

PADS, SHOPS, ANCHORS & MAJORS AVAILABLE

TUCSON MARKETPLACE AT THE BRIDGES | SALE, GROUND LEASE OR BUILT-TO-SUIT | TUCSON, ARIZONA

NOW PRE-LEASING SHOPS E1 & E2

**GEICO CALL CENTER COMING
SUMMER 2019 ±2,000 EMPLOYEES**



ANCHORED BY



CENTURY THEATRES



OTHER TENANTS INCLUDE



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TUCSON MARKETPLACE EXECUTIVE SUMMARY

LOCATION NWC of Interstate 10 and Kino Parkway, Tucson, Arizona

PROPERTY AND PROJECT SIZE ±114 acres with ±1 million square feet of proposed shops, pads, entertainment and anchors

ZONING PAD, City of Tucson

PRICING Call for Pricing (Lease, Ground Lease, Built-To-Suit and Sale)

AVAILABILITY Anchors, Majors, Pads and Shops

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Est. 2017 Average Population	±104,376	±265,167	±446,789
Est. 2017 Average HH Income	\$41,309	\$45,538	\$47,902

Source: ESRI, 2017

TRAFFIC COUNTS

I-10: ±80,302 VPD,
Kino Parkway: N/S ±37,000 VPD,
Park Avenue: N/S ±18,000 VPD

Source: 2017, Kalibrate Technologies

COMMENTS

- Located in a dense infill section of South Tucson
- One (1) mile of frontage along Interstate 10
- Two (2) Interstate 10 interchanges at the east and west ends of the project
- Part of a master planned community with KB Homes and the University of Arizona Bioscience Research Park
- Located 2.5 miles from the University of Arizona (±42,236 enrolled)
- Located two (2) miles south of downtown Tucson and three (3) miles from the Tucson International Airport
- Proposed Geico Call Center coming Summer of 2019 (±2,000 employees)

SHOPS SPACE AVAILABILITY

EXISTING SHOPS

Shops A2	Fully Leased
Shops B3	±900 - 2,537 SF (Divisible)
Shops H	Fully Leased
Shops F	±1,000 - 2,790 SF (Divisible)

PROPOSED FUTURE SHOPS

Shops E1	±5,749 SF
Shops E2	±7,578 SF

PAD AVAILABILITY

Pad 1	±4,726 SF
Pad 4	±7,000 SF
Pad 5	±7,500 SF
Pad 6	±8,000 SF
Pad 7	±12,400 SF
Pad 8	±10,800 SF
Pad 10	±8,800 SF
Pad 11	±10,150 SF
Pad 12	±11,750 SF
Shops B1/B2 Pads	±6,000 SF/±9,000 SF

Kino Parkway Pads
(North of Culver's and Discount Tire)

2-3 Retail Pads Available



CONCEPTUAL SITE PLAN SUBJECT TO CHANGE



PROJECT DATA:

BUILDING AREA:	
ANCHOR 1	155,861 SF
ANCHOR 2	25,175 SF
ANCHOR 3	30,000 SF
ANCHOR 4	17,500 SF
ANCHOR 5	55,502 SF
ANCHOR 6	147,894 SF
THEATER	53,678 SF
MAJOR H	25,530 SF
MAJOR J	10,000 SF
MAJOR K	6,000 SF
MAJOR L	7,000 SF
MAJOR M	12,585 SF
MAJOR N	15,980 SF
MAJOR O	7,500 SF
MAJOR P	7,200 SF
MAJOR Q	11,600 SF
MAJOR R	10,800 SF
MAJOR S	6,000 SF
MAJOR T	7,000 SF

SHOPS A2	6,661 SF
SHOPS A3	7,560 SF
SHOPS A4	6,000 SF
SHOPS B1	6,000 SF
SHOPS B2	9,000 SF
SHOPS B3	7,199 SF
SHOPS B4	5,559 SF
SHOPS E1	5,749 SF
SHOPS E2	7,976 SF
SHOPS F	9,223 SF
SHOPS H	9,280 SF

PAD 1	4,726 SF
PAD 2	2,844 SF
PAD 3	12,550 SF
PAD 4	7,000 SF
PAD 5	7,500 SF
PAD 6	8,800 SF
PAD 7	12,400 SF
PAD 8	19,800 SF
PAD 9	4,587 SF
PAD 10	8,400 SF
PAD 11	8,400 SF
PAD 12	10,000 SF
PAD 13	9,500 SF

ANCHORS TOTAL	411,932 SF
THEATER	53,678 SF
MAJORS TOTAL	151,922 SF
SHOPS TOTAL	82,673 SF
PADS TOTAL	104,834 SF
TOTAL	825,239 SF*

PARKING:	
REQUIRED:	
RETAIL (14.5 (1000) 651,726 SF)	518 SPACES
RESTAURANT (10:1000) 119,854 SF	2,932 SPACES
TOTAL REQUIRED	1,458 SPACES
PROVIDED:	5,351 SPACES
OVERALL PARKING RATIO	6.4 (1000)*

*PRELIMINARY ONLY - SUBJECT TO CHANGE
 *NOTE: ALL PADS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FOOTPRINT AND SITE LAYOUT

DATE: FEBRUARY 18, 2018
 PROJECT NUMBER: 18016
 DRAWN BY: A. BRISLE
 CHECKED BY: J. MURRAY

SCALE: 1"=100'

SD-1 MASTER SITE PLAN



TUCSON MARKETPLACE AT THE BRIDGES
 MASTER SITE PLAN
 TUCSON, ARIZONA

REVISIONS
 18-02-10

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION
 BID / PHASING
 PERMIT SET

