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St. Mary's Village Center is located on St. Mary's Road just east of St. Mary's Hospital. Office, Medical and Retail Spaces are available. Join Papa John's, H&R Block, First Chiropractic and others at this project.

### Area Retailers:



## FOR LEASE RETAIL, OFFICE, MEDICAL SPACE **St. Mary's Village Center** **1301 - 1325 W. St. Mary's Rd.**

Located on St. Mary's Rd just West of Grande Ave  
Tucson, Arizona

### Features:

- ✓ Great Visibility
- ✓ Easy Ingress & Egress
- ✓ Recently Renovated
- ✓ High Traffic Volume Location
- ✓ Great Monument Signage
- ✓ Located less than a mile west of I-10 and 2 miles northwest of Downtown Tucson

### Available:

±1,200 SF

± 2,400 SF (Divisible)

From \$12.00 PSF + NNN\*

\*NNN estimated at \$6.63 PSF

Available  
Properties:



# Aerial Map

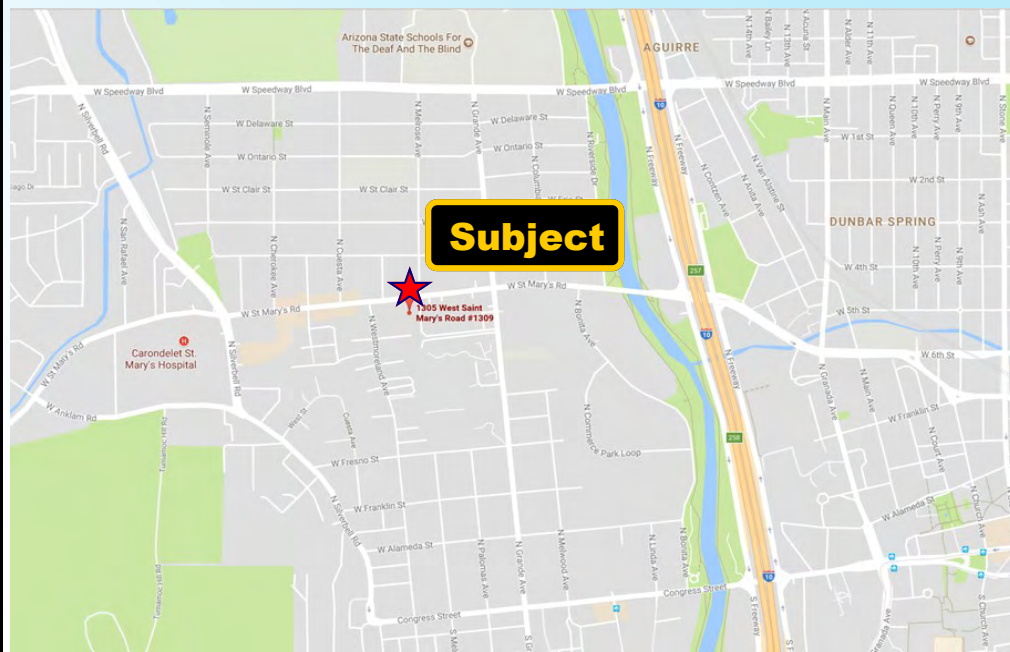


# Demographics 2020

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	11,002	105,570	249,425
Average Household Income	\$48,075	\$50,552	\$55,207
Number of Employees	8,504	81,151	156,686
Retail Expenditures	\$134 Million	\$1 Billion	\$4 Billion

TRAFFIC COUNTS: 30,000 VPD W. St. Mary's Rd (2012)

