

FOR SUBLEASE

9170 NORTH SILVERBELL ROAD, TUCSON, AZ 85743



SEAN LIEB, Senior Vice President
slieb@levrose.com
602.491.9295

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COMMERCIAL REAL ESTATE

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REAL ESTATE SERVICES

OFFERING DETAILS



LEASE RATE:
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LOT SIZE:
±0.44 AC



AVAILABLE SF:
±1,166 SF



ZONING:
C-2



BUILDING SIZE:
±6,000 SF



PARCEL:
226-10-748

PROPERTY HIGHLIGHTS

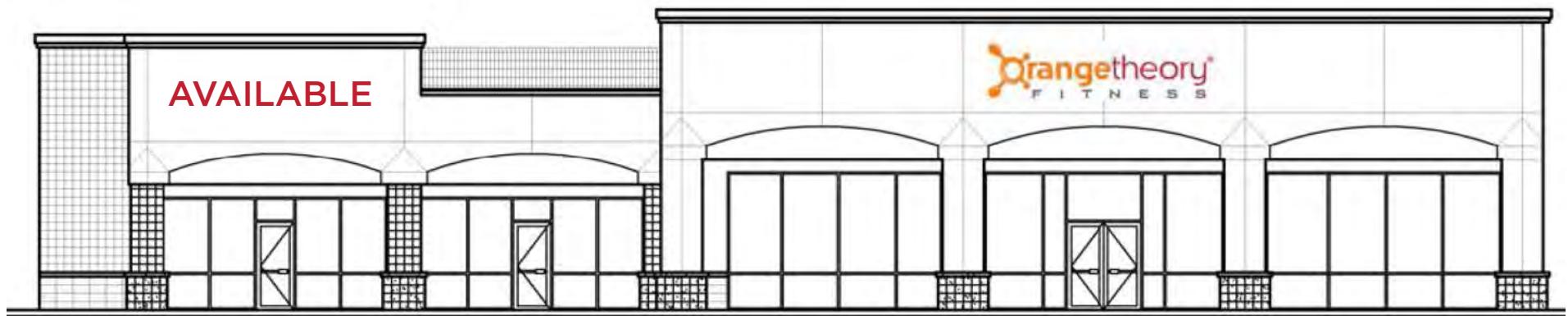
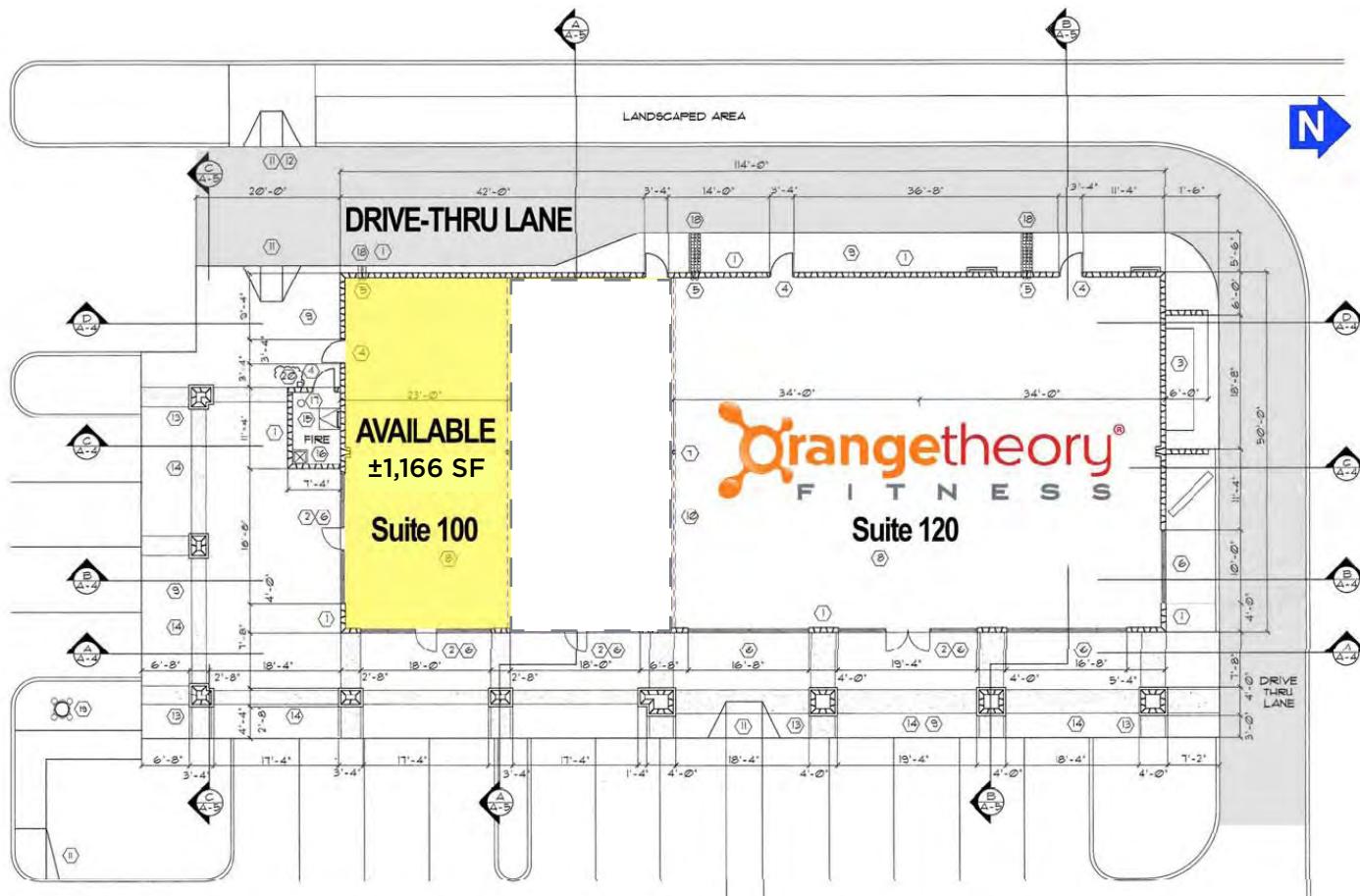
- Sublease End Cap with Drive Thru for Smoothie King
- Established center anchored by a Safeway store that has experienced strong sales growth
- Serves the rapidly-growing communities of Continental Ranch, Continental Reserve, Ironwood Reserve, Saguaro Bloom, and Cascada. There are over 29,900 planned residential lots in the submarket. (Source: Bright Future Real Estate Research, 2016)
- Highly affluent surrounding area, with average household incomes over \$102k within 1 mile
- Join a fast-growing tenant base, including the recently opened OrangeTheory Fitness and O'Reilly Auto Parts, and the soon-to-be- opened Verizon Wireless

