



For More Information Contact:

Melissa Lal, CCIM

Andy Seleznov, CCIM

Elaina Elliott

Kelly Rosales

P: 520.296.0200 / F: 520.296.1571

6298 E. Grant Rd., Suite #100

Tucson, AZ 85712

melissa@larsenbaker.com

andy@larsenbaker.com

elaina@larsenbaker.com

kelly@larsenbaker.com

www.LarsenBaker.com

This Power Center, located by the Tucson Mall, is anchored by Best Buy, Wal-Mart, Office Max, Petco and others.

The Tucson Mall is Southern Arizona's largest regional mall and is anchored by Dillards, Macy's, JC Penny, and others. Major area retailers include: Cost Plus, Home Depot, Jo-Ann Fabrics, Lowe's, Michaels, Office Depot, Ross Stores, Lowe's, Sam's Club, Nordstrom Rack, REI, and Target.

Available Properties:



**AVAILABLE FOR LEASE, GROUND
LEASE, SALE**

Tucson Place

406-425 E. Wetmore Rd

4485 N. First Ave

Tucson, Arizona

NWC of First Ave. & Wetmore Rd.

Features:

- ✓ Prime Tucson Mall Trade Area
- ✓ Landmark identity
- ✓ Great visibility
- ✓ Premier Center
- ✓ Great signage
- ✓ Tucson Place tenants include:
Wal-Mart, Best Buy, Office Max, Petco,
Payless Shoes, Bealls Outlet,
Aaron's Rents & more!

Available:

In-Line Space

±2,472 SF from \$18.00 PSF + NNN*

±3,057 SF from \$18.00 PSF + NNN*

PAD SPACE:

±4,367 SF from \$20.00 PSF + NNN*

(Former Restaurant)

(Divisible)

***NNN estimated at \$4.87 In-Line Space**

Future Phase

Up to ±4,000 SF of building on ±35,645 SF of land

Ground Lease or

Purchase Opportunity

***NNN estimated at \$8.00 PAD Space**

Aerial Map

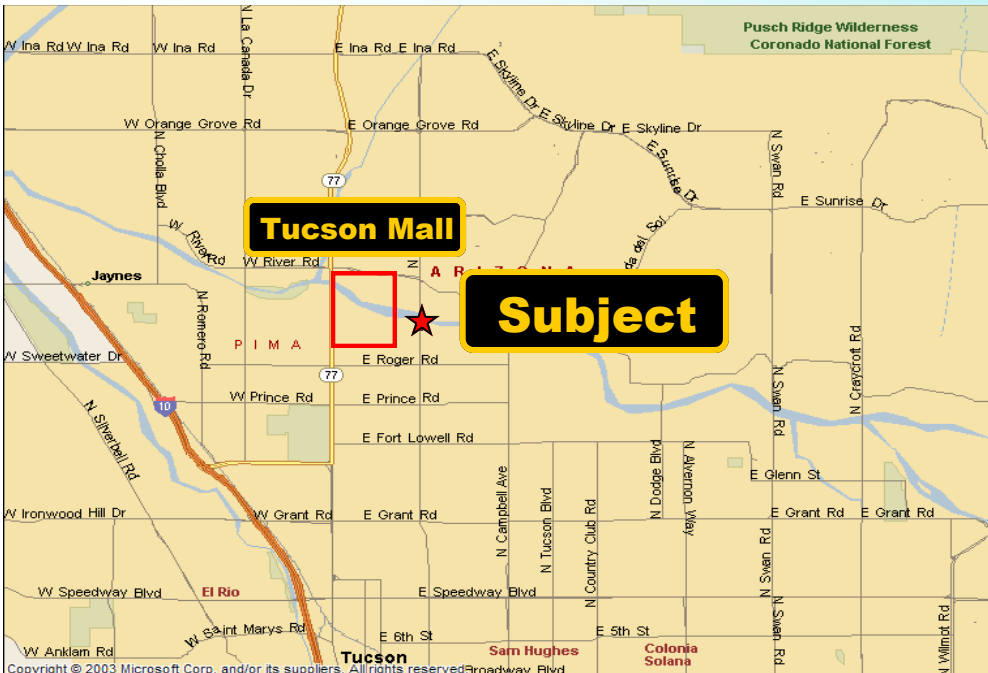


Demographics 2020

| | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---------------------------|---------------|---------------|---------------|
| Population | 16,790 | 104,688 | 243,821 |
| Average Household Income | \$53,621 | \$62,386 | \$68,403 |
| Number of Employees | 12,536 | 49,010 | 155,148 |
| Total Retail Expenditures | \$1 Billion | \$2.1 Billion | \$4 Billion |

TRAFFIC COUNTS: 50,801 Vehicles Per Day (2015)
 Wetmore: 20,165 (2013) 1st Ave: 30,636 (2015)

Location Map



Site Map



Tucson Place Shopping Center

NWC of First Ave. & Wetmore Rd.
Tucson, Arizona
Site Plan



Not To Scale
Subject To Change

Tucson Place Shopping Center

NWC of 1st Ave. & Wetmore Rd.

