

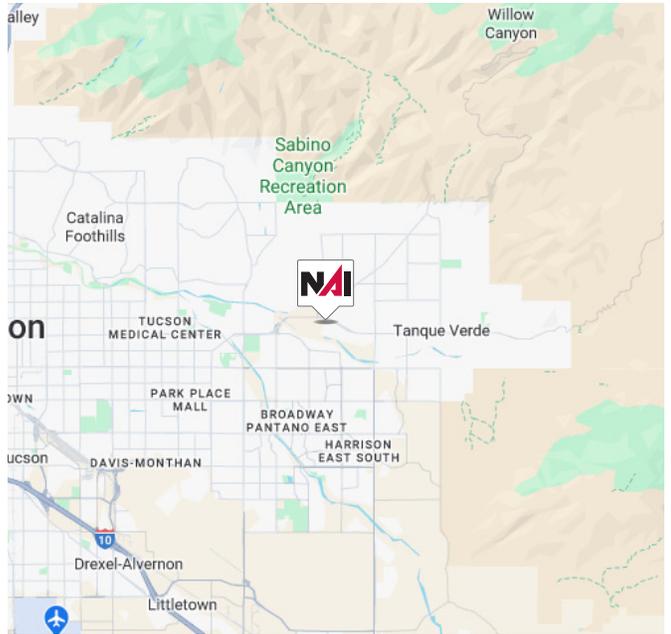


Madera Village

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

Source: CoStar



Carbon Health

For Lease: \$26.00 - \$36.00 PSF NNN

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Tenants	SF	Tenants	SF
1. O'Reilly Auto Parts	6,000	12. Dollar Tree	10,800
2. Available QSR	1,200	13. Tanque Verde Trio	1,250
3. The UPS Store	1,440	14. Available	700
4. Eric's Watch Repair	1,000	15. Dr. Michael Allen	1,800
5. Market Tito's	1,000	16. Cutting Edge Salon & Boutique	2,415
6. Available	1,495	17. Queen Nails by Mindy	1,500
7. Workout Anytime	14,000	18. The Stillhouse Bar & Grill	1,500
8. Club Pilates	1,860	19. Carbon Health	4,200
9. Great Clips	1,500		
10. Le Buzz Cafe/Esspresso	2,264		
11. Safeway	40,723		

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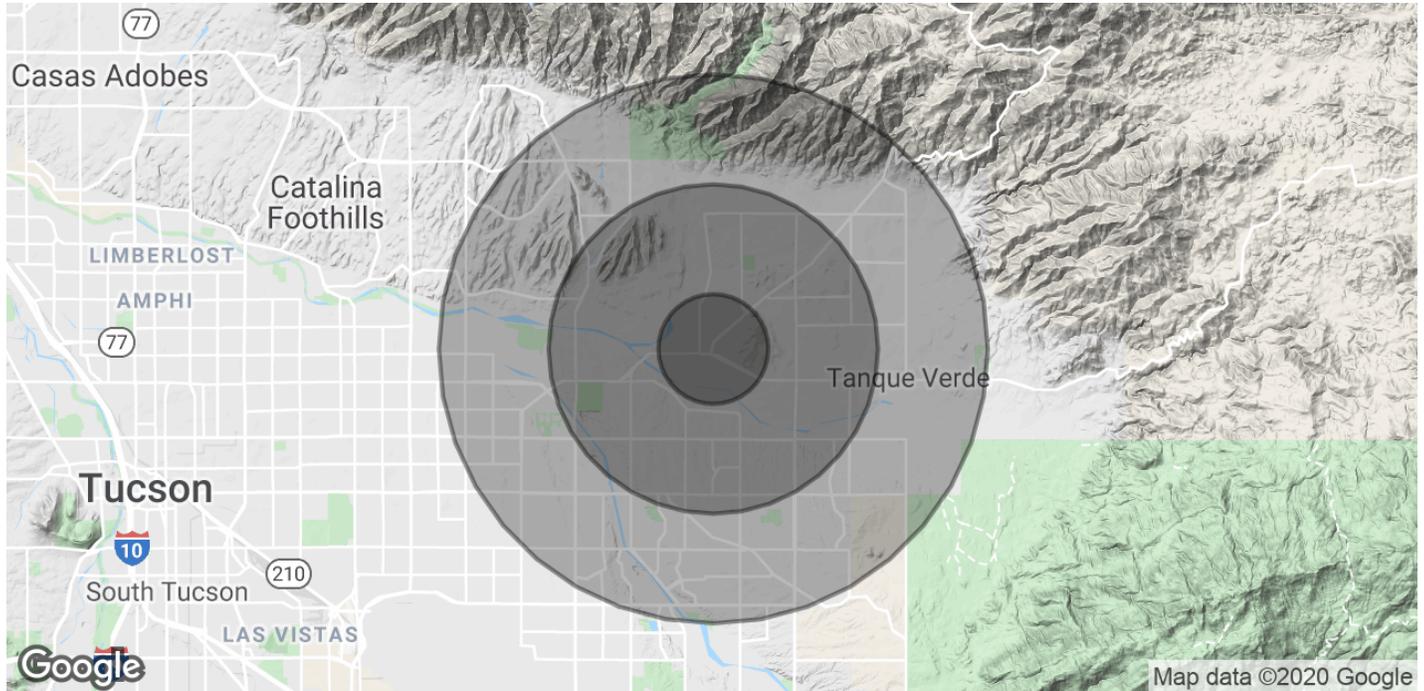
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Trade Area Demographics

	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

T23-04-029

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