# Location Map



# Site Map

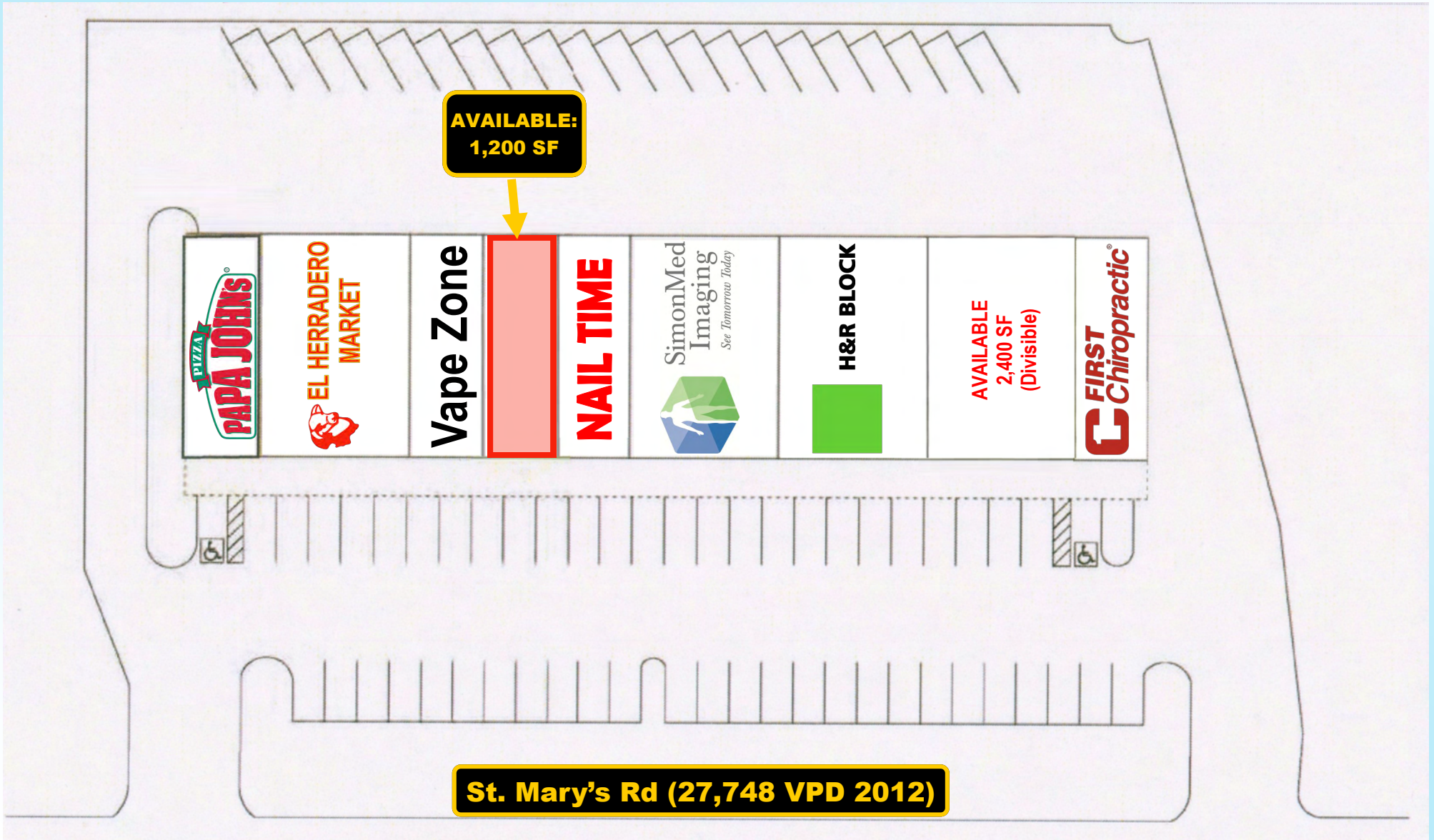


# St. Mary's Village Center

1301-1325 W St, Mary's Rd

Tucson, Arizona

Site Plan



St. Mary's Rd (27,748 VPD 2012)