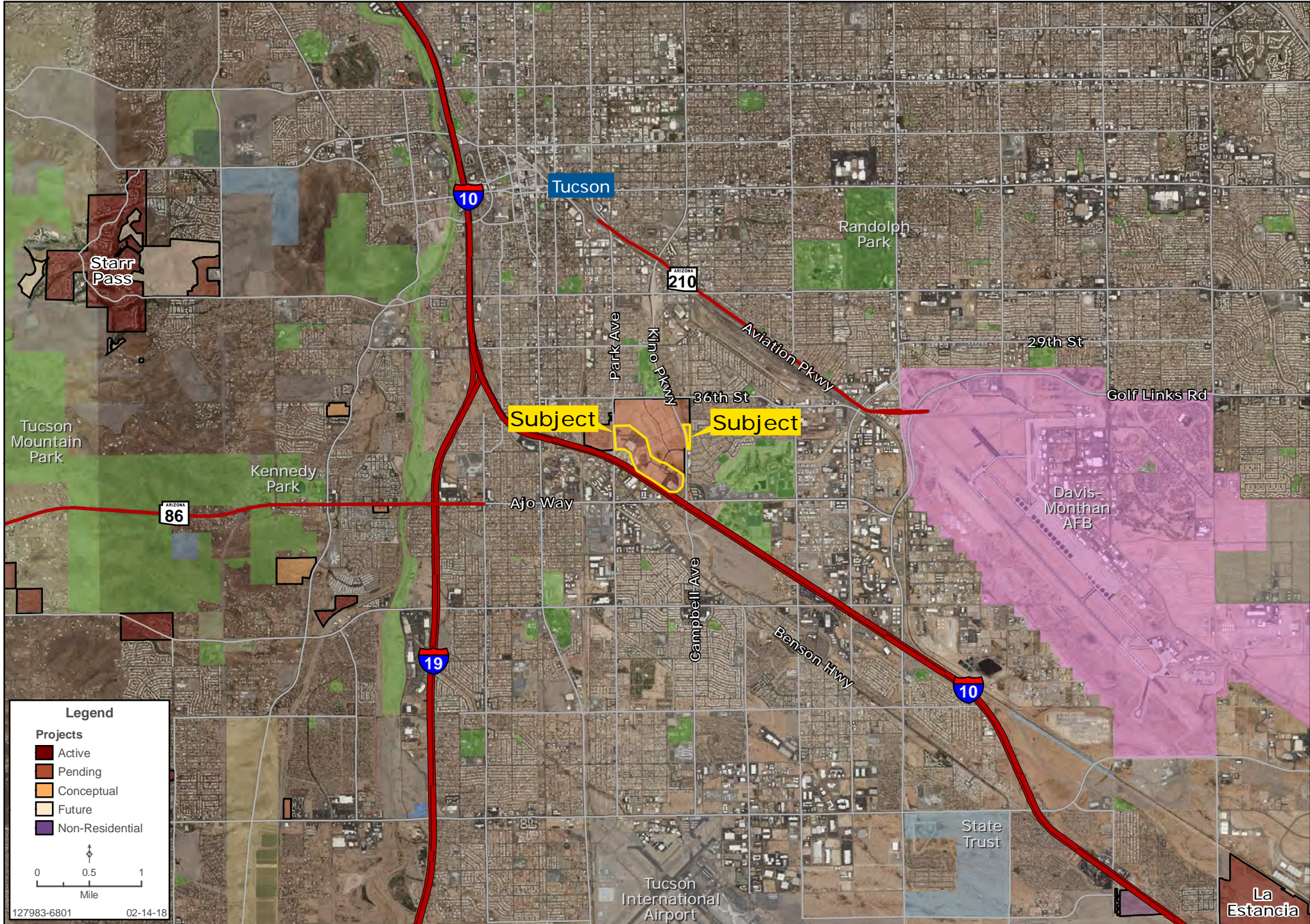
SCALE: 1"=100'

SD-1
 MASTER SITE PLAN

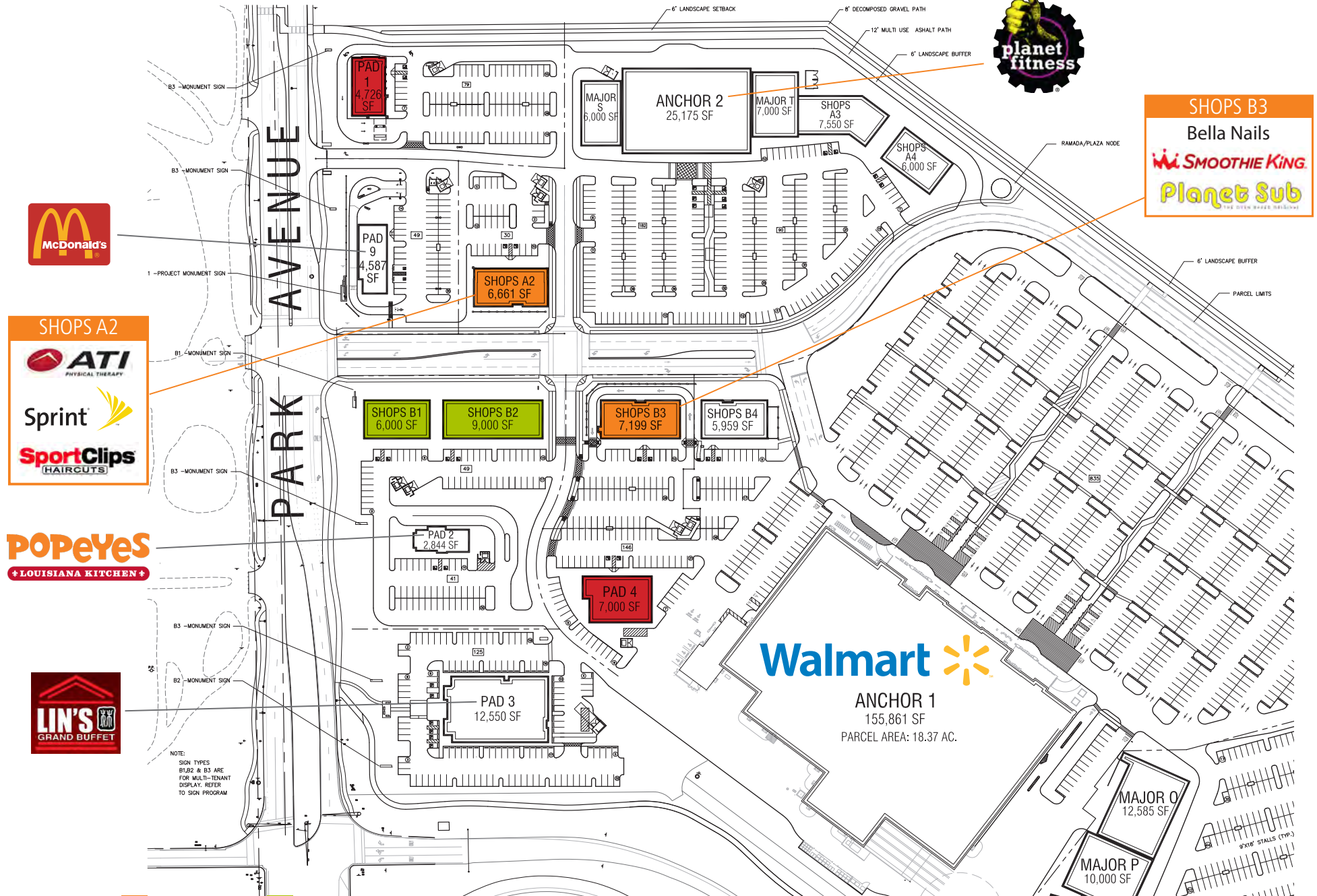
Shop Space Available (Existing) Available Pads Available Anchors/Majors Proposed Shop Space

