri)



111,958

2018 Generation X
Population (Born 1965 to
1980) (Esri)



138,621

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)