



SWC Valencia & Nexus Roads
 Tucson, Arizona 85747

Property Features

- **9040 Suite 106: ±1,050 SF Available**
- **9040 Suite 172: ±1,202 SF Available**
- Located in the Rita Ranch Master Planned Community and within a trade area of approximately 74,000 residents
- Four schools are located within the Rita Ranch MPC, which are part of the award-winning Vail School District, one of the best school districts in the state, with an enrollment of approximately 12,000 students
- Average Household incomes of \$99,000 per year
- Nearby the UA Tech Park, which has approximately 7,000 jobs with employers such as Raytheon, Citi and United Health Care



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	35.3	34.9	37.7
Population:	7,333	20,327	50,958
Average HH Income:	\$104,187	\$101,711	\$87,280
Daytime Emp. Pop.	756	5,098	9,201

Traffic Counts	VPD
Valencia Rd	14,194
Rita Rd:	12,642

EXCLUSIVELY LISTED BY:

Dave Dutson

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Contact Agent for Pricing.

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Tucson, Arizona

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Property Photos

For Lease
Rita Ranch
Shopping Center



Available Space

For Lease
Rita Ranch Shopping Center

Rita Ranch - 9040 E Valencia Rd

Suite	Tenant	SF
9050	Safeway	42,678
100	Wings on Fire	1,750
106	AVAILABLE	1,050
112	Great Clips	1,050
118-130	Progressive Animal Wellness	3,150
136	Subway	1,400
142	Leslie's Pools	3,305
160	Sticky's	1,045
166	Eva Nails	1,045
172	AVAILABLE	1,202
178	Success Karate	1,598



Rita Ranch II - 9036 E Valencia Rd

Suite	Tenant	SF
100	Saing Thai Cuisine	1,503
110	State Farm	1,111
120	H&R Block	1,307
130	Candy World	1,307
140	Little Caesars	1,307
150	Tucson Cleaners	1,111
160	VIVA Coffee House	1,462

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Area Demographics

For Lease Rita Ranch Shopping Center



	1 Mile	3 Mile	5 Mile
2021 Population	7,333	20,327	50,958
2026 Projected Population	7,639	21,345	53,229
Annual Growth 2021-2026	0.8%	1.0%	0.9%
2021 Average Age	33.70	36.40	36.90
Growth 2010-2021	2.12%	2.82%	2.84%
Average Household Income	\$104,187	\$101,711	\$87,280
2021 Estimated Households	2,387	6,805	18,383
2026 Household Projection	2,484	7,143	19,169
2021 Owner Occupied Households	2,096	5,935	15,603
2021 Renter Occupied Households	389	1,208	3,566
2021 Median Home Value	\$224,584	\$230,187	\$192,102

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