NOT TO SCALE  
SUBJECT TO CHANGE

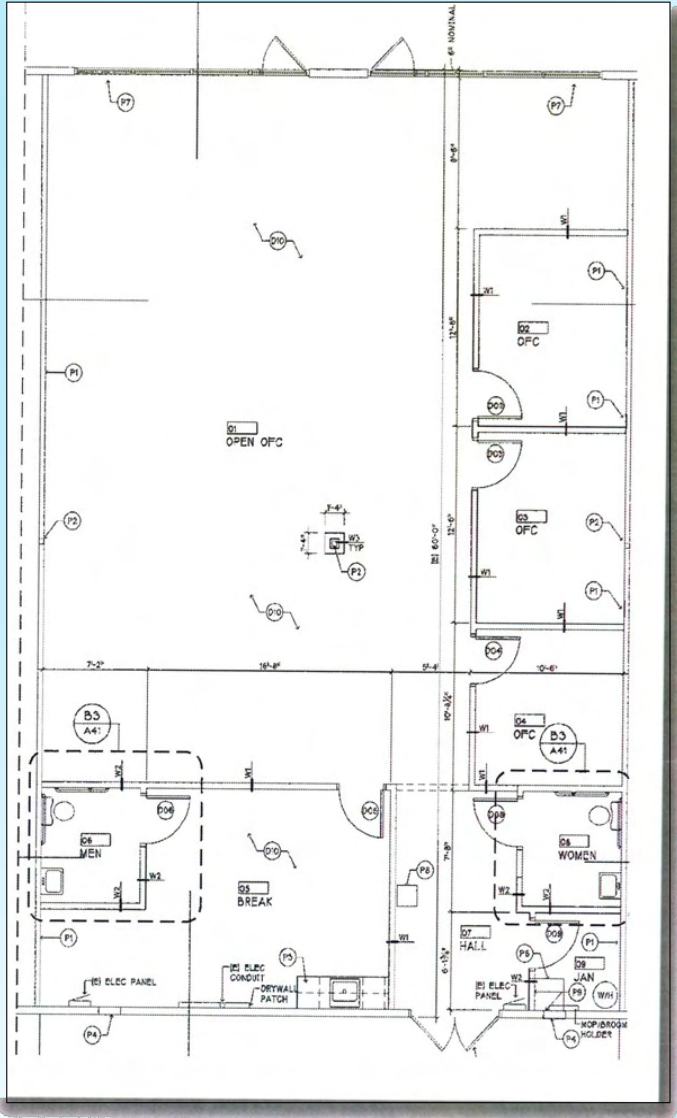
# St. Mary's Village Center

1301-1325 W St. Mary's Rd

Tucson, Arizona

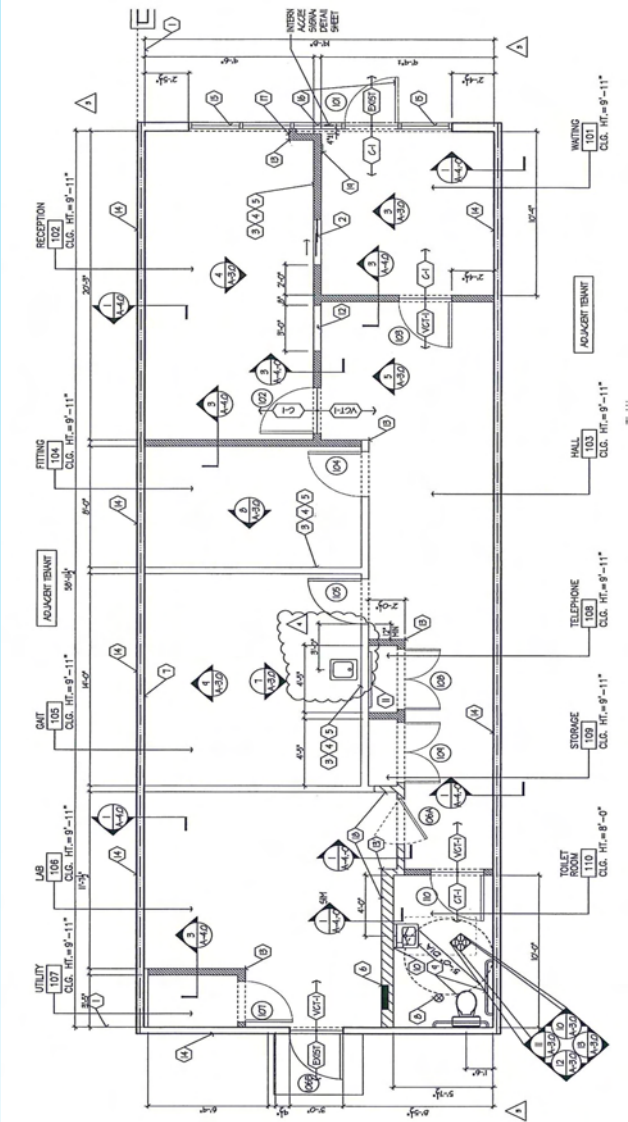
Available Suite 1321

±2,400 SF



NOT TO SCALE  
SUBJECT TO CHANGE

**St. Mary's Village Center**  
**1301-1325 W St. Mary's Rd**  
**Tucson, Arizona**  
**Available Suite 1309**  
**±1,200 SF**



