

For Lease

Madera Village

Tanque Verde Rd & Catalina Hwy

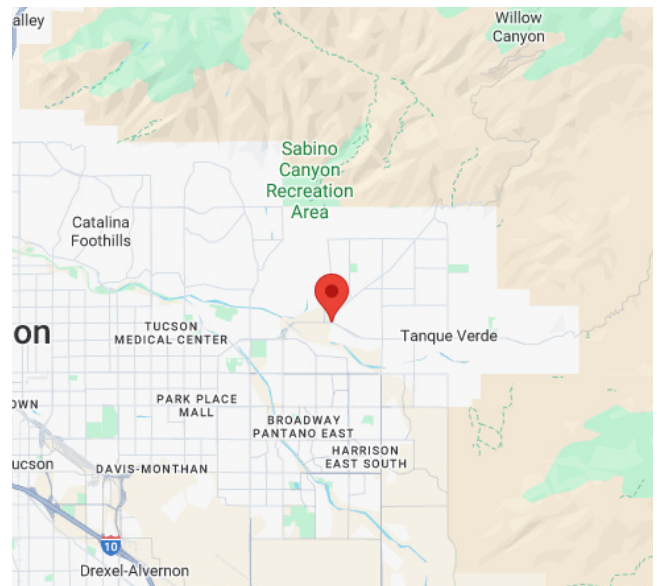


9085-9185 E Tanque Verde Rd

Tucson, Arizona 85749

Property Features

- High profile retail spaces in Safeway-anchored Madera Village Shopping Center
- Safeway is the only grocery store in the trade area
- 96,697 SF built in 2000
- Prime location in the heart of the affluent Tanque Verde Valley in Northeast Tucson
- NEC Tanque Verde Rd & Catalina Hwy
- Ample parking, excellent ingress/egress
- Zoning: C-1, City of Tucson
- Join the following tenants:



Trade Area Traffic Counts

E Tanque Verde Rd	28,707 Vehicles per Day
E Catalina Hwy	12,931 Vehicles per Day

For Lease: \$26.00 - \$35.00 PSF NNN

Dave Dutson

+1 (520) 999-3731

dave.dutson@naihhorizon.com



2900 N Swan Rd, Suite 200,
Tucson, Arizona
naihhorizon.com

Site Plan

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Tenants

Tenants	SF
1. O'Reilly Auto Parts	6,000
2. Subway Subs & Salads	1,200
3. The UPS Store	1,440
4. Eric's Watch Repair	1,000
5. Market Tito's	1,000
6. Available	1,495
7. Workout Anytime	14,000
8. Available	1,860
9. Great Clips	1,500
10. Le Buzz Cafe/Esspresso	2,264
11. Safeway	40,723

Tenants

Tenants	SF
12. Dollar Tree	10,800
13. Tanque Verde Trio	1,250
14. Available	700
15. Dr. Michael Allen	1,800
16. Cutting Edge Salon & Boutique	2,415
17. Queen Nails by Mindy	1,500
18. The Stillhouse Bar & Grill	1,500
19. Carbon Health	4,200

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Property Aerials

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Property Photos

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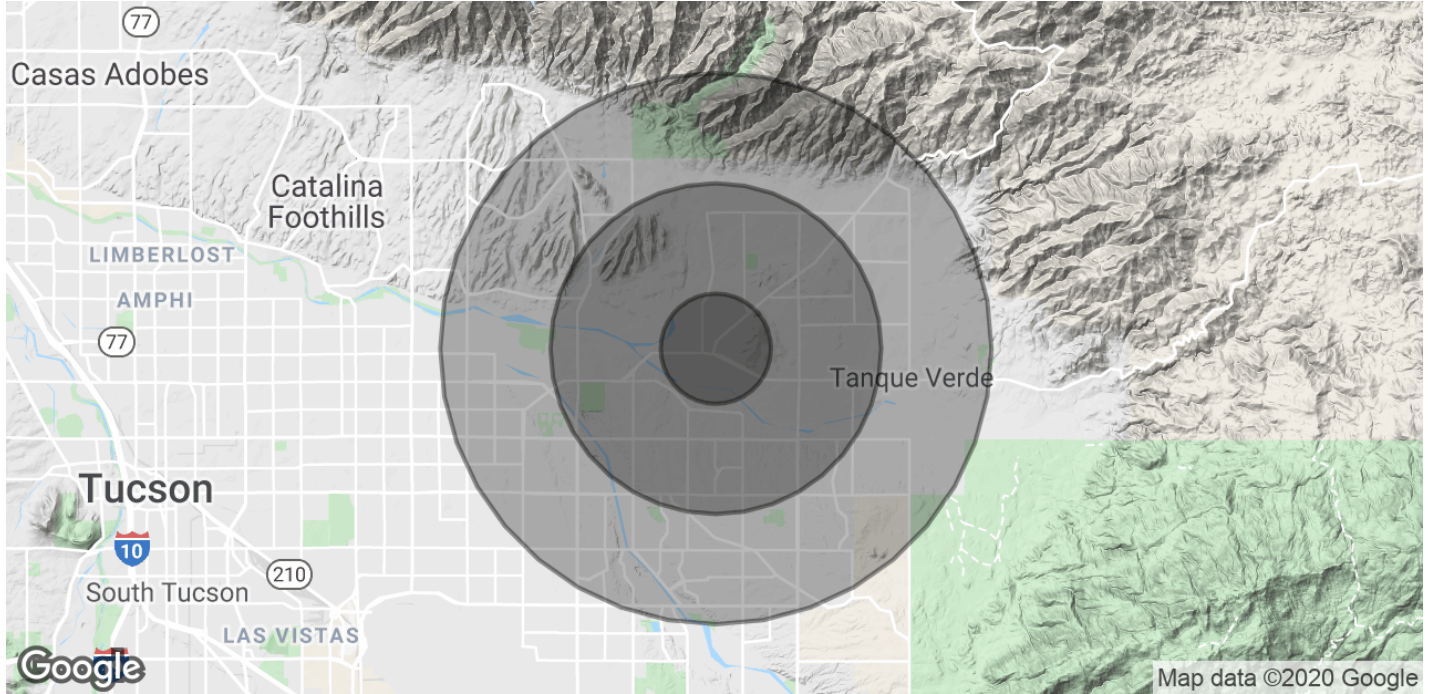
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Area Demographics

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Trade Area Demographics

	1 Mile	3 Miles	5 Miles
2023 Total Population	3,915	59,115	152,247
2028 Total Population	4,110	58,514	150,361
Population Growth 2023-2028	0.98%	-0.20%	-0.25%
Average Age	48.2	49.6	45.3
2023 Total Households	1,777	28,209	71,219
2023 Average Household Size	2.19	2.08	2.10
2023 Average Household Income	\$128,490	\$103,426	\$101,383
2023 Average Home Value	\$519,284	\$362,957	\$363,583
# of Employees	1,717	27,492	69,858

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