

FOR LEASE

RETAIL SPACE

BEAR CANYON SHOPPING CENTER

NWC TANQUE VERDE RD. & CATALINA HWY | TUCSON, ARIZONA

RETAIL



FEATURES

- + Exterior renovation is complete.
- + Home of Pima County Library.
- + High-income trade area.
- + Limited commercial zoning in trade area.
- + C-1 and C-2 (City of Tucson) zoning.
- + Access from three major arterials.

AVAILABILITY

- + Pad redevelopment site as shown on site plan
- + ±2,750 SF (former restaurant)
- + ±1,400 SF (former restaurant)

Lease Rates: Negotiable based on size and location
Triple Net Charges: Currently estimated at \$3.85/SF

COMMENTS

Bear Canyon Shopping Center has recently completed an exterior renovation and features a Goodwill Superstore along with The Bloc, which is an indoor climbing and recreational facility. Bear Canyon Shopping Center is located in the heart of the Tanque Verde Valley which is one of the highest-income areas of Tucson. The shopping center features a Pima County Library branch which generates traffic for the surrounding merchants. The rents and triple net charges for this project are very competitive in the Tucson market and the surrounding trade area. This is an excellent opportunity for a retailer or service tenant to locate in an excellent trade area with very limited commercial space available.

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PAD Redevelopment Site

Not To Scale

TANQUE VERDE ROAD

CATALINA HIGHWAY

= Not A Part = Available Space

TENANT ROSTER

#	BLDG. #	SUITE #	TENANT	SF (±)
1&2	8963	191	Velvet Bow Pet Grooming	1,860
3	8963	195	410 Guns	1,200
4	8963	201	AVAILABLE	2,750
5	8969	204	Curves Women's Fitness	1,950
6	8969	209	AVAILABLE	1,400
7	8969	213	Pure Nutrition	1,200
8	8969	217 & 221	Bear Canyon Pet Clinic	2,400
9	8975	101	Goodwill	14,765
10	7875		Rocks & Ropes	14,957

#	BLDG. #	SUITE #	TENANT	SF (±)
11	8981		Canyon Rose Academy	8,537
12	8987	301	Agility Sports Physical Therapy	3,200
13	8987	309	Bear Canyon Mail Depot	1,600
14	8987	313	Nihon Karate School	1,600
15	8987	335	Bear Canyon Pizza Company	3,665
16	8987	345	Nail Salon	1,200
17	8987	353	Crossfit Fixx	3,600
18	8887	261	Viv's Café	1,500
19	8991		Pad Redevelopment Site	Pad

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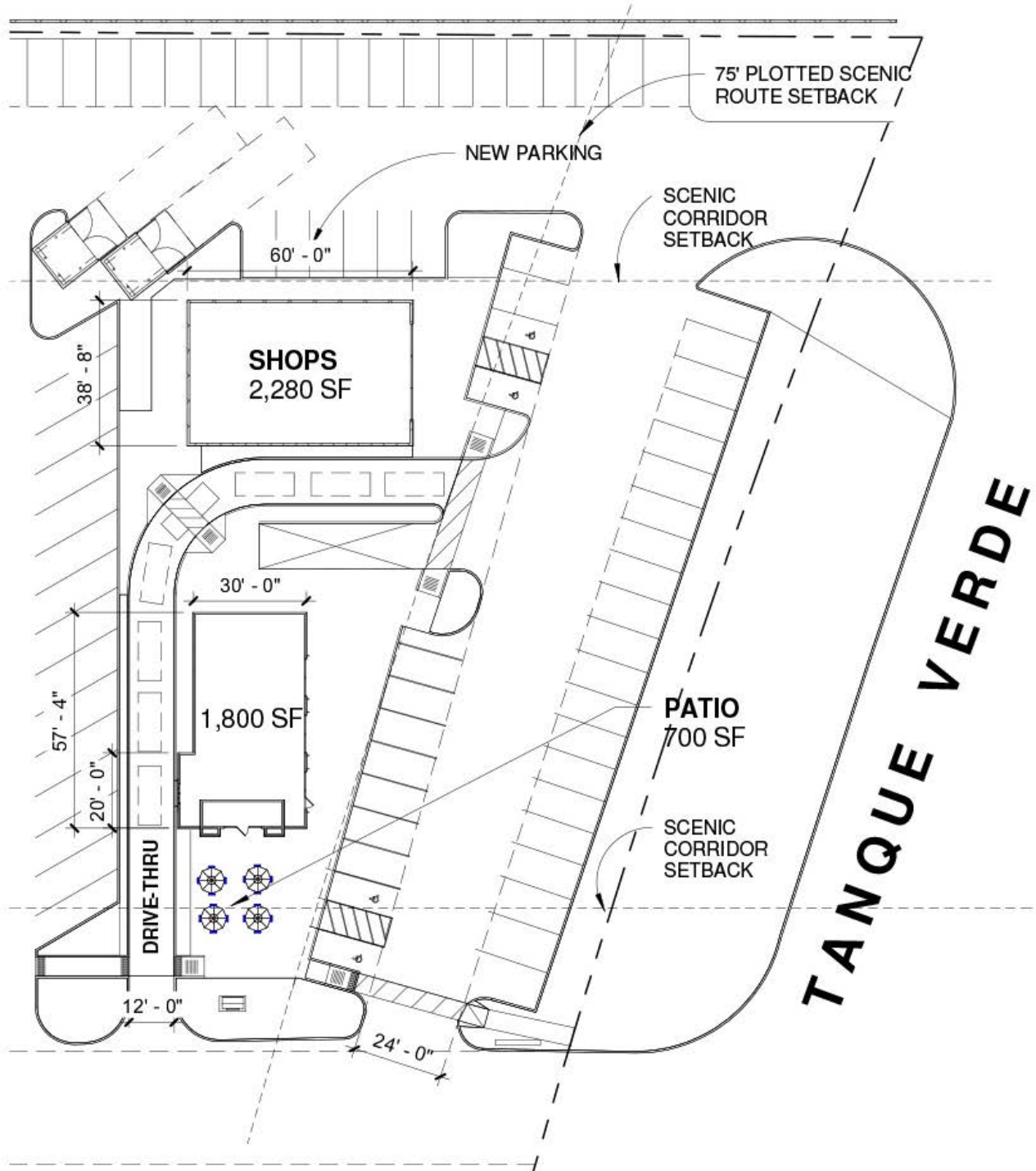
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PAD REDEVELOPMENT CONCEPTUAL PLAN 1



