

NAI Horizon

DAVE DUTSON

+1 520 999 3731

dave.dutson@naihonorizon.com

GORDON WAGNER

+1 520 398 5130

gordon.wagner@naihonorizon.com

FOR LEASE

Sabino Canyon Plaza

1,715 SF

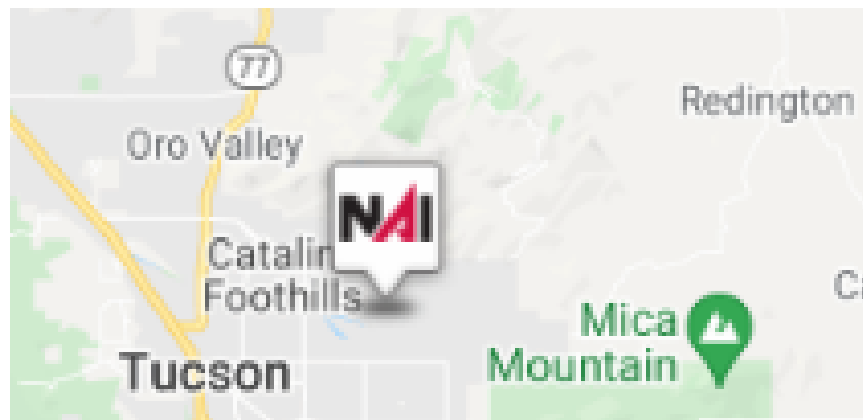


4960 N Sabino Canyon Rd

Tucson, Arizona 85750

Property & Location Highlights

- Reach Tucson's northeast upper income demographic
- The property lends itself to both office and retail uses
- Attractive location for medical uses
- Close to Tucson's desert oasis the Sabino Canyon Recreational Area
- Close to Loews Ventana Canyon Resort
- Attractive newer building