LOCATION MAP

Randolph C. Titzck, P.C. | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



CONCEPTUAL SITE PLAN SUBJECT TO CHANGE



SHOPS B3
Bella Nails
SMOOTHIE KING
Planet Sub



SHOPS A2
ATI
PHYSICAL THERAPY
Sprint
SportClips
HAIRCUTS

POPEYES
LOUISIANA KITCHEN



NOTE:
SIGN TYPES
B1, B2 & B3 ARE
FOR MULTI-TENANT
DISPLAY. REFER
TO SIGN PROGRAM

CONCEPTUAL SITE PLAN SUBJECT TO CHANGE




CONCEPTUAL SITE PLAN INTERIOR PADS SUBJECT TO CHANGE

SHOPS F






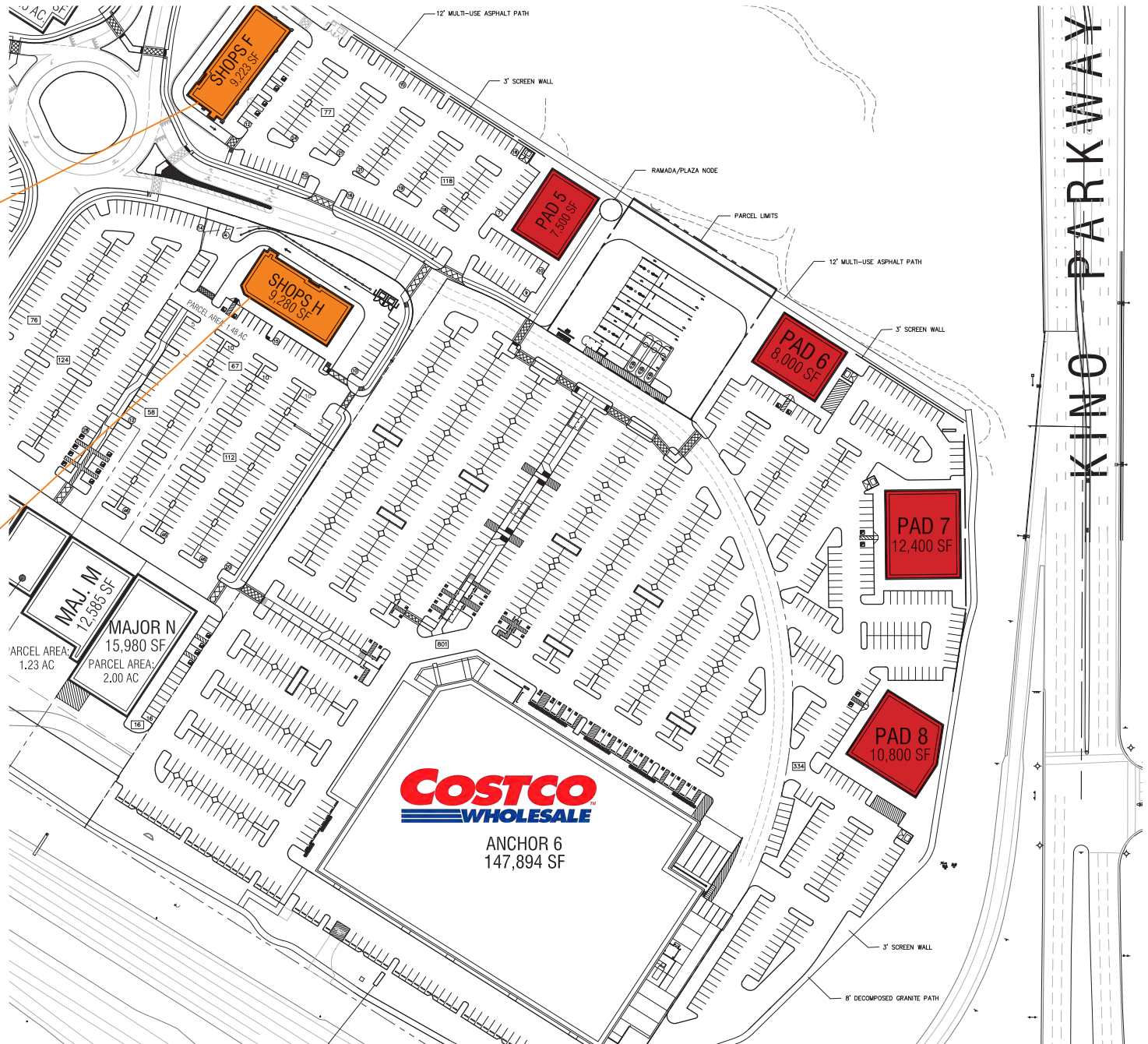

SHOPS H



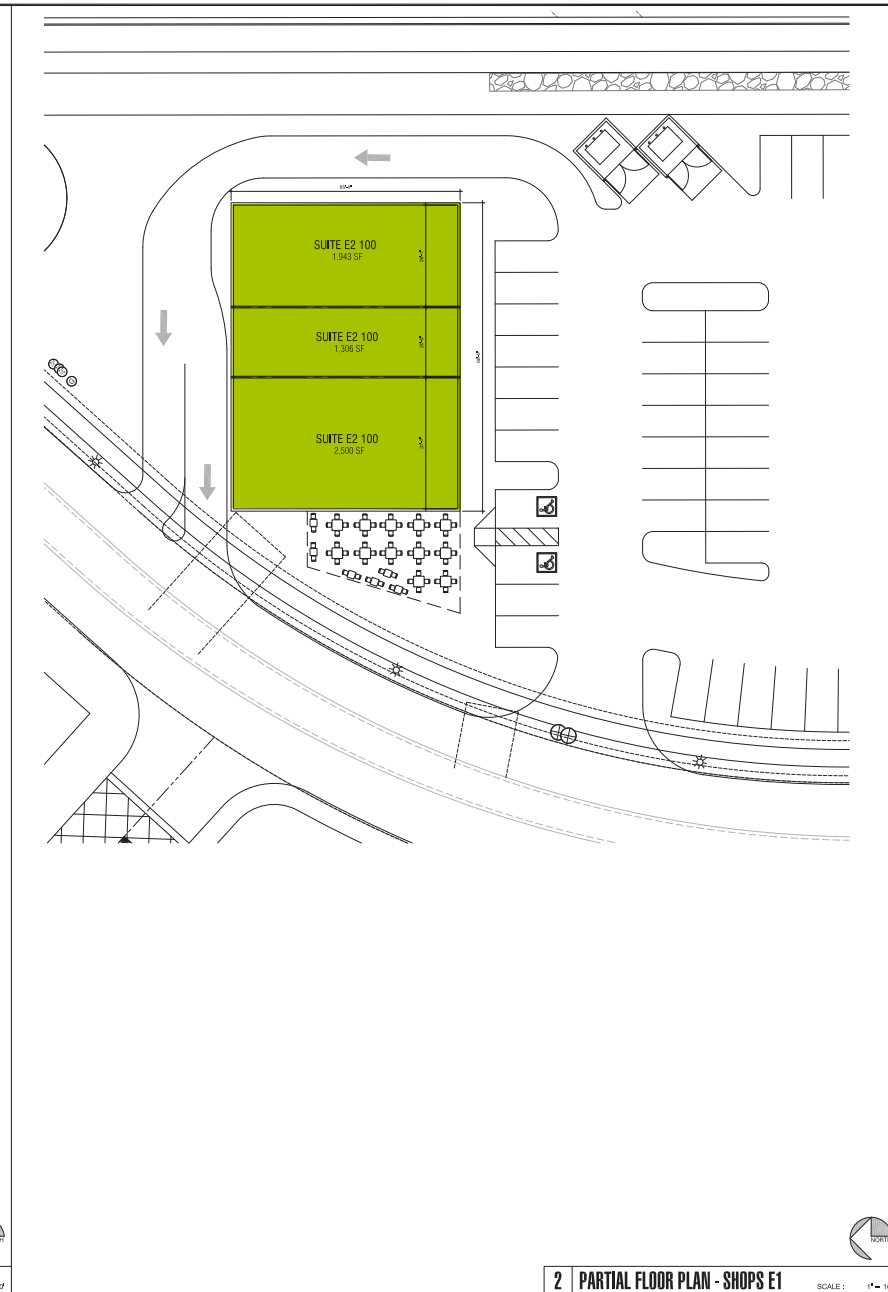
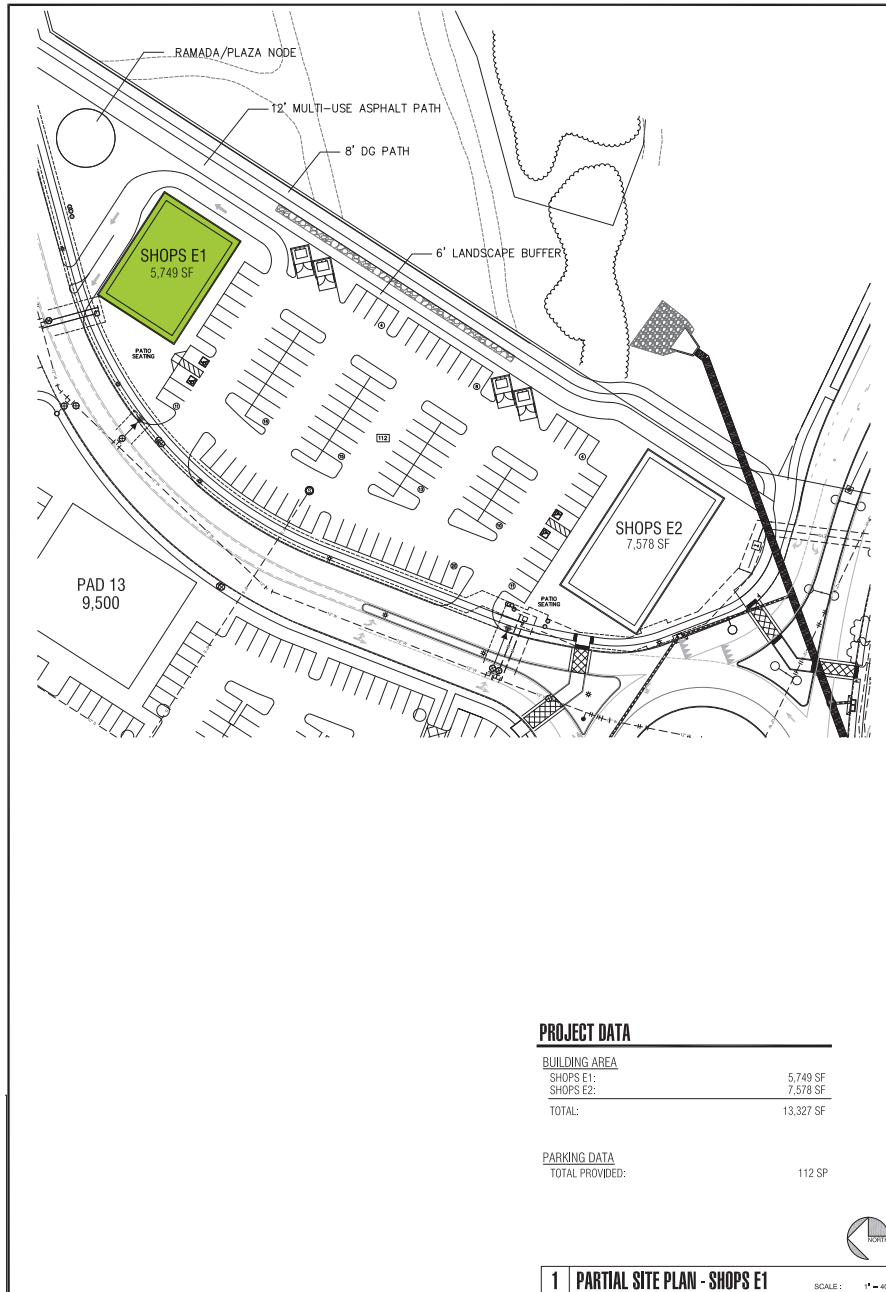
Great Clips
IT'S GONNA BE GREAT™



