

Tucson SPECTRUM

TUCSON, ARIZONA





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OVERVIEW

Tucson Spectrum is a market-dominant, grocery-anchored, open-air power/lifestyle center strategically located on 88+ acres along Highway I-19 (126,000 VPD) in Tucson Arizona (the “Property”).

The Property totals ~1,000,000 SF and is anchored by many of the nation’s most successful retailers, including, Target (~125,000 SF; recently remodeled; includes full grocery), Home Depot (~104,000 SF), Ross, Marshalls, Old Navy, Petsmart and Best Buy. The Property is also anchored by dominant “daily needs” and “experiential” users such as Food City, LA Fitness and Harkins Theaters.

The Property has ~1 mile of frontage along I-19, which is the major North-South artery connecting Tucson to Mexico and serves as the first and last primary retail destination for Mexican Nationals crossing the border. A number of the Property’s tenants experience best-in-chain sales as a result of the expanded regional trade area and “pop” from Mexican Nationals.

160,000 VEHICLES PER DAY	4,300 FEET FREEWAY FRONTAGE
+88 ACRES SITE SIZE	~1 MILLION SQUARE FEET



45,000 STUDENTS + 50,000 EMPLOYEES WITHIN A 7 MILE RADIUS

LOCATION OVERVIEW

CLOSE PROXIMITY TO UNIVERSITY OF ARIZONA AND MAJOR EMPLOYERS

- **7-MILES** from University of Arizona (“UA”) main campus, home to 45,000 Students (and growing) and is also Tucson’s largest employer (+16,000 employees)
- **NEARBY** to both the UA Tech Park, UA Tech Park at The Bridges, and Rita Tech Park. UA is spearheading an expansion of these Tech Parks which will include office for +6,000 additional employees at a cost of \$2 Billion
- **5 MILES** from the Raytheon Missile Systems Facility, Tucson’s 2nd largest employer (+11,000 employees)
- **5 MILES** from the Davis-Monthan Air Force Base, named the top Air Force base in 2012 and 2018 (+9,000 employees)
- **6 MILES** to an announced 855,000 SF Amazon fulfillment center at the Port of Tucson (+1,500 full-time employees) and ~6-minutes from a complementary Amazon last mile distribution center



TOP TEN METRO FOR NET POPULATION MIGRATION

2ND LARGEST CITY IN ARIZONA

Tucson is the second largest city in Arizona with +1 Million people located in the Tucson MSA

PROPERTY IS 7 MILES FROM UNIVERSITY OF ARIZONA

The University of Arizona, 7 miles from the property, is the state’s premier research university, ranked among the top-20 public research universities nationwide, bringing in over \$600 million in research grants each year.

+6.5 MILLION DOMESTIC OVERNIGHT TOURISTS

The Tucson MSA attracts more than 6.5 Million Domestic overnight tourists (note, this does not include Cross-Border tourism!)



LOCATION OVERVIEW

INTERNATIONAL DRAW DUE TO BORDER PROXIMITY AND AIRPORT

- Located less than an hour from the most trafficked port of entry into Arizona, making the Property the first (for those coming into the U.S.), and last (for those leaving the U.S.), major regional center for cross-border purchases.
- +20 Million Mexican Nationals cross into Tucson annually with the primary purpose of shopping -- \$2.6 Billion spent annually in the state by Mexican Nationals
- Less than 6 miles from Tucson International Airport, which services 3.6 Million passengers annually.

SEVERELY UNDERSERVED MARKET WITH LIMITED COMPETITION

- Tucson Spectrum is the only center with nationally recognized tenants for 15 miles on Interstate 19, and the only complex of this scale along the entirety of this highway. A lack of shopping centers south of Route 86 and Interstate 10 increase the radius of the Tucson Spectrum’s demographic draw.
- Within a 15 minute drive-time, the property benefits from a population of ~310,000 with a daytime population of ~370,000 – note, this far exceeds Tucson’s other major retail nodes.
- Per Placer AI, Spectrum is the #1 visited shopping center within a 50-mile radius.

