

For Lease

Pad Building

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Madera Village Shopping Center

9085 E Tanque Verde Rd, Tucson, Arizona 85749

Property Features

- High profile single tenant retail pad building in busy Madera Village Shopping Center
- ±3,000 SF built in 2000
- Prime location in the heart of the affluent Tanque Verde Valley in NE Tucson
- Excellent ingress / egress
- Ample parking
- Opportunity for signage on all four sides of building
- Zoning: C-1, City of Tucson
- Join the following tenants:



Trade Area Demographics

	1 Mile	3 Miles	5 Miles
2019 Est. Population:	3,641	57,428	145,403
2019 Est. Avg HH Income:	\$89,470	\$73,322	\$75,348
2019 Est. Avg. Home Value:	\$421,028	\$323,831	\$318,799

Trade Area Traffic Counts

Tanque Verde Rd	36,192 vehicles per day
Catalina Highway	12,717 vehicles per day

Source: CoStar

For Lease: \$28.00/SF (NNN)



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Madera Village

Property Aerials



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Property Photos



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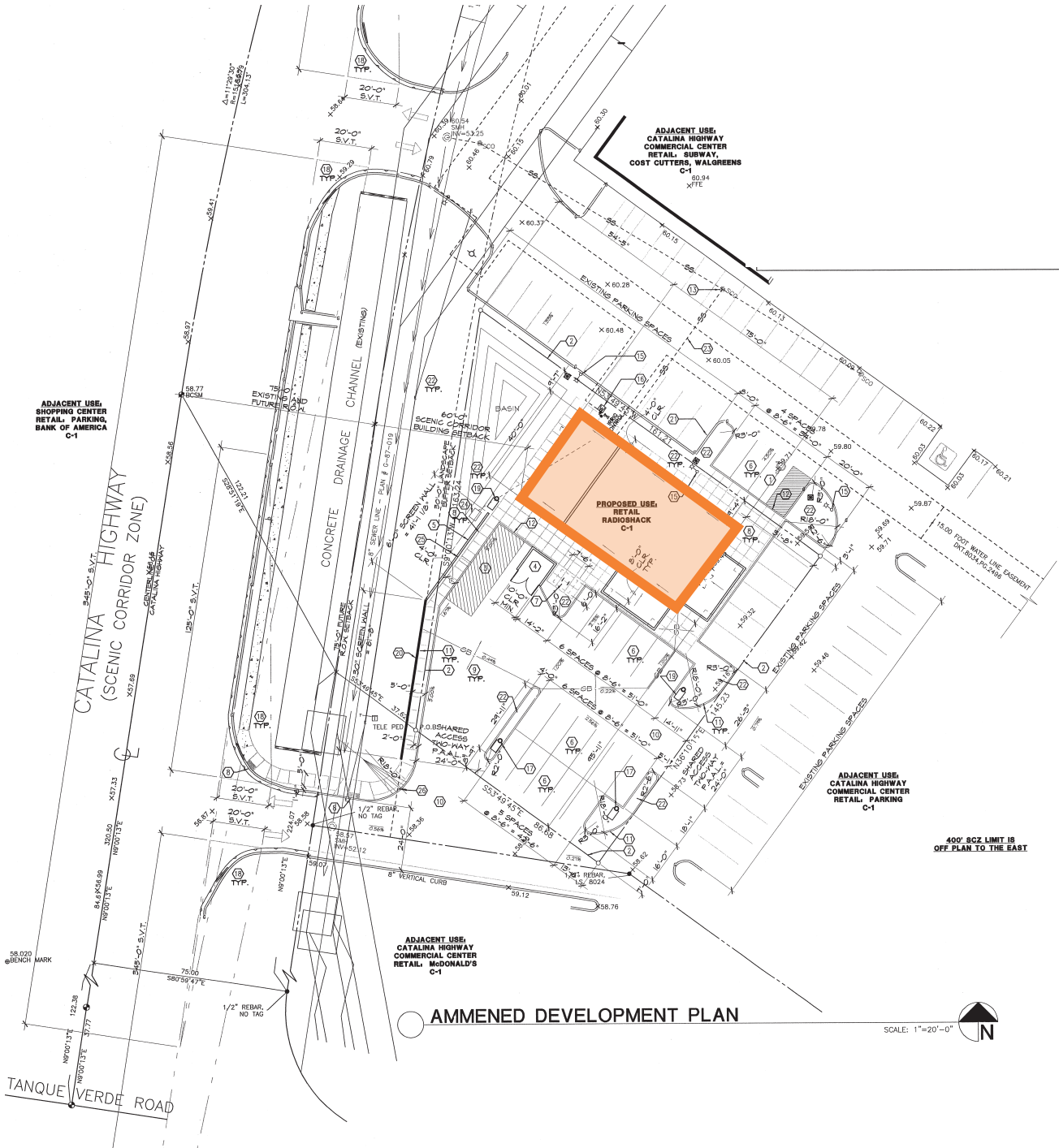
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Development Plan