Tucson, Arizona

**±2,600 SF PAD Building w/ Drive Thru
Architectural Rendering**



**Not To Scale
Subject To Change**

Tucson Place Shopping Center

NWC of 1st Ave. & Wetmore Rd.
Tucson, Arizona
Area Retailers



Not To Scale
Subject To Change

Tucson Place Shopping Center

Current Tenant List

| Tenant | Suite # | Sq. Ft. | Tenant | Suite # | Sq. Ft. |
|---------------------------|------------------|--------------|--|--------------|-------------------------------------|
| Instrumental Music Center | G-101 | 2,100 | Office Max | K-105 | 24,607 |
| AVAILABLE | G-103/105 | 2,472 | Petco | BLDG. L-1 | 14,508 |
| Baja Fish | G-107 | 1,547 | Best Buy | Bldg. L | 50,712 |
| College Vapor | G-109 | 2,167 | Heavenly Feet | J-101 | 1,668 |
| Subway | G-111 | 1,400 | Air National Guard | J-105 | 1,482 |
| GameStop | G-113 | 1,531 | Nomico | J-109 | 1,423 |
| Oasis Insurance | G-115 | 1,260 | Sew Perfectly | J-113 | 1,024 |
| The UPS Store | G-117 | 1,260 | Ace Hardware | N-101 | 9,895 |
| Elegant Nails | G-119 | 1,263 | Bealls Outlet | N-151 | 18,000 |
| Dream Dance | G-125 | 4,626 | Liberty Tax Service | F-101 | 1,181 |
| Enchanted Dragon | G-127 | 2,024 | Miracle Ear | F-103 | 1,181 |
| Aaron Rents | G-129-135 | 6,833 | Asian Bistro | F-109 | 2,069 |
| Wal-Mart | Bldg. M | 86,922 | OLLI Learning Institute | F-113 | 5,070 |
| AVAILABLE | H-101 | 3,057 | Batteries Plus/Jerry's Cigars | Pad A | 5,732 |
| Sally Beauty Supply | H-103 | 1,400 | Arby's | Pad B | 3,000 |
| Cost Cutters | H-105 | 1,400 | AVAILABLE—Divisible (Former Restaurant) | Pad D | 4,367 |
| Shapes Eyebrow Threading | H-107 | 1,400 | Taco Bell | Pad E | 2,750 |
| Slot Machine Store | H-109 | 1,843 | Future Phase: PAD Space | | Ground Lease or Purchase |
| Famous Footwear | K-101 | 11,422 | | | |

EMPLOYMENT



White Collar

60%



Blue Collar

17%

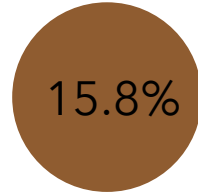


Services

23%

Tucson Place

405 E Wetmore Rd, Tucson,
Arizona, 85705
Ring of 1 mile



15.8%
Unemployment
Rate

BUSINESS



847

Total Businesses



12,536

Total Employees

KEY FACTS

16,790

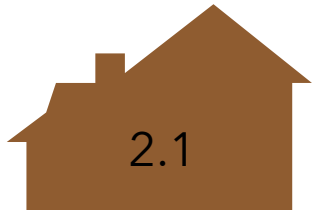
Population



32.2
Median Age

\$35,140

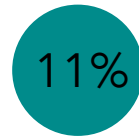
Median
Household
Income



2.1

Average
Household
Size

EDUCATION



11%
No High School
Diploma



24%
High School
Graduate



31%
Some College



34%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



5,211

2018 Millennial Population
(Born 1981 to 1998) (Esri)



2,428

2018 Generation X
Population (Born 1965 to
1980) (Esri)



2,870

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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EMPLOYMENT



White Collar

64%



Blue Collar

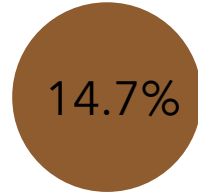
17%



Services

19%

Tucson Place
405 E Wetmore Rd, Tucson,
Arizona, 85705
Ring of 3 miles



14.7%
Unemployment
Rate

BUSINESS



4,256

Total Businesses



49,010

Total Employees

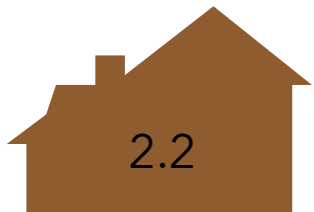
KEY FACTS

104,688

Population



36.2
Median Age



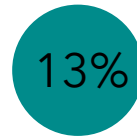
2.2

Average
Household
Size

\$39,898

Median
Household
Income

EDUCATION



13%
No High School
Diploma



22%
High School
Graduate



31%
Some College



34%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



30,259

2018 Millennial Population
(Born 1981 to 1998) (Esri)



17,727

2018 Generation X
Population (Born 1965 to
1980) (Esri)



21,506

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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EMPLOYMENT



White Collar

67%



Blue Collar

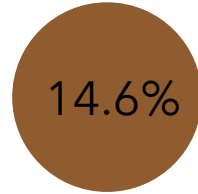
14%



Services

18%

Tucson Place
405 E Wetmore Rd, Tucson,
Arizona, 85705
Ring of 5 miles



14.6%
Unemployment
Rate

BUSINESS



11,437

Total Businesses



155,148

Total Employees

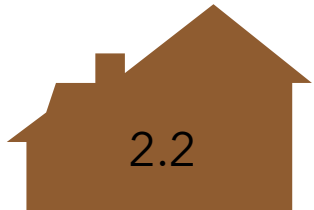
KEY FACTS

243,821

Population



35.7
Median Age



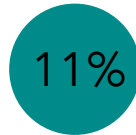
2.2

Average
Household
Size

\$43,522

Median
Household
Income

EDUCATION



11%
No High School
Diploma



20%
High School
Graduate



31%
Some College



39%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



68,385

2018 Millennial Population
(Born 1981 to 1998) (Esri)



40,554

2018 Generation X
Population (Born 1965 to
1980) (Esri)



50,429

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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