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URGENT CARE



PROPOSED SHOPS E1 SUBJECT TO CHANGE



**TUCSON
MARKETPLACE AT THE
BRIDGES**
TUCSON, ARIZONA

SHOPS E1

PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, SECTION 102 OF THE COPYRIGHT ACT, DRAWINGS, SPECIFICATIONS, AND ANY ADDITIONAL PRODUCTS OR SERVICES ARE AND SHALL REMAIN THE PROPERTY OF DUO DESIGN, REGARDLESS OF WHETHER THE SPECIFIC USES, EXECUTED OR NOT, THEY ARE NOT TO BE USED ON OTHER PROJECTS, EXTENDING, OR ANY OTHER USES EXCEPT UPON WRITTEN AGREEMENT FROM DUO DESIGN.

- SCHEMATIC DESIGN**
- ⊙ DESIGN DEVELOPMENT
 - ⊙ PRELIMINARY SET
 - ⊙ CITY/TOWN SUBMITTAL SET
 - ⊙ PERMIT SET
 - ⊙ BID / PRICING
 - ⊙ CONSTRUCTION

DATE: 02.05.18
PROJECT NUMBER: 08002
DRAWN BY: J. MURRAY
CHECKED BY: J. MURRAY / K. COOK

SHEET NO.:
A100
PARTIAL SITE / FLOOR PLANS

PROJECT DATA

BUILDING AREA	
SHOPS E1:	5,749 SF
SHOPS E2:	7,578 SF
TOTAL:	13,327 SF

PARKING DATA	
TOTAL PROVIDED:	112 SP



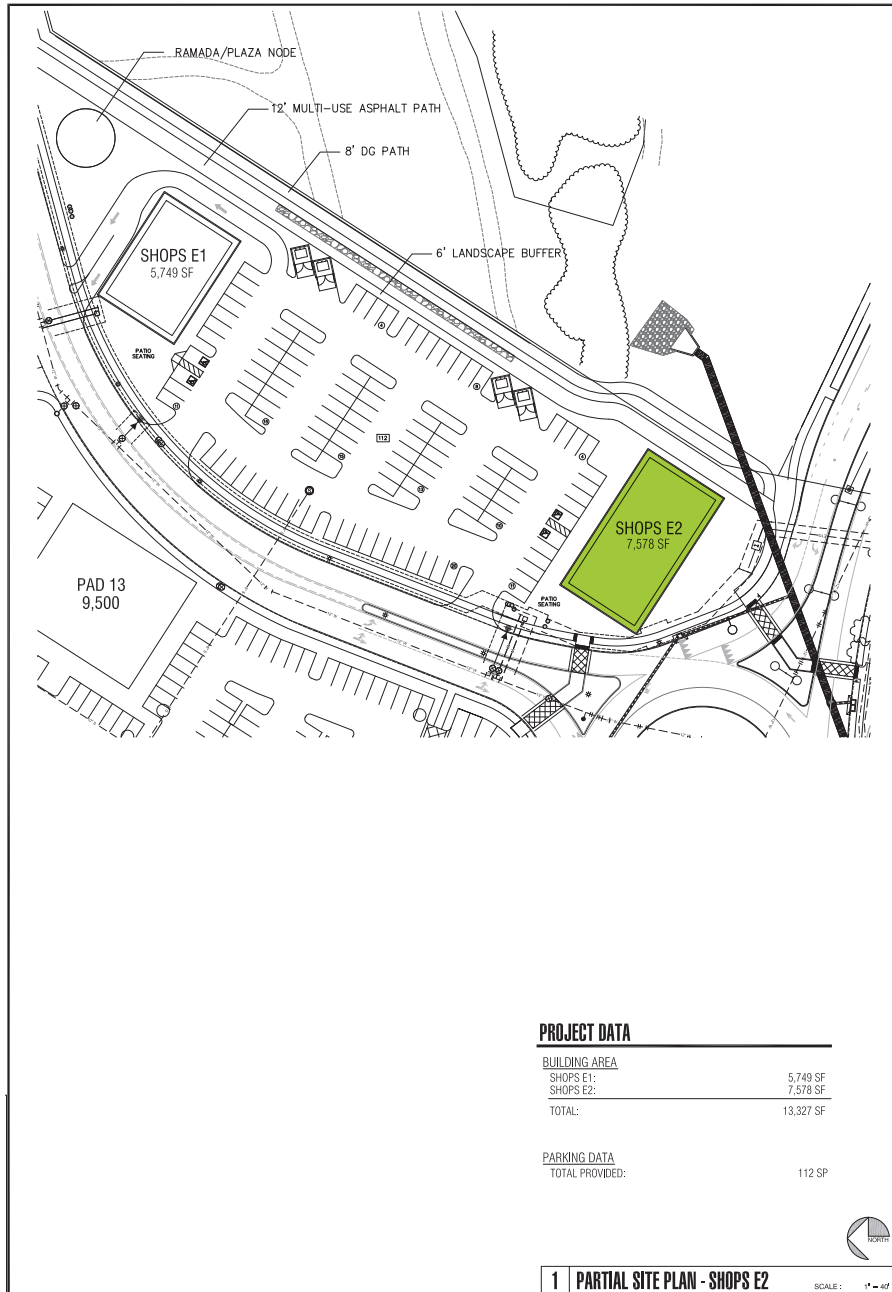
1 PARTIAL SITE PLAN - SHOPS E1

SCALE: 1" = 40'