NOT TO SCALE  
SUBJECT TO CHANGE

# St. Mary's Village Center

1301-1325 W St, Mary's Rd

Tucson, Arizona

Aerial



**AVAILABLE:  
1,200 SF**

**Vape Zone**

**NAIL TIME**

SimonMed  
Imaging  
San Bernardino Valley

**H&R BLOCK**

**AVAILABLE  
2,400 SF  
(Divisible)**

**FIRST  
Chiropractic**

**AVAILABLE  
2,400 SF  
(Divisible)**

**St. Mary's Rd (27,748 VPD 2012)**

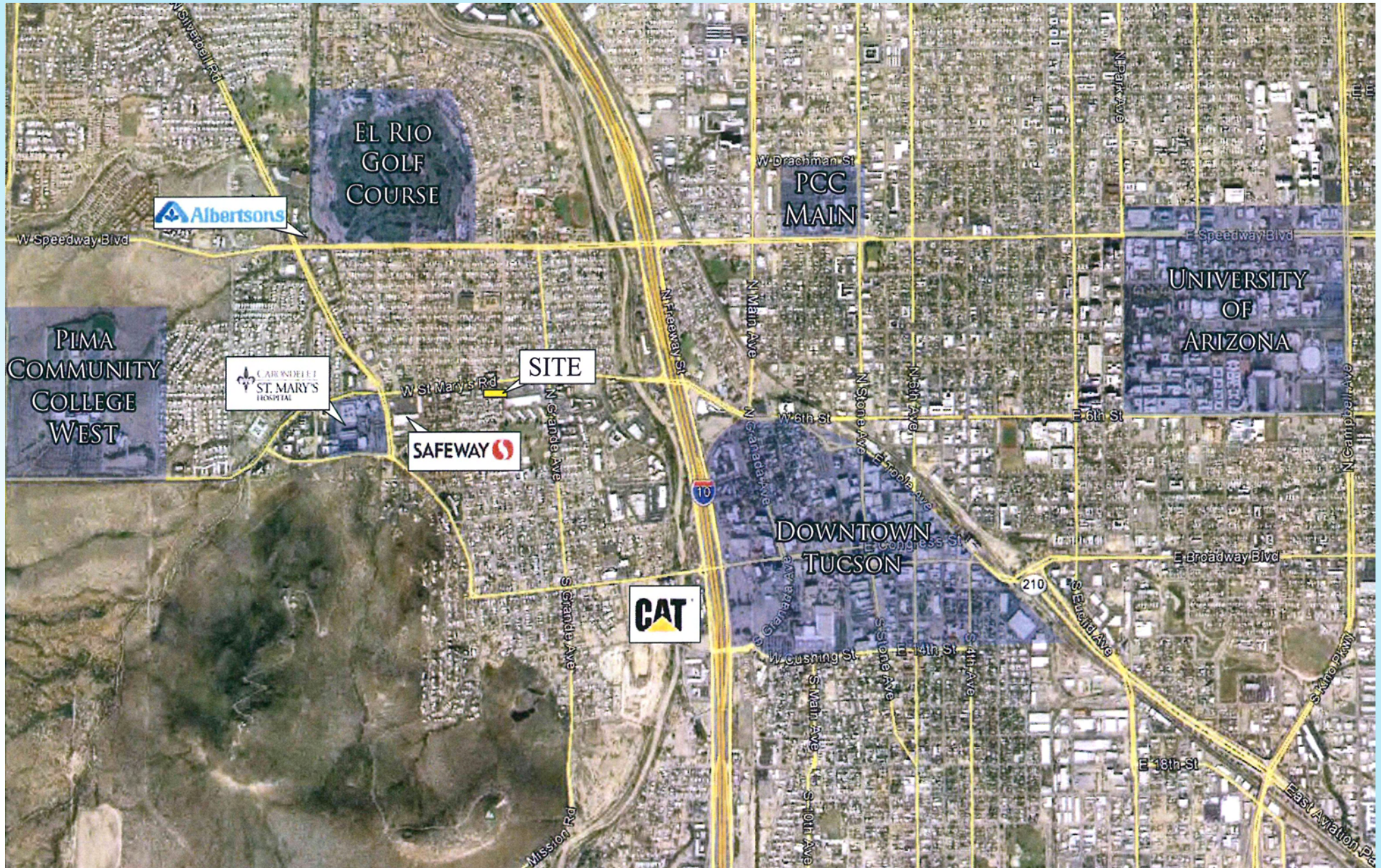
NOT TO SCALE  
SUBJECT TO CHANGE

# St. Mary's Village Center

1301-1325 W St. Mary's Rd

Tucson, Arizona

Aerial Map



NOT TO SCALE  
SUBJECT TO CHANGE

# St. Mary's Village Center

1301-1325 W St, Mary's Rd  
Tucson, Arizona

## CURRENT TENANT LIST

<b>Tenant</b>	<b>Suite #</b>	<b>Sq. Ft.</b>
Papa John's	1301	1,200
Carniceria El Herradero	1305	2,400
Vape Zone	1307	1,200
<b>AVAILABLE</b>	<b>1309</b>	<b>1,200</b>
Nail Time	1311	1,200
SimonMed	1313-1315	2,400
H&R Block	1317	2,400
<b>AVAILABLE (Divisible)</b>	<b>1321</b>	<b>2,400</b>
First Chiropractic	1325	1,200



## EMPLOYMENT



61%

White Collar



16%

Blue Collar

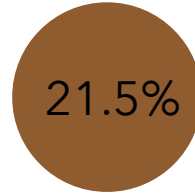


23%

Services

## St. Mary's Center

1305 W St Marys Rd, Tucson,  
Arizona, 85745  
Ring of 1 mile



21.5%  
Unemployment  
Rate

## BUSINESS



507

Total Businesses



8,504

Total Employees

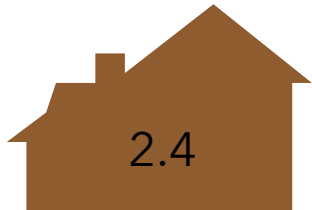
## KEY FACTS

11,002

Population



33.3  
Median Age



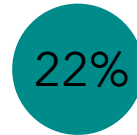
2.4

Average  
Household  
Size

\$36,001

Median  
Household  
Income

## EDUCATION



22%  
No High School  
Diploma



26%  
High School  
Graduate



28%  
Some College



24%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



3,285

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



1,912

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



1,895

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

