

For Lease

# Retail Shops

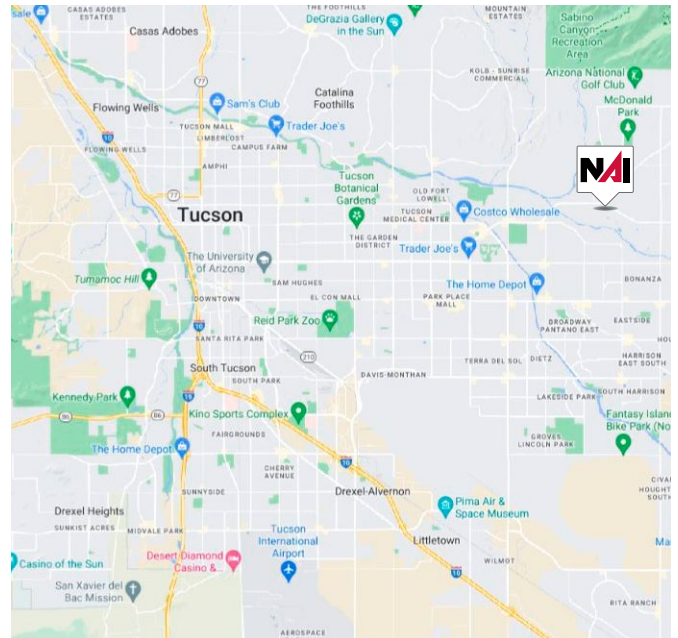


## Fortunato's Plaza

9100 E Tanque Verde Rd, Tucson, AZ 85749

### Property Features

- 1,304 SF available for lease
- Well positioned center in the heart of the affluent Tanque Verde Valley
- Excellent ingress/egress
- Zoning: C-1, City of Tucson
- Join the following tenants at the intersection:



### Trade Area Traffic Counts

Tanque Verde Rd	20,935 vehicles per day
Catalina Highway	11,638 vehicles per day

Source: CoStar

**For Lease: \$18.00/SF (NNN)**



2900 N Swan Rd, Suite 200, Tucson, Arizona

+1 520 326 2200

[naihonorizon.com](http://naihonorizon.com)

For More Information:

**Dave Dutson**

520 999 3731

[dave.dutson@naihonorizon.com](mailto:dave.dutson@naihonorizon.com)

For Lease

# Fortunato's Plaza

## Property Aerials



For More Information:

Dave Dutson

520 999 3731

dave.dutson@naihonorizon.com

For Lease

# Fortunato's Plaza

## Property Photos



For More Information:

**Dave Dutson**

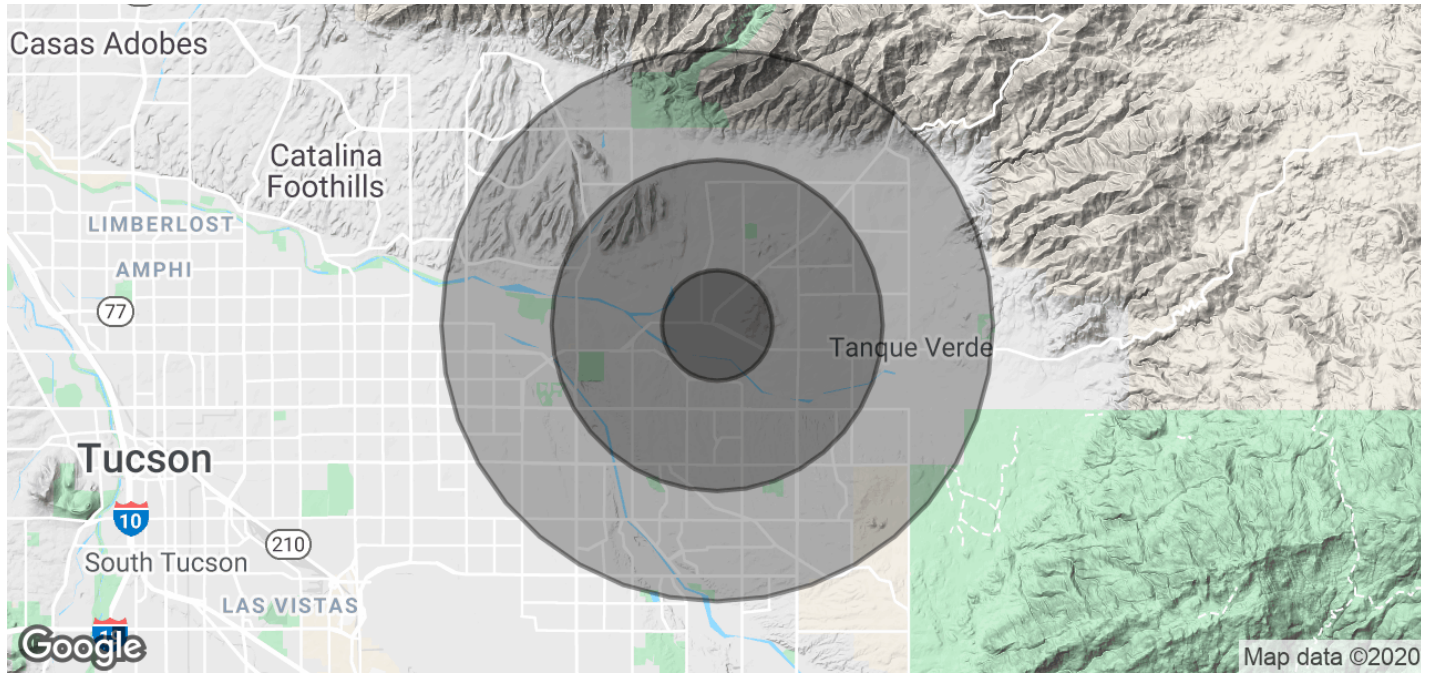
520 999 3731

dave.dutson@naihonorizon.com

For Lease

# Fortunato's Plaza

## Trade Area Demographics



### Trade Area Demographics

	1 Mile	3 Miles	5 Miles
2023 Population:	4,568	60,566	154,989
Population Growth 2023-2028	0.55%	-0.19%	-0.25%
Median Age	49.8	49.2	48.2
2023 Households	2,064	28,739	72,331
2023 Avg Household Size	2.20	2.09	2.11
2023 Avg HH Income:	\$126,797	\$102,461	\$100,411
2028 Est. Average HH Income:	\$148,693	\$119,805	\$117,586
2023 Average Home Value:	\$488,636	\$360,219	\$358,420
2023 Employed White Collar Population	73.6%	72.8%	72.3%
2023 Wealth Index	146	102	103
2023 Owner Occupied	67.5%	62.3%	63.9%

T20-04-004