

# SILVERBELL FLEX CENTER

2706 N. SILVERBELL RD, TUCSON, AZ 85745  
North of NEC Silverbell Road and Grant Road



6298 E. Grant Rd., Suite #100  
Tucson, AZ 85712  
P: 520.296.0200 / F: 520.296.1571  
[www.larsenbaker.com](http://www.larsenbaker.com)

**Isaac Figueroa, CCIM, SIOR**  
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*Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.*

# AVAILABILITY

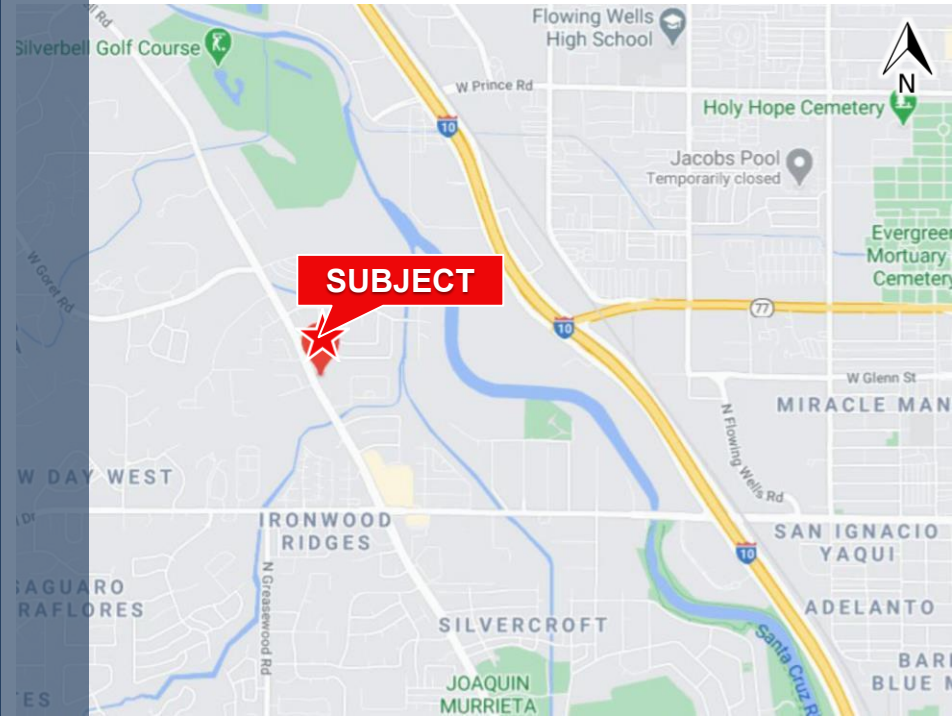
Suite: **3120-3150**  
Size: **±4,800 SF**  
Retail Lease Rate: **\$12.00 PSF, NNN\***,  
**fully Air-Conditioned flex space with roll up**  
NNN: **\*\$6.92 PSF**

# PROPERTY FEATURES

Zoning: **C-1, City of Tucson**  
Property Taxes: **\$1.75 Est. (2021)**  
Ceiling Height: **14 feet**

# PROPERTY HIGHLIGHTS

- Along Silverbell Rd connecting master-planned communities such as continental Ranch, Continental Reserves and Saguaro Springs
- Just north of Grant Rd (major east/west intersection through Tucson)
- Average household incomes of \$70k+ within one mile
- Along Silverbell Rd, approximately 12 miles south of Marana, the third fastest growing city in Arizona
- Tenant signage