DEMOGRAPHICS

TUCSON SPECTRUM	3-MILES	5-MILES	10-MILES
Population			
2019 Estimate	105,889	199,926	541,004
2024 Projection	109,099	206,714	557,660
Households			
2019 Estimate	32,975	66,461	206,535
2024 Projection	34,094	68,938	213,669
Family Households			
2019 Estimate	24,597	44,800	119,775
2024 Projection	25,436	46,464	124,048



TENANTS





TENANTS

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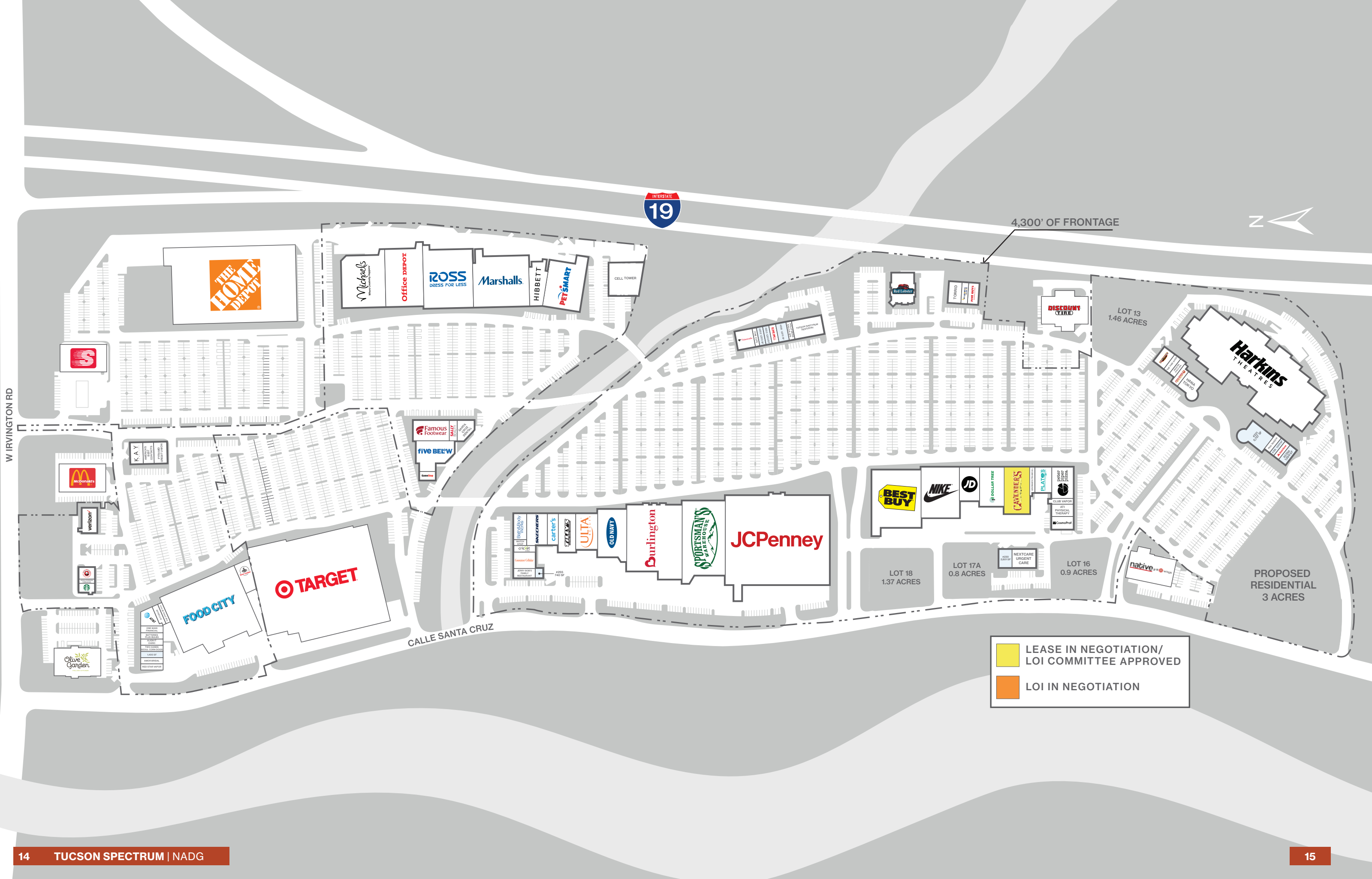
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Tucson SPECTRUM



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