

For Lease

Madera Village

Tanque Verde Rd & Catalina Hwy

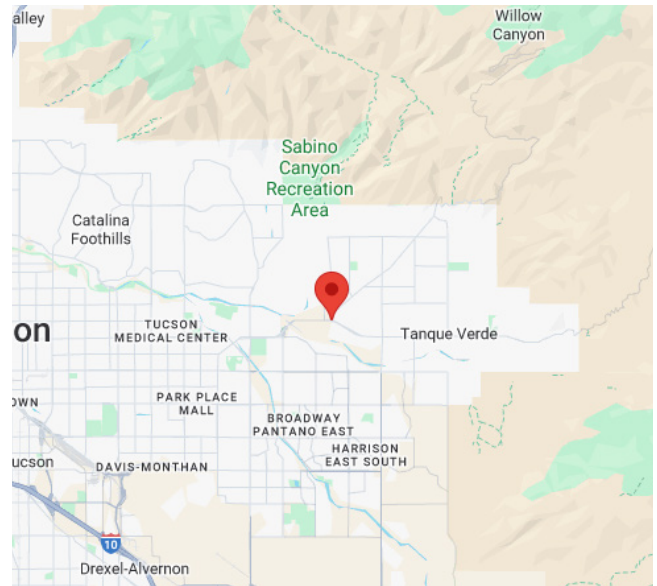


9085-9185 E Tanque Verde Rd

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:



**WORKOUT
ANYTIME**



Carbon Health

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@naihorizon.com

NAIHorizon

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

Site Plan

For Lease

Madera Village

Tanque Verde Rd & Catalina Hwy



Tenants

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

Tenants

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

Dave Dutson

+1 (520) 999-3731

dave.dutson@naihorizon.com

NAIHorizon

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

Property Aerials

For Lease

Madera Village

Tanque Verde Rd & Catalina Hwy



Dave Dutson

+1 (520) 999-3731

dave.dutson@naihonorizon.com

NAIHorizon

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

Property Photos

For Lease

Madera Village

Tanque Verde Rd & Catalina Hwy



Dave Dutson

+1 (520) 999-3731

dave.dutson@naihorizon.com

NAIHorizon

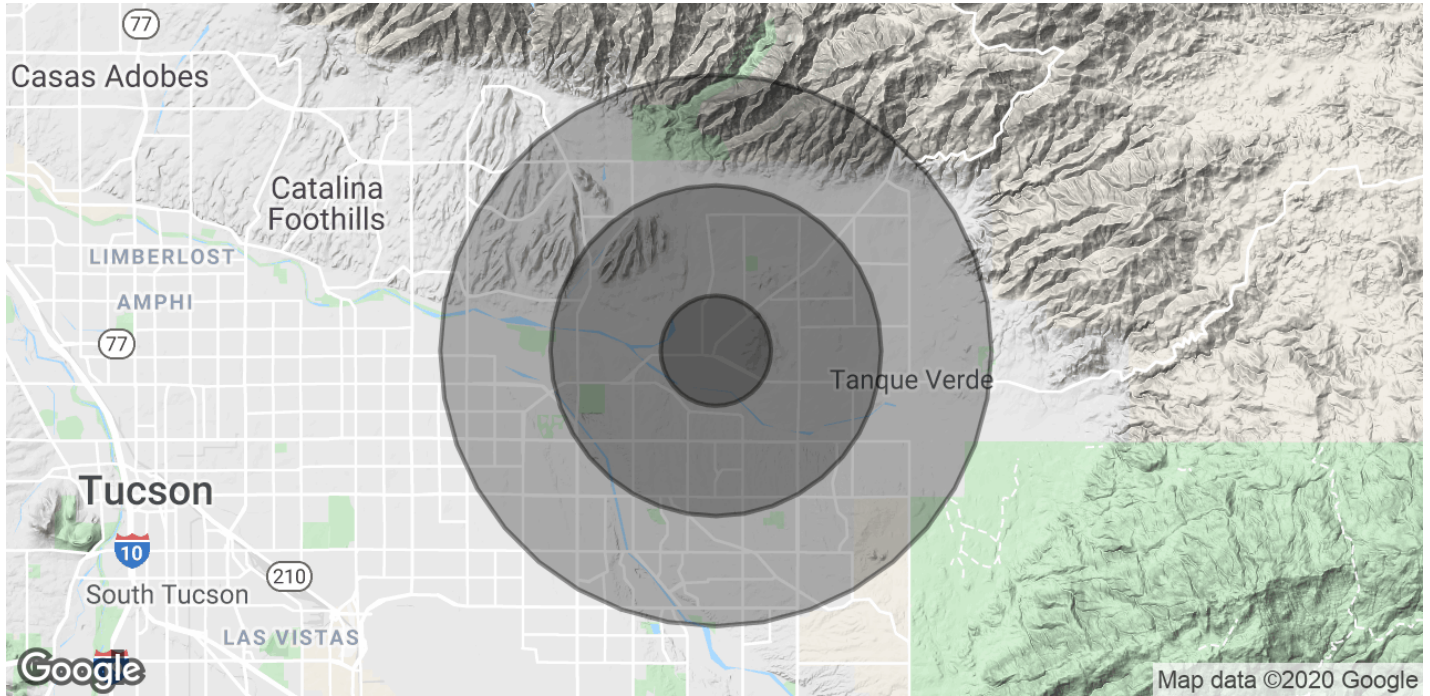
2900 N Swan Rd, Suite 200,
Tucson, Arizona
naihorizon.com

Area Demographics

For Lease

Madera Village

Tanque Verde Rd & Catalina Hwy



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

Dave Dutson

+1 (520) 999-3731

dave.dutson@naihorizon.com

NAIHorizon

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