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## EMPLOYMENT



White Collar

60%



Blue Collar

16%

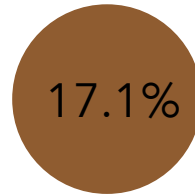


Services

23%

## St. Mary's Center

1305 W St Marys Rd, Tucson,  
Arizona, 85745  
Ring of 3 miles



Unemployment  
Rate

## BUSINESS



4,853

Total Businesses



81,151

Total Employees

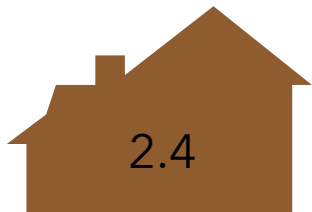
## KEY FACTS

105,570

Population



Median Age

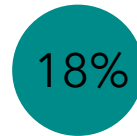


Average  
Household  
Size

\$35,677

Median  
Household  
Income

## EDUCATION



No High School  
Diploma



22%  
High School  
Graduate



31%  
Some College



29%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



31,576

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



16,173

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



16,300

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

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## EMPLOYMENT



White Collar

60%



Blue Collar

18%

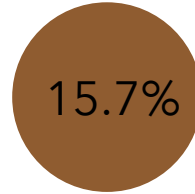


Services

22%

## St. Mary's Center

1305 W St Marys Rd, Tucson,  
Arizona, 85745  
Ring of 5 miles



15.7%  
Unemployment  
Rate

## BUSINESS



10,445

Total Businesses



156,686

Total Employees

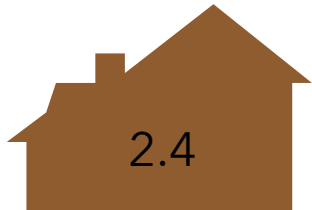
## KEY FACTS

249,425

Population



32.5  
Median Age



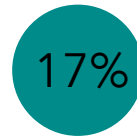
2.4

Average  
Household  
Size

\$38,325

Median  
Household  
Income

## EDUCATION



17%  
No High School  
Diploma



23%  
High School  
Graduate



31%  
Some College



29%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



72,967

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



40,883

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



44,458

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

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