

For Lease

# Shoppes at Bears Path



8800-9165 E Tanque Verde Rd  
Tucson, Arizona 85749

## Property Highlights

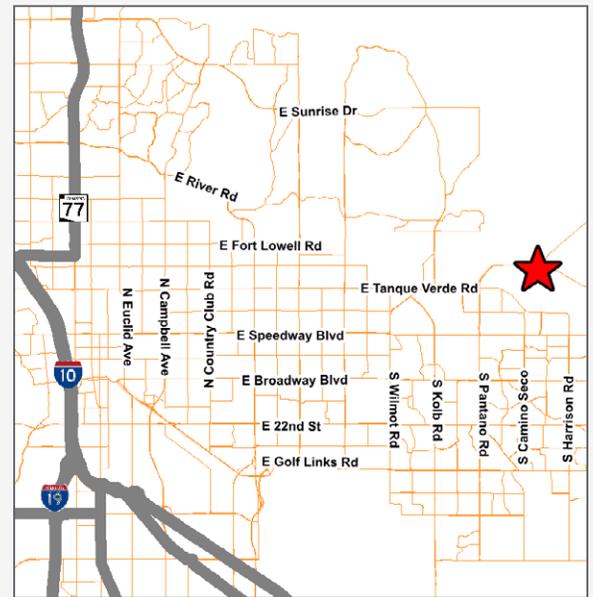
Join CVS, Anytime Fitness, Eegees, and others in an attractive center in the Tanque Verde Valley, a captive trade area surrounded by some of the highest household incomes in Tucson.

## Availability: Call for Rates

- Suite 13:** 4,913 SF (turn-key restaurant)
- Suite 14:** 1,841 SF
- Suite 15:** 5,502 SF (can be demised)
- Suite 17:** 750 SF (office build-out)
- Suite 20:** 3,279 SF (do not disturb tenant)

## Demographics

	1 Mile	3 Mile	5 Mile
2021 Population	4,624	65,320	168,608
2026 Population Est.	4,519	70,286	173,032
2021 Median Age	51.2	48.4	47.8
2021 Avg HH Income	\$104,131	\$83,319	\$84,469



## Traffic Counts

	VPD
E Catalina Hwy	15,918
E Tanque Verde Rd	40,667
Bear Canyon Rd	22,984

## Call Agent for Lease Rates

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# AVAILABILITY

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## Availability

Suite	Tenant	SF
3	Eegee's	3,200
4	Street Tacos and Beer	2,853
5	UA Mount Lemon Observatory	2,240
6	Glo Skin Studio, LLC	1,093
7	Bear Canyon Dentistry	2,169
8	Anytime Fitness	3,666
9	Tandem American Eatery	4,406
10	State Farm Insurance	900
11	LV Nails	1,565

Suite	Tenant	SF
12	Salon Backstage	1,460
13	AVAILABLE	4,913
14	AVAILABLE	1,841
15	AVAILABLE	5,502
16	Rosati's of Tucson	1,500
17	AVAILABLE	750
18	OwlBear Games	872
19	Pet Groomer	1,629
20	AVAILABLE	3,279



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# RETAIL MAP

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# DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile	
POPULATION	2021 Total Population	4,495	68,156	168,294
	2026 Projected Population	4,519	70,286	173,033
	Growth 2021-2026	0.11%	0.62%	0.56%
	2021 Median Age	51.2	48.4	47.8
	2026 Estimated Median Age	50.9	48.5	48.2
HOUSEHOLDS	2021 Households	2,257	34,874	83,748
	2026 Projected Households	2,276	35,928	86,125
	Growth 2021-2026	0.84%	3.0%	2.8%
	2021 Average Household Size	2.13	2.12	2.18
INCOME	2021 Median Household Income	\$77,707	\$58,808	\$59,450
	2021 Average Household Income	\$104,131	\$83,319	\$84,469
HOUSING	2021 Housing Units	2,257	34,874	83,748
	2021 Occupied Units	93.4%	91.6%	91.1%
	2021 Owner Occupied Units	64.2%	53.0%	56.1%
	2021 Renter Occupied Units	29.2%	38.6%	35.0%
	2021 Average Home Value	\$416,086	\$351,816	\$348,590



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