Not to scale. Measurements approx. 



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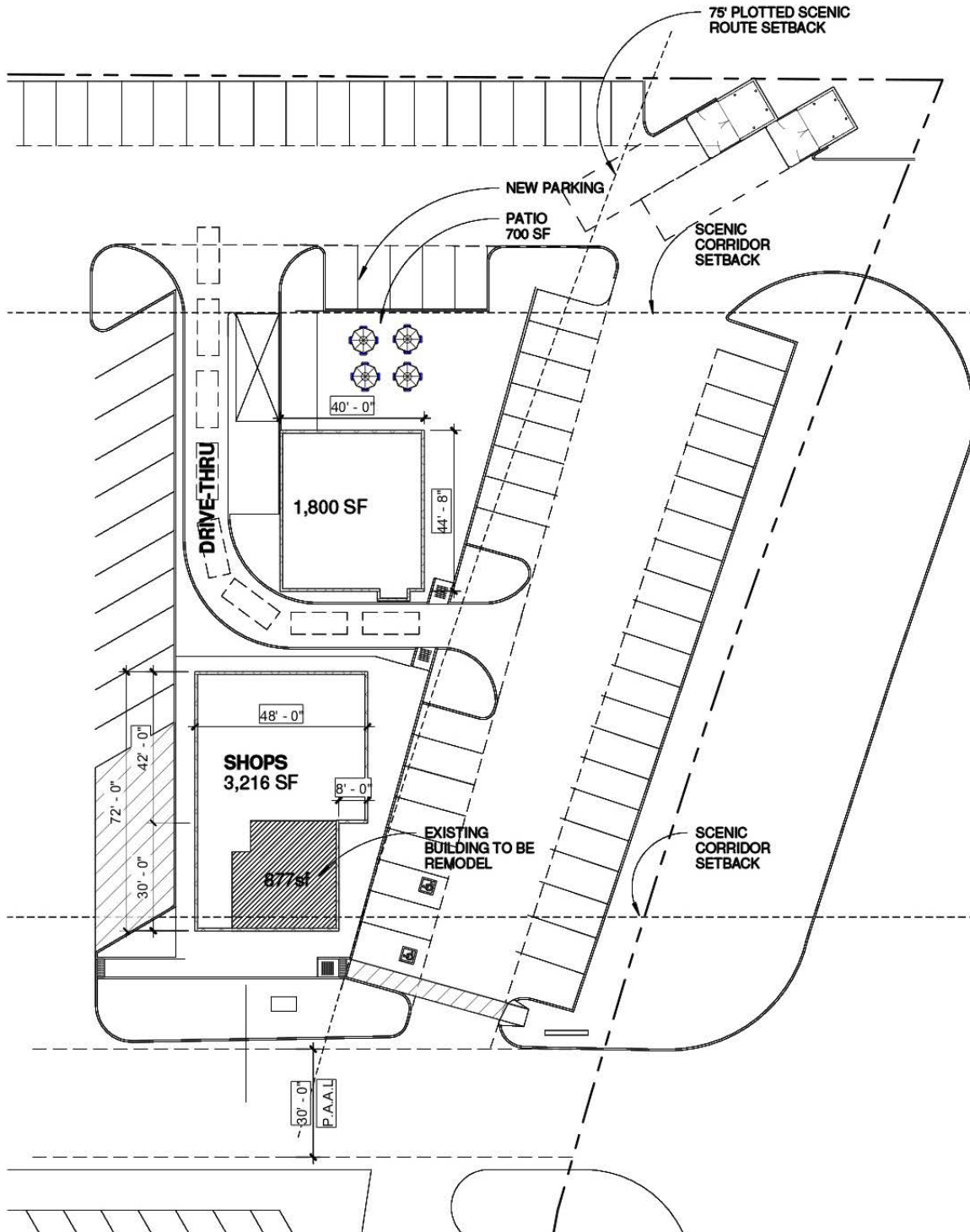
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PAD REDEVELOPMENT CONCEPTUAL PLAN 2



Not to scale. Measurements approx. 



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TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2018 EST. POPULATION:	3,558	61,481	155,794
2018 EST. AVG. HH INCOME:	\$99,596	\$77,640	\$79,125
2018 EST. AVG. HOUSING VALUE:	\$457,956	\$317,096	\$308,594

TRADE AREA TRAFFIC COUNTS

TANQUE VERDE ROAD	33,680 vehicles per day
CATALINA HIGHWAY	15,000 vehicles per day
BEAR CANYON ROAD	10,276 vehicles per day

Source: Kalibrate, December 2018

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