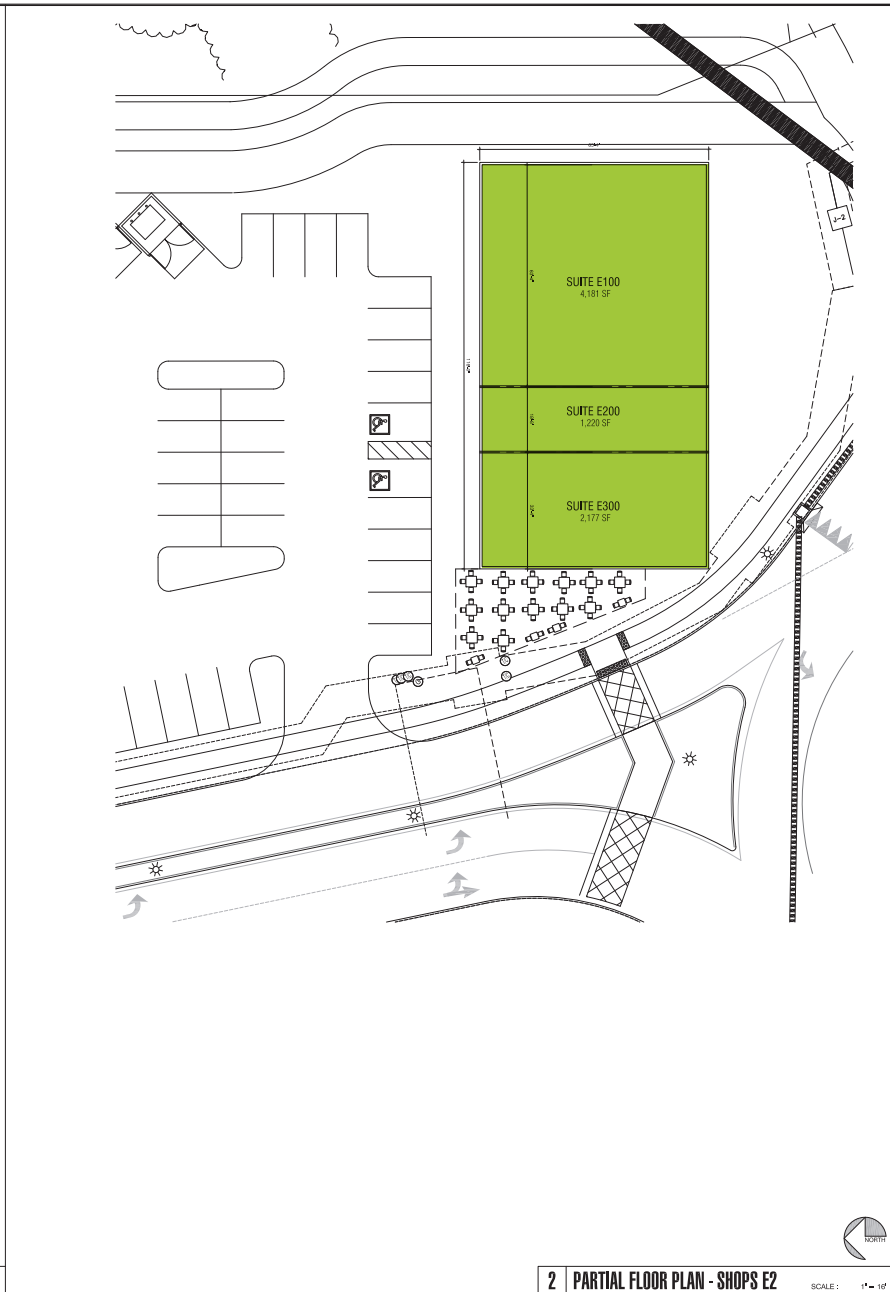
2 PARTIAL FLOOR PLAN - SHOPS E1

SCALE: 1" = 16'

Proposed Shop Space



1 PARTIAL SITE PLAN - SHOPS E2



2 PARTIAL FLOOR PLAN - SHOPS E2



TUCSON
MARKETPLACE AT THE
BRIDGES
TUCSON, ARIZONA

SHOPS E2

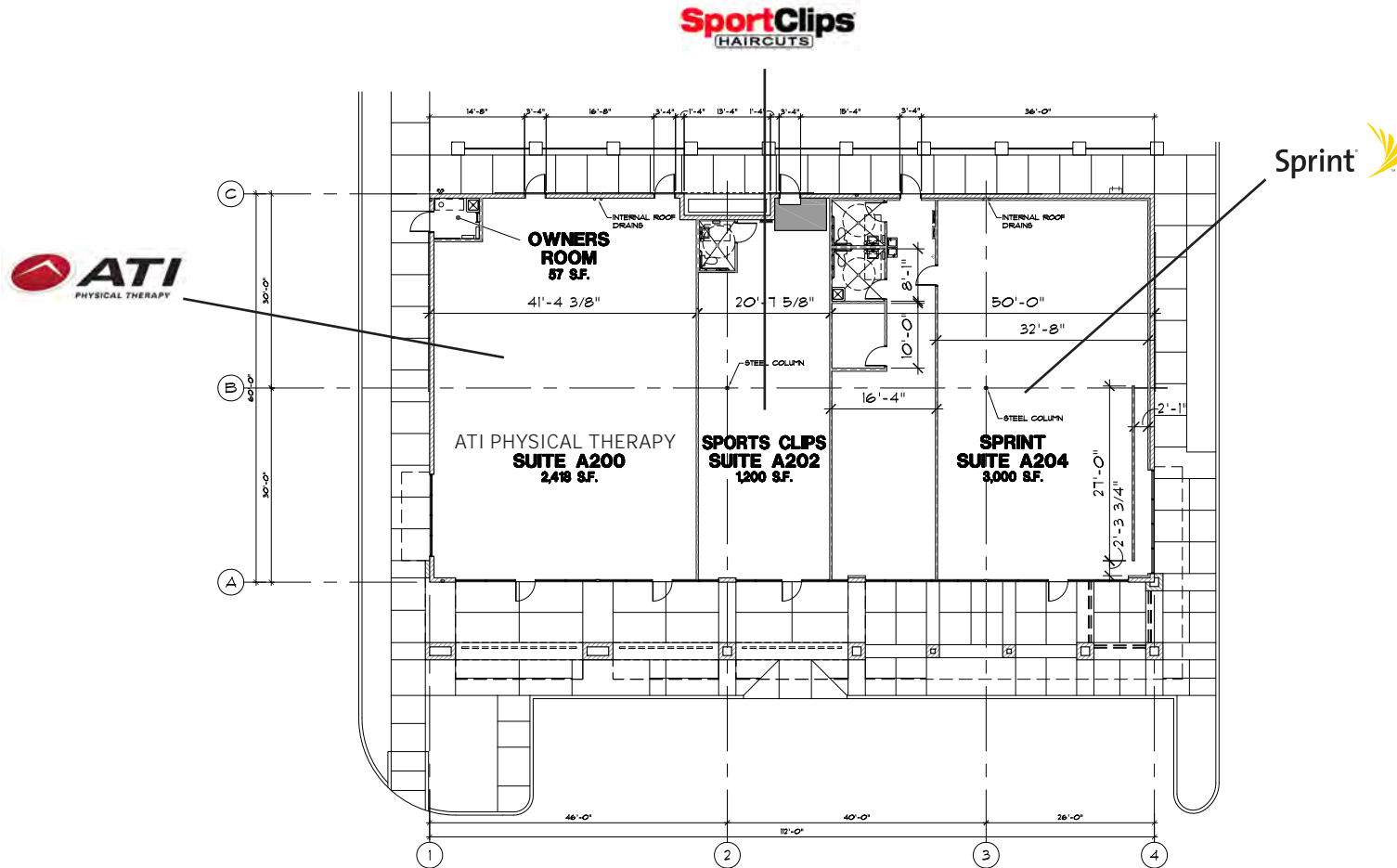
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EXCEPT UPON WRITTEN AGREEMENT
FROM DUO DESIGN.

