

Tucson Spectrum



Drone Flyover Video

SWC I-19 & Irvington Road
Tucson, Arizona 85714

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Owned by:

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Tucson Spectrum

Property & Location Highlights

- 1.1 Million SF Regional Power Center - the largest power center in greater Tucson MSA
- Retailers include Target, Ross Dress for Less, Marshall's, Home Depot, Food City, Bed Bath & Beyond, Best Buy, Harkins Theater and many more
- Most retailers in the center are #1 in region or market
- Serves as a regional shopping center for immediate and expanded trade areas
- Extensive interchange improvements to accommodate the traffic generated by the center



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Location Highlights



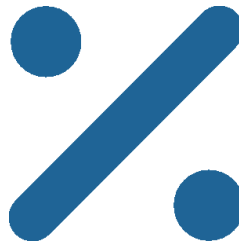
20 Million Mexican Nationals visit Tucson every year with the primary reason to shop



First & last major retail stop before the border



\$2.6 Billion annual dollars spent in Arizona by Mexican Nationals



30-60% of mall oriented retailers' sales are derived from Mexican Nationals



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Competitor Demographics



33,000 Higher Daytime Population



Prime Interstate Visibility & Accessibility



Greater Drive Time Population

15 Minute Drive Time

	Tucson Spectrum	Tucson Mall	Park Place
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Est. Population (2017)	307,026	266,315	293,152
Daytime Population	369,810	336,436	325,443
Median Age	30.7	35.7	38.5
Avg HH Income	\$46,226	\$60,684	\$60,141
Avg Disposable Income	\$38,775	\$48,691	\$48,920



Legend

- Tucson Mall
- Park Place
- Tucson Spectrum

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Site Plan



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Property Availabilities

PHASE I

Suite	Bldg	Tenant	SF
101	A	Michael's	23,972
102	A	OfficeMax	23,509
103	A	Ross Dress for Less	30,187
104	A	Marshall's	30,000
105	A	Hibbett Sporting	7,000
106	A	PetSmart	19,107
107	B	Dental Village	2,820
108	B	AVAILABLE	2,178
110	B	Famous Footwear	8,000
111	B	AVAILABLE	8,002
112	B	Sally Beauty Supply	1,398
113	B	GameStop	1,421
115	C	Foot Locker	4,960
116	C	Food City	55,000
117	C	K-Sa de Nails Spa	1,201
118	C	SuperCuts	1,315
119	C	AT&T	2,950
120	C	OneMain Financial	1,656
121	C	Batteries + Bulbs	1,400
122	C	AVAILABLE (Former Yogurt)	1,400
123	C	Subway	1,400
124	C	AVAILABLE	1,400
125	C	Amore Bridal, LLC	1,400
126	C	Red Star Vapor	1,327
130	D	Kay Jewelers	2,660
131	D	America's Best Eyewear	2,530
132	D	AVAILABLE	3,000
U-100		Home Depot	104,000
U-114		Target	124,696
U-127		Olive Garden	6,840
U-128		McDonald's	4,265
U-129		Chevron	5,000

PHASE II

Suite	Bldg	Tenant	SF
200	E	VisionWorks	3,400
201	E	Headliners Barber Shop	800
202	E	Edible Arrangements	1,200
203	E	AVAILABLE	1,200
204	E	GNC	1,507
205	E	AVAILABLE	1,870
206	E	Hollywood Nails & Spa	2,220
207	E	Pacific Dental Services,LLC	4,600
208		Red Lobster	7,028
209	F	Torrid	3,003
210	F	Mariner Finance	1,428
211	F	Five Guys Burgers & Fries	2,505
215		Harkins Theatre	80,527
216	G	Firehouse Subs	2,495
217	G	The Hair Shop, Etc.	1,395
218	G	Amazing Nail Spa	1,263
219	G	Cold Stone Creamery	1,400
220	G	Hana Tokyo	4,357
221	G	AVAILABLE	4,400
223	G	AVAILABLE	1,357
224	G	Pho Saigon	1,360
225	G	AVAILABLE	1,000
226	G	State Farm	1,200
226A	G	AVAILABLE	1,599
227	H	Nextcare Urgent Care	4,600
228	H	Club Vapor	1,360
229	H	ATI Physical Therapy	2,800
229B	H	AVAILABLE	2,828
230	H	AVAILABLE	2,601
231	H	Peter Piper Pizza	7,002
232	H	Alan's Shoes	4,317
233	H	Landmark Financial Services	1,620

PHASE III

Suite	Bldg	Tenant	SF
234	H	Party City	12,003
235	H	Dollar Tree	10,004
236	H	Lane Bryant	7,017
237	H	LA Fitness	20,040
238	H	Best Buy	30,118
239	I	JCPenney	99,956
240	I	Bed Bath & Beyond	35,018
241	I	Burlington	40,062
242	I	Old Navy	15,039
243	I	Kirkland's	7,992
244	I	Tilly's	7,129
245	I	Carter's	4,014
246	I	AVAILABLE	2,456
247	I	Stylo	1,287
248	I	AVAILABLE	2,757
249	I	Bath & Body Works	3,200
250	I	Watch Stop	800
251	I	Cricket Wireless	1,260
252	I	Just Smile Orthodontics	1,400
253	I	AVAILABLE	2,100
254	I	Jerry Bob's Restaurant	2,800
255	I	AVAILABLE	740
U-212		Discount Tire	7,476
300	J	Starbucks	1,529
301	J	Asian Eyebrow Threading	700
302	J	Panda Express	1,800
303	J	Verizon Wireless	4,048



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