SITE PLAN



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

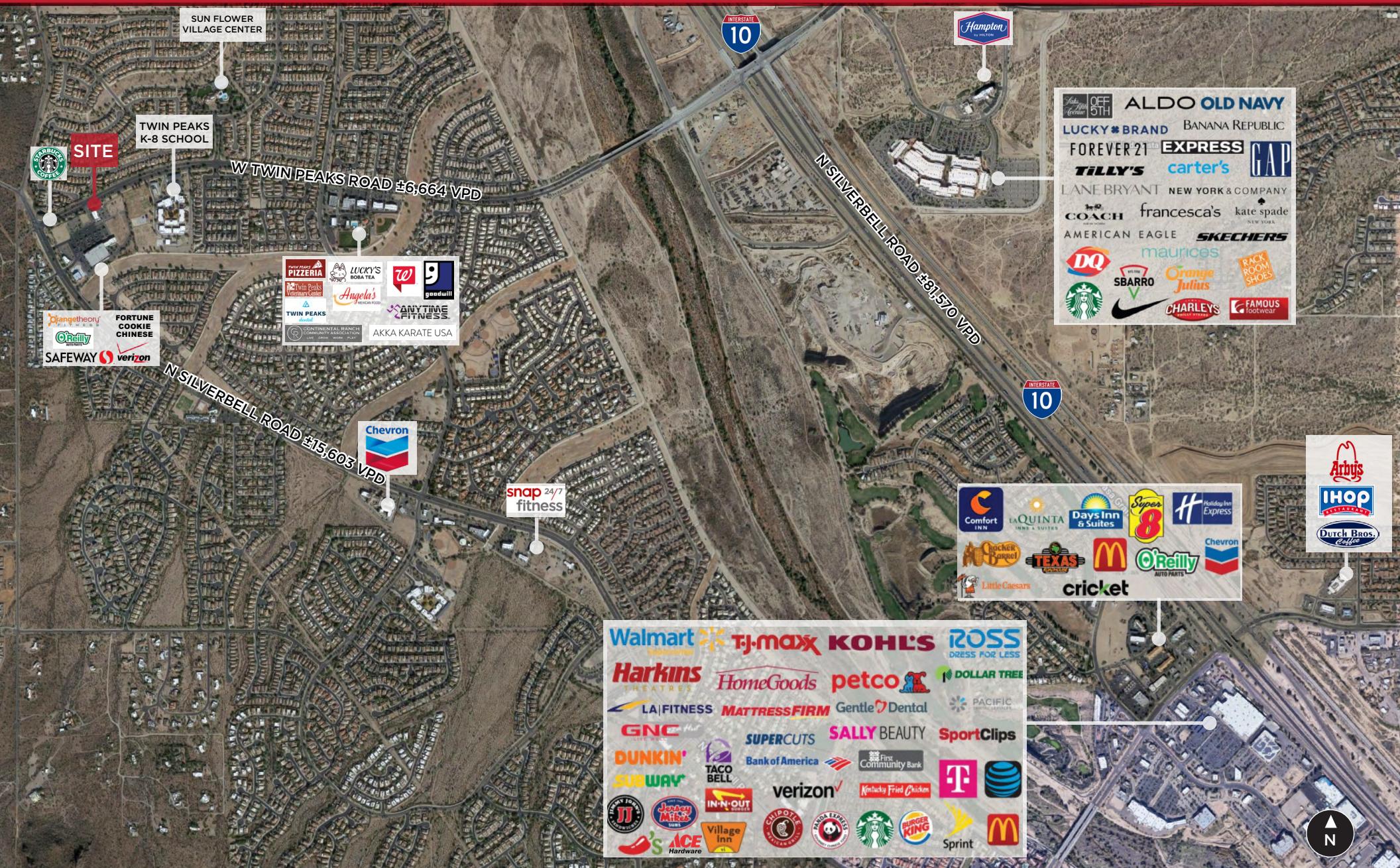
SITE PLAN - PAD 2

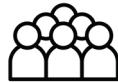


AERIAL OVERVIEW



AERIAL OVERVIEW





557K

**CURRENT
POPULATION
OF RESIDENTS**

AFFLUENT POPULATION

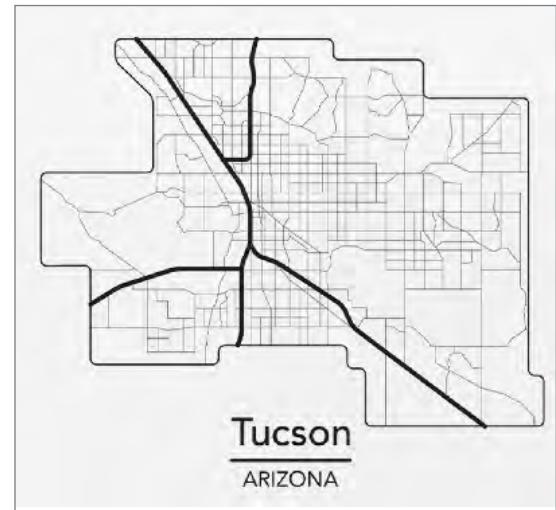
Tucson is Southern Arizona's largest city and the second largest city in the State of Arizona. Metro Tucson is a culturally diverse community, blending Native American, Spanish, Mexican and Anglo cultures. We acknowledge this culturally rich landscape is the ancestral homeland of Indigenous Peoples including the Hohokam, Tohono O'odham, Pascua Yaqui (Yoeme), and more who may call this place home. It is located 100 miles southeast of Phoenix and 60 miles North of the U.S. - Mexico border. Tucson is situated in the Sonoran Desert and is surrounded by five mountain ranges, including Arizona's tallest mountain, Mount Lemon. The City is home to the University of Arizona and Davis-Monthan Air Force Base. The City's industries include electronics and missile production. Tucson is ranked as one of the top 5 areas in the U.S. for the aerospace and defense industries.

EDUCATION

Tucson is home to The University of Arizona, the first university in the Arizona Territory, currently enrolling nearly 47,000 students. The main campus's 179 buildings sit on 380 acres in central Tucson, about one mile northeast of downtown. U of A, is a public land-grant research university in Tucson, Arizona. Founded in 1885 by the 13th Arizona Territorial Legislature.

DIVERSIFIED LOCAL ECONOMY

Historically, Tucson has not been a particularly liquid retail market. However, sales volume rebounded and climbed to a record high in 2021 after investors pressed pause in 2020. Demand is strongest for single-tenant properties. Although local players often dominate the investment scene, the biggest trades in recent quarters have involved investors from outside of the state chasing higher yields.



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