- SCHEMATIC DESIGN
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 - PRELIMINARY SET
 - CITY/TOWN SUBMITTAL SET
 - PERMIT SET
 - BID / PRICING
 - CONSTRUCTION

DATE:
02.05.18
PROJECT NUMBER:
08002
DRAWN BY:
J. MURRAY
CHECKED BY:
J. MURRAY / K. COOK



SHEET NO.:
A100
PARTIAL SITE /
FLOOR PLANS



LEASE PLAN - SHOPS A2 - 6,675 S.F.

TUCSON MARKETPLACE AT THE BRIDGES
TUCSON, ARIZONA

DATE: FEBRUARY 19, 2019
JOB#: T19

AAD:FITCH, Inc.

FITCH

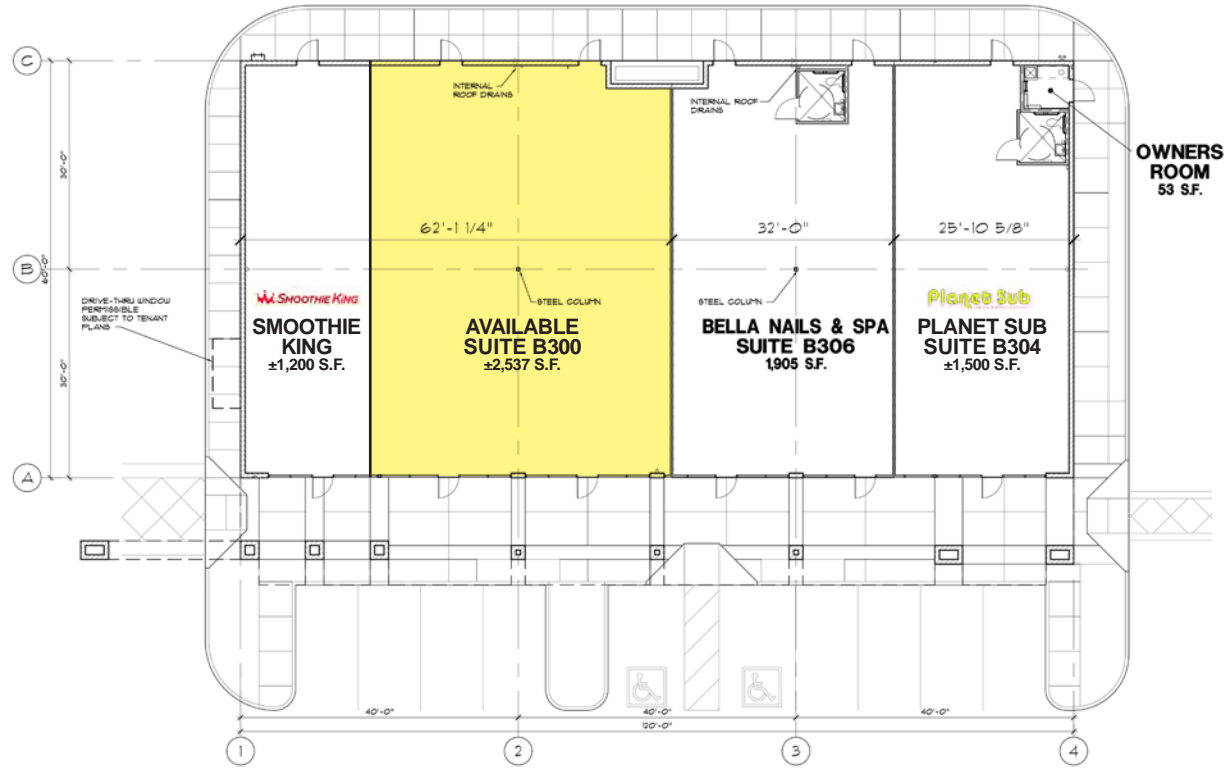
ALL BUILDING IMPROVEMENTS, THEIR OCCUPANTS AND THE USE OF SPACES ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO REVISIONS AT THE OWNER'S DISCRETION THROUGHOUT THE PROJECT.
THIS PRELIMINARY USE PLAN IS BASED ON INFORMATION PROVIDED BY HARRIS STORE ONE, INC. AND IS SUBJECT TO VERIFICATION BY LOCAL, STATE AND FEDERAL AGENCIES. THE OWNER IS NOT NECESSARILY A REPRESENTATIVE AS TO CURRENCY, TYPE, SIZE, LOCATION, TERMS OR OCCUPANTS OF ANY BUILDING UNDER THIS CENTER.