# AERIAL VIEW



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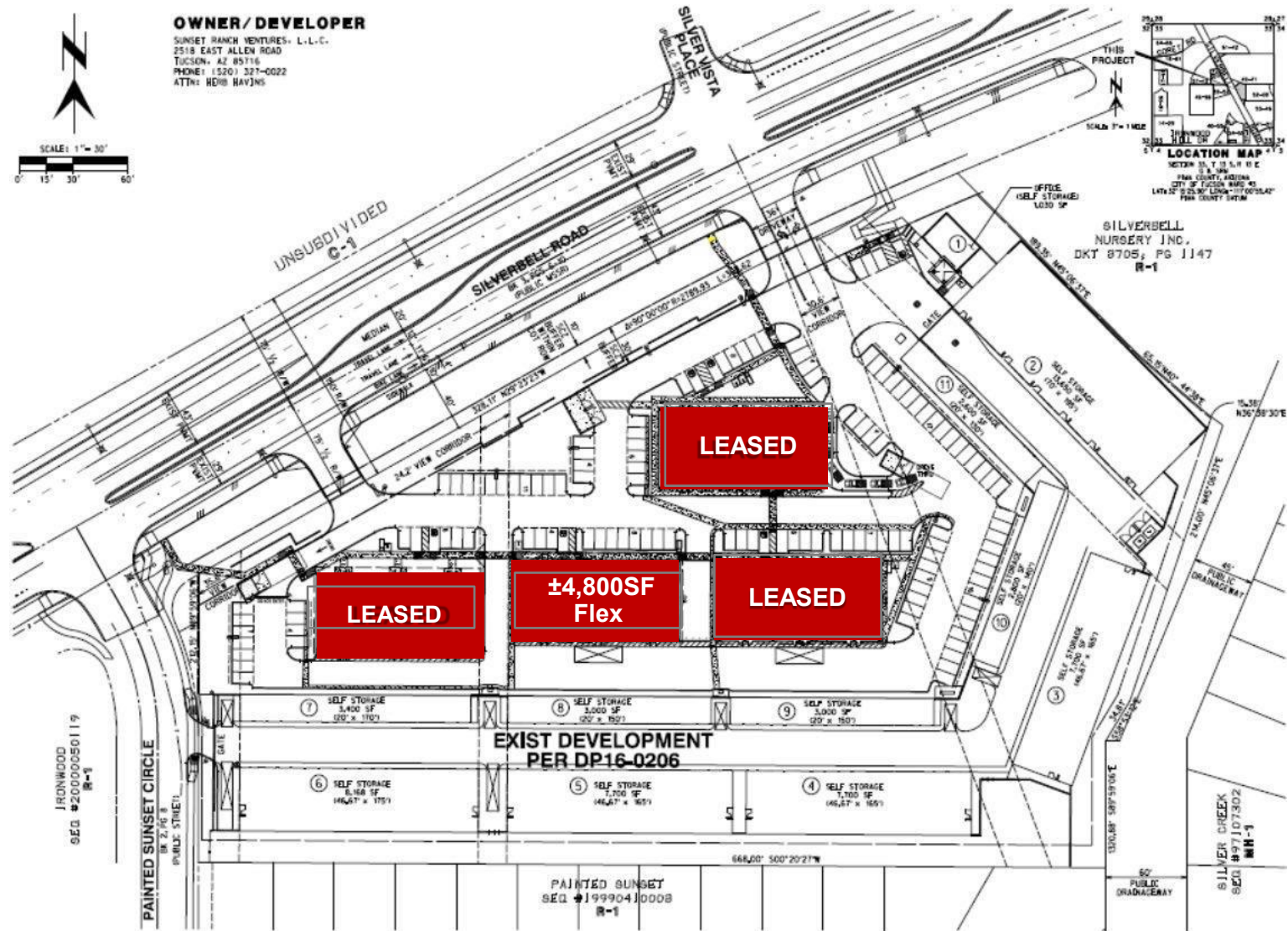
# SITE PLAN



**OWNER/DEVELOPER**  
 SUNSET RANCH VENTURES, L.L.C.  
 2518 EAST ALLEN ROAD  
 TUCSON, AZ 85716  
 PHONE: (520) 327-0022  
 ATTN: HEIDI HAVENS



SILVERBELL  
 NURSERY INC.  
 DKT 8705, PG 1147  
 R-1



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# DEMOGRAPHICS (2021)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	9,520	73,4452	191,757
<b>Average Household Income</b>	\$77,977	\$59,077	\$60,482
<b>Employees</b>	3,392	41,765	119,130
<b>Total Retail Expenditures</b>	\$106.88 M	\$722.87M	\$1.89B