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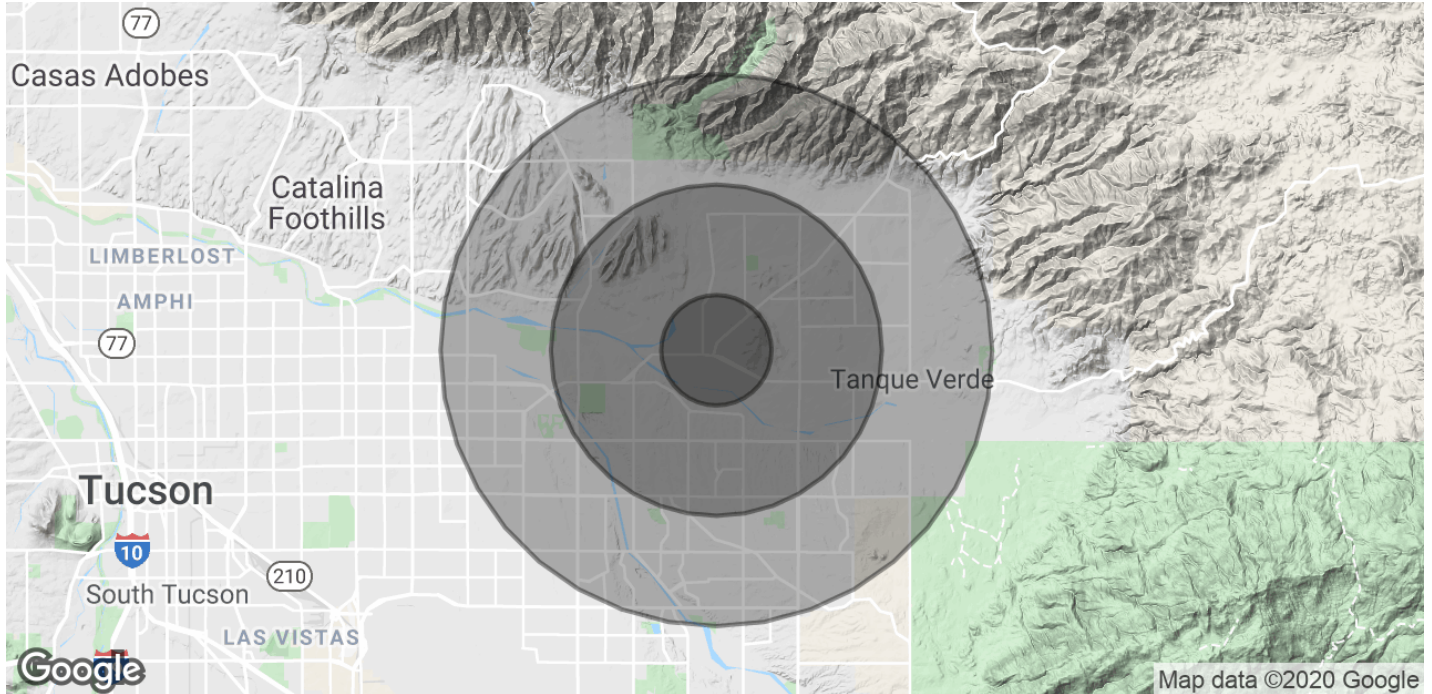
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Trade Area Demographics



Trade Area Demographics

	1 Mile	3 Miles	5 Miles
2019 Est. Population:	3,641	57,428	145,403
2024 Est. Population:	3,679	58,285	148,628
Population Growth 2019-2024	1.04%	1.49%	2.22%
Average Age	43.10	43.50	43.30
2019 Est. Households	1,556	26,212	65,109
2019 Avg Household Size	2.30	2.10	2.20
2019 Est. Avg HH Income:	\$89,470	\$73,322	\$75,348
2019 Est. Median HH Income:	\$64,528	\$53,825	\$54,593
2019 Est. Avg. Home Value:	\$421,028	\$323,831	\$318,799
2019 Median Home Value:	\$339,016	\$245,806	\$212,095
2019 Median Year Built:	1990	1982	1980
# of Businesses	201	1,952	7,006
# of Employees	1,450	14,322	62,544

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