16435 North Scottsdale Rd., Suite 195
Scottsdale, Arizona 85254
T+1 480 998 4200 F+1 480 995 7223
www.fitch.com

SHOPS A2



FLOOR PLAN SHOPS B3 SUBJECT TO CHANGE



LEASE PLAN - SHOPS B3 - 7,195 S.F.

**TUCSON MARKETPLACE AT THE BRIDGES
TUCSON, ARIZONA**

DATE: MARCH 14, 2014
JOB#: 320100778

ALL BUILDING IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO HANEL STUDIO ONE, INC. AND IS SUBJECT TO VERIFICATION BY LEGAL, SURVEY AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO EXISTENCE, TYPE, SIZE, LOCATION, TENURE OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

AAD:FITCH, Inc.

FITCH

16435 North Scottsdale Rd. Suite 195
Scottsdale, Arizona 85254
T+1 480 998 4200 F+1 480 998 7223
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SHOPS B3

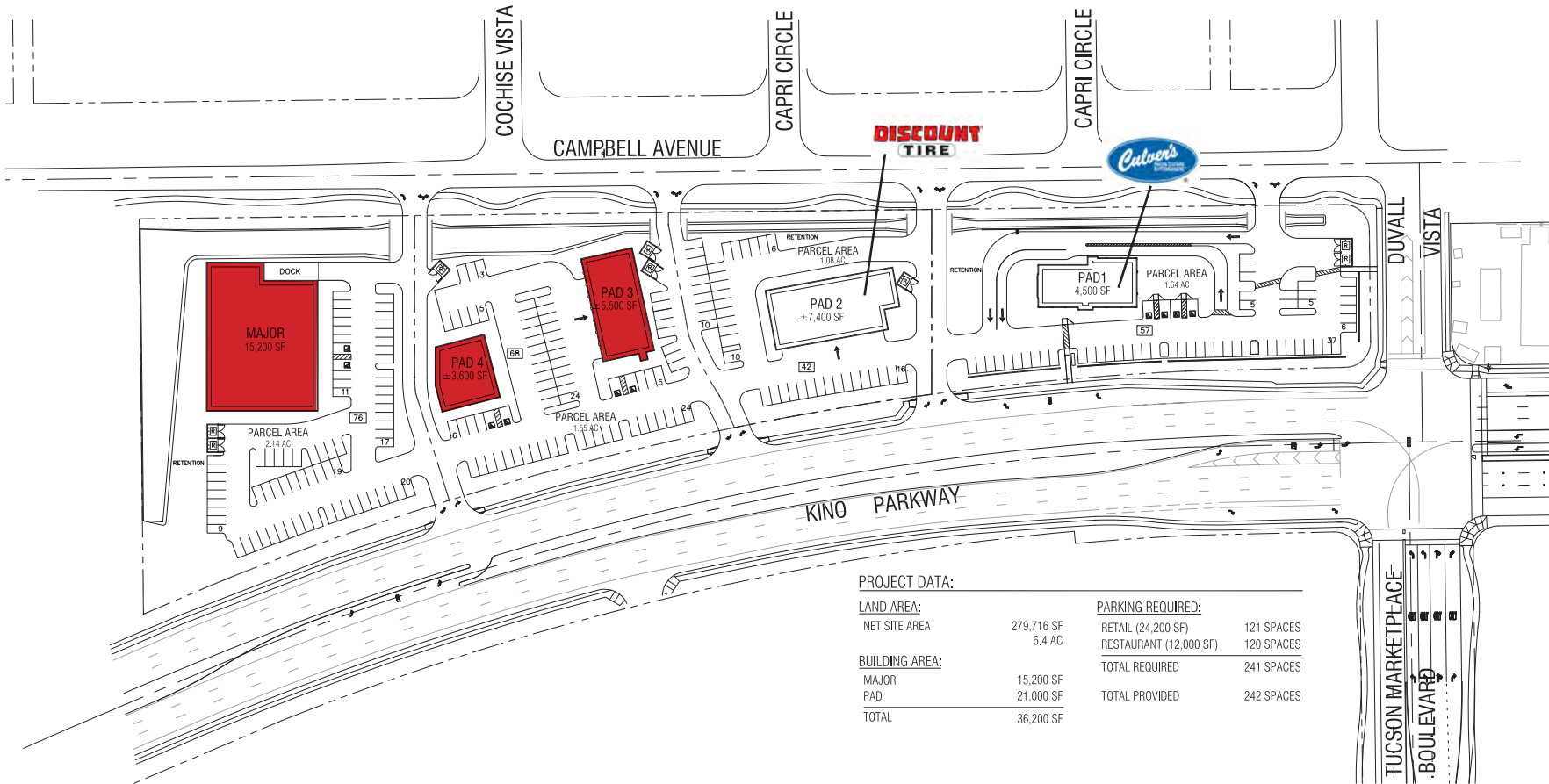




SHOPS H



CONCEPTUAL SITE PLAN KINO PARKWAY SUBJECT TO CHANGE



PROJECT DATA:

LAND AREA:		PARKING REQUIRED:	
NET SITE AREA	279,716 SF 6.4 AC	RETAIL (24,200 SF)	121 SPACES
BUILDING AREA:		RESTAURANT (12,000 SF)	120 SPACES
MAJOR	15,200 SF	TOTAL REQUIRED	241 SPACES
PAD	21,000 SF	TOTAL PROVIDED	242 SPACES
TOTAL	36,200 SF		



45 WEST JEFFERSON, SUITE 106
PHOENIX, AZ 85003
OFFICE: 602-954-1652
www.duodesign.com

**KINO PARKWAY AND
TUCSON MARKETPLACE
BOULEVARD**
BLOCK 14
TUCSON, ARIZONA

REVISIONS
01, 02, 03, 04



© SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION
BID / PRICING
PERMIT SET

DATE
AUGUST 29, 2016
PROJECT NUMBER
08002.01
DRAWN BY
J. MURPHY
CHECK BY
K. COOK

Available Pads

SP-1
CONCEPTUAL SITE PLAN