Offering Summary

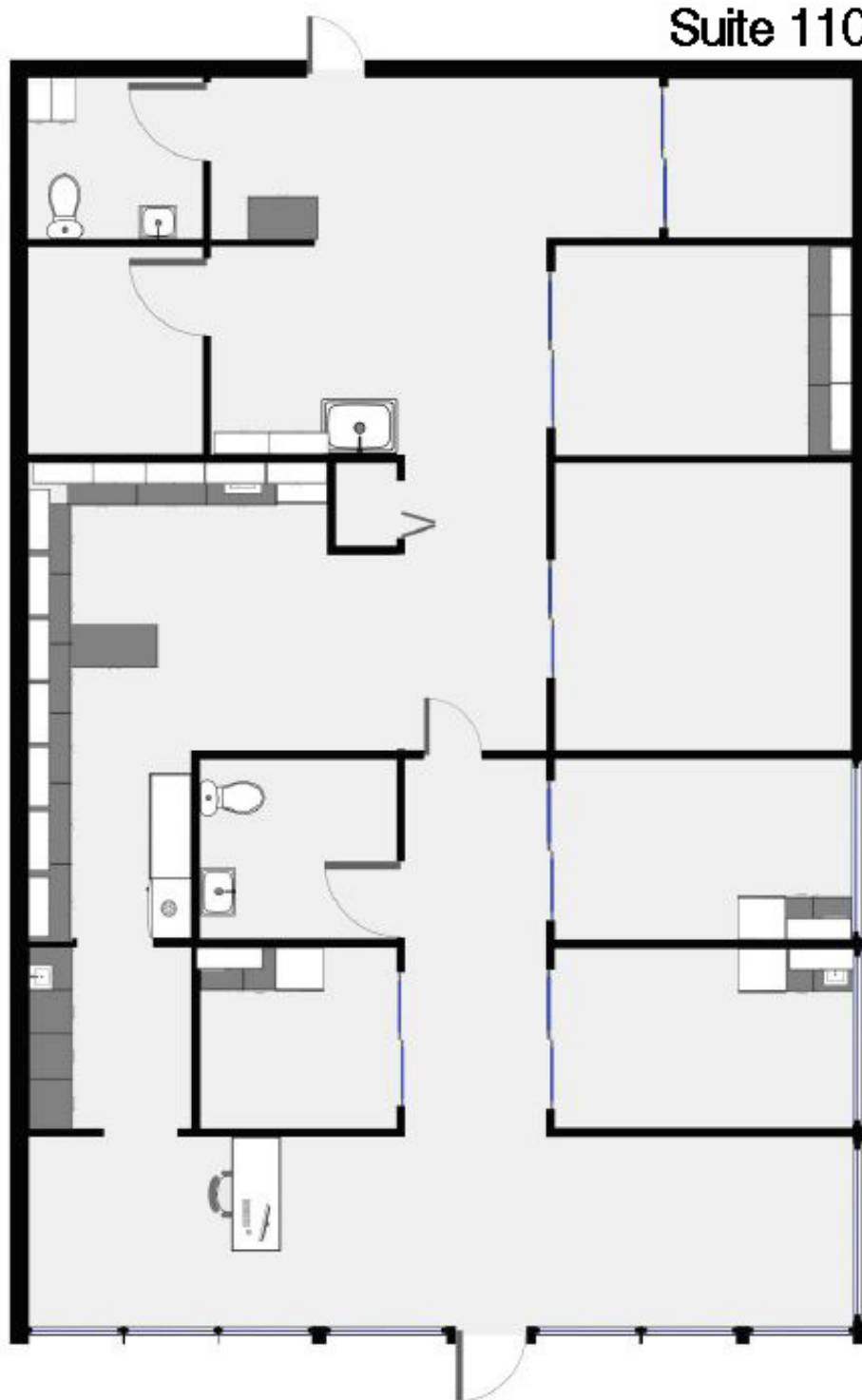
Suite 110

Lease Rate

\$17.00/SF (NNN)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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520 326 2200 tel
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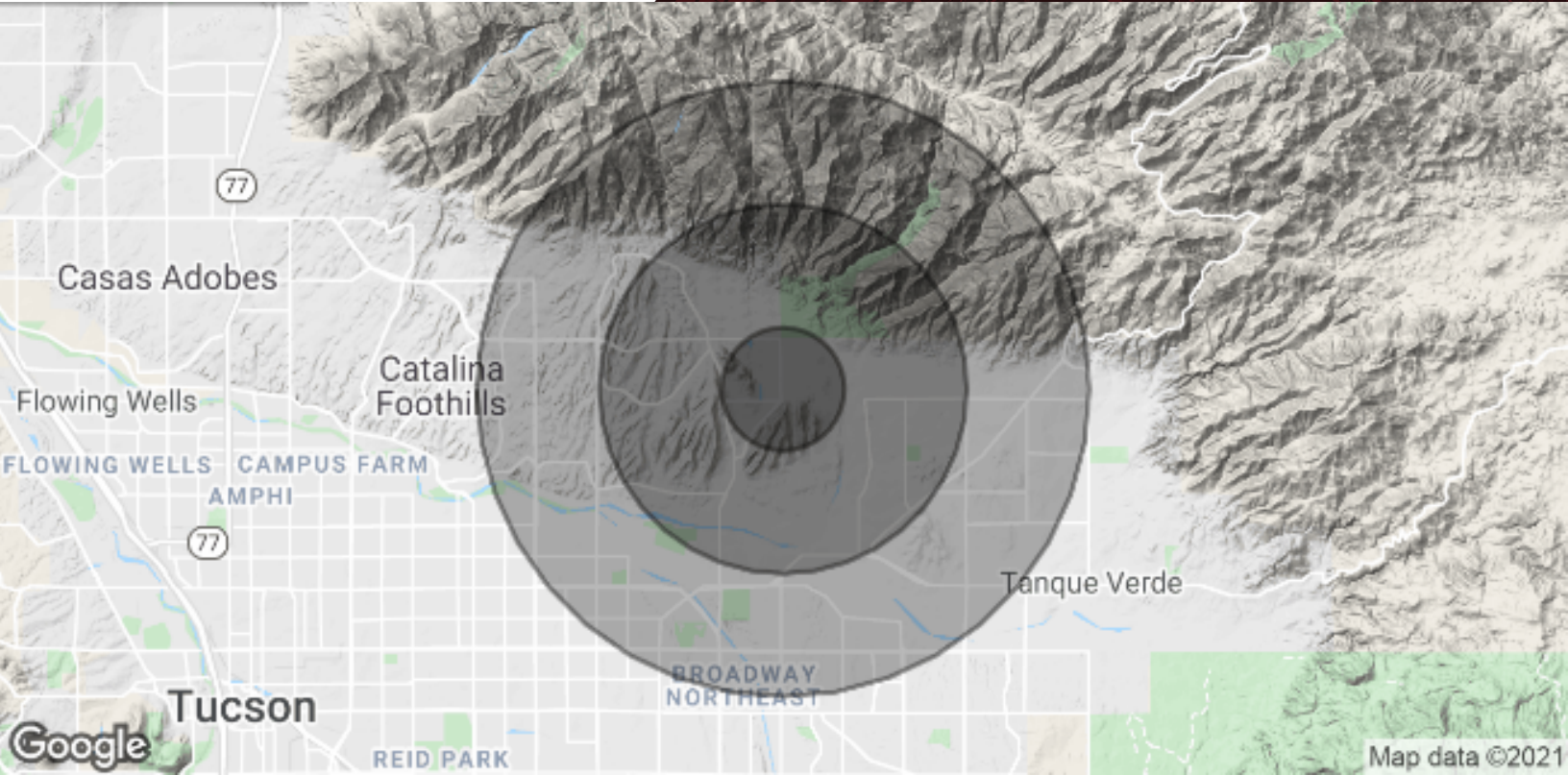
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Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	45.0	48.2	46.2
Population:	6,764	32,126	95,959
Total HH	2,915	14,173	45,430
Average HH Income:	\$102,792	\$111,154	\$83,774

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