

For Lease
Mountain View Plaza
 NWC Thornydale & Linda Vista
 NW Tucson, Arizona



Call Agent for Pricing

Property Features

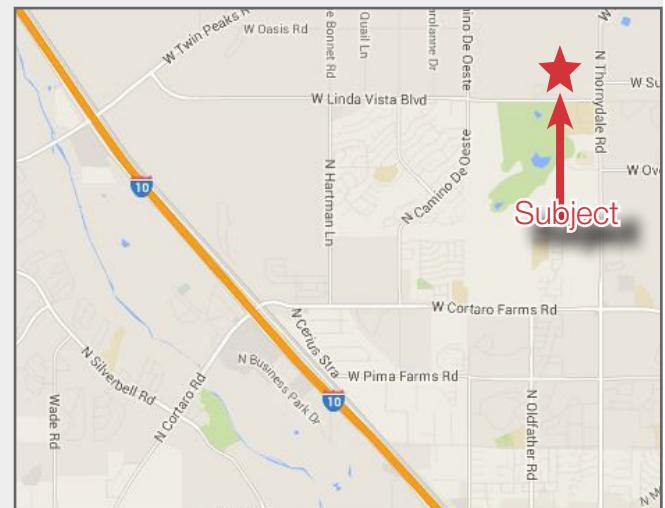
- Across the street from Mountain View High School, one of Tucson's largest high schools
- Significant growth area
- Located within upper-middle income neighborhoods
- Direct access to the newly completed I-10/Twin Peaks Interchange.

Traffic Counts VPD

N Thornydale Rd	17,054
W Linda Vista Blvd	10,405

Demographics

	1 Mile	3 Mile	5 Mile
2020 Estimate	5,093	45,840	115,808
2025 Projection	5,257	47,732	120,819
Average Age	40.10	39.80	41.30
2020 Avg HH Income	\$81,734	\$90,582	\$92,531



Availability

- 9715: 15,138 SF
- 9725-139: 1,050 SF
- 9725-143: 1,050 SF
- 9725-149: 1,260 SF
(Second Generation Restaurant)

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AVAILABILITY

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Availability

Suite	Tenant	SF
9705	Elevate Trampoline Park	27,644
9715	AVAILABLE	15,138
9725-101	Mt. View Veterinary	1,400
9725-107	AKKA Karate USA	1,400
9725-113	Cactus Blossom Beauty Salon	1,050
9725-119	L. A. Nails	1,027
9725-125	Super Cleaners	1,027
9725-131	CrossFit Marana	3,333
9725-139	AVAILABLE	1,050
9725-143	AVAILABLE	1,050
9725-149	AVAILABLE	1,260
9725-155	H&R Block	1,400
9725-161	Subway	1,400
9725-167	Arizona Lighting Design	1,260
9725-173	Tortolita Dental Group	4,300



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DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
POPULATION			
2020 Estimated Population	5,093	45,840	115,808
2025 Projected Population	5,257	47,732	120,819
2010 Census Population	4,993	42,620	106,400
Growth 2010-2020	0.2%	0.8%	0.9%
Growth 2020-2025	0.6%	0.8%	0.9%
2020 Estimated Median Age	39.9	40	42.1
2020 Estimated Average Age	40.10	39.80	41.30
HOUSEHOLDS			
2020 Estimated Households	1,994	17,255	45,949
2025 Projected Households	2,056	17,952	47,939
2010 Census Households	1,975	16,166	42,344
Growth 2010-2020	0.1%	0.7%	0.9%
Growth 2020-2025	0.6%	0.8%	0.9%
2020 Estimated Average Household Size	2.5	2.6	2.5
INCOME			
2020 Median Household Income	\$66,879	\$75,593	\$74,436
2020 Estimated Average Household Income	\$81,734	\$90,582	\$92,531
HOUSING			
2020 Estimated Housing Units	2,130	18,669	50,332
2020 Estimated Occupied Units	1,994	17,255	45,949
2020 Estimated Owner Occupied Units	1,443	13,614	33,878
2020 Estimated Renter Occupied Units	551	3,641	12,071
2020 Estimated Median Housing Value	\$203,654	\$209,928	\$246,999



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