

FOR LEASE

# Shops at Desert Springs

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## PROPERTY OVERVIEW

Desert Springs Shopping Center is located at the northeast corner of Ina Road and La Cholla Boulevard. Situated in one of the fastest growing areas in Tucson, Desert Springs Shopping Center is set across the street from Foothills Mall, adjacent to La Cholla Corporate Center and just north of the bustling Northwest Hospital medical corridor. This area of Tucson has seen tremendous growth over the past several years with numerous residential projects under construction. This is an excellent opportunity for a retailer or service tenant to secure a strategic location at one of the busiest intersections in northwest Tucson.

### Property Details

Space Available	±1,215 SF
Asking Rate	\$20/SF, NNN
NNN Charges	Currently estimated at \$4.52/SF
Traffic Counts	La Cholla Blvd. - 26,022 vpd Ina Road - 30,866 vpd Total: 59,908 vpd Source: PAG, 2017 traffic counts
Highlights	<ul style="list-style-type: none"><li>• Albertson's-anchored shopping center</li><li>• Located across from Foothills Mall</li><li>• Located at major northwest Tucson intersection</li><li>• CB-1 zoning (Pima County)</li></ul>



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## SITE PLAN



SITE PLAN NOT TO SCALE

## Tenant Roster

Suite	Tenant	Size (± SF)
104	Armed Forces Career Ctr.	5,820
114	Ina Road Animal Hospital	1,956
124	Bruegger's Bagels	2,000
134	Desert Springs Family Dentistry	2,300
144	Catalina Cleaners	1,800
154	The UPS Store	1,200
164	American Institute of Kenpo	1,200
194	AVAILABLE	1,215
186	Papa Murphy's	900
178	Watch & Jewelry Repair	900
170	Casey's Hallmark	4,776
166	H&R Block	1,200
160	Great Clips	1,200
156	L'Amour Nails	900
148	Edward Jones	950
100 - 140	Christie's Appliance	8,444

## 2018 Est. Demos

## 1 Mile

## 3 Miles

## 5 Miles

Population	7,362	72,062	148,509
Avg. HH Income	\$82,010	\$74,877	\$77,762
Daytime Population	10,670	72,090	151,784

Source: Esri

NEC INA ROAD & LA CHOLLA BLVD. TUCSON, ARIZONA

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## AMENITIES AERIAL



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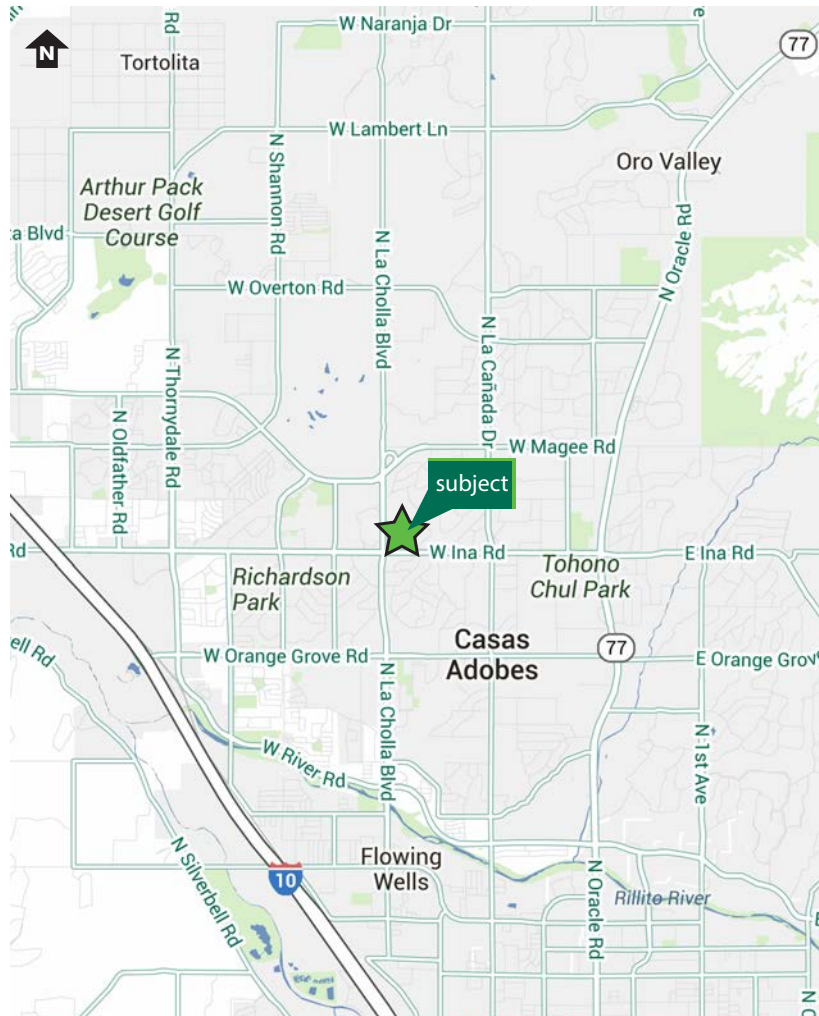
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## LOCATION MAP



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## CONTACT US

### Pete Villaescusa

First Vice President  
+1 520 323 5112  
peter.villaescusa@cbre.com

### Jesse Peron

Senior Associate  
+1 520 323 5130  
jesse.peron@cbre.com

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