

# ROLLING HILLS SQUARE

7050-7082 E. GOLF LINKS ROAD, TUCSON, AZ



For Lease | Fry's Anchored Shopping Center | SWC Golf Links Rd & Kolb Rd

WE ARE  
THE CENTER  
OF RETAIL



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# ROLLING HILLS SQUARE

SWC GOLF LINKS RD & KOLB RD, TUCSON, AZ

## RETAIL SPACE

1,190 SF, 2,818 SF, 3,000 SF\*,  
7,000 SF\*, PAD Available  
\*(Divisible, *Do Not Disturb*)

## LEASE RATE

Contact Agent

## NNN CHARGES

\$4.00/SF

## NEIGHBORING TENANTS

Walmart Neighborhood Market, Discount Tire, 99¢ Only Store, KFC, Walgreens, Wells Fargo, Big O Tires, & More

## COMMENTS

- New Ownership!
- Ideally located at the intersection of Kolb Rd and Golf Links Rd, with excellent frontage, visibility and traffic counts
- Rolling Hills Square is located within proximity to Davis-Monthan Air Force Base
- New monument signage coming 2022



## NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	19,740	\$65,512	2,228	\$197.85 M
3 Miles	98,216	\$60,598	28,713	\$994.68 M
5 Miles	211,058	\$65,785	91,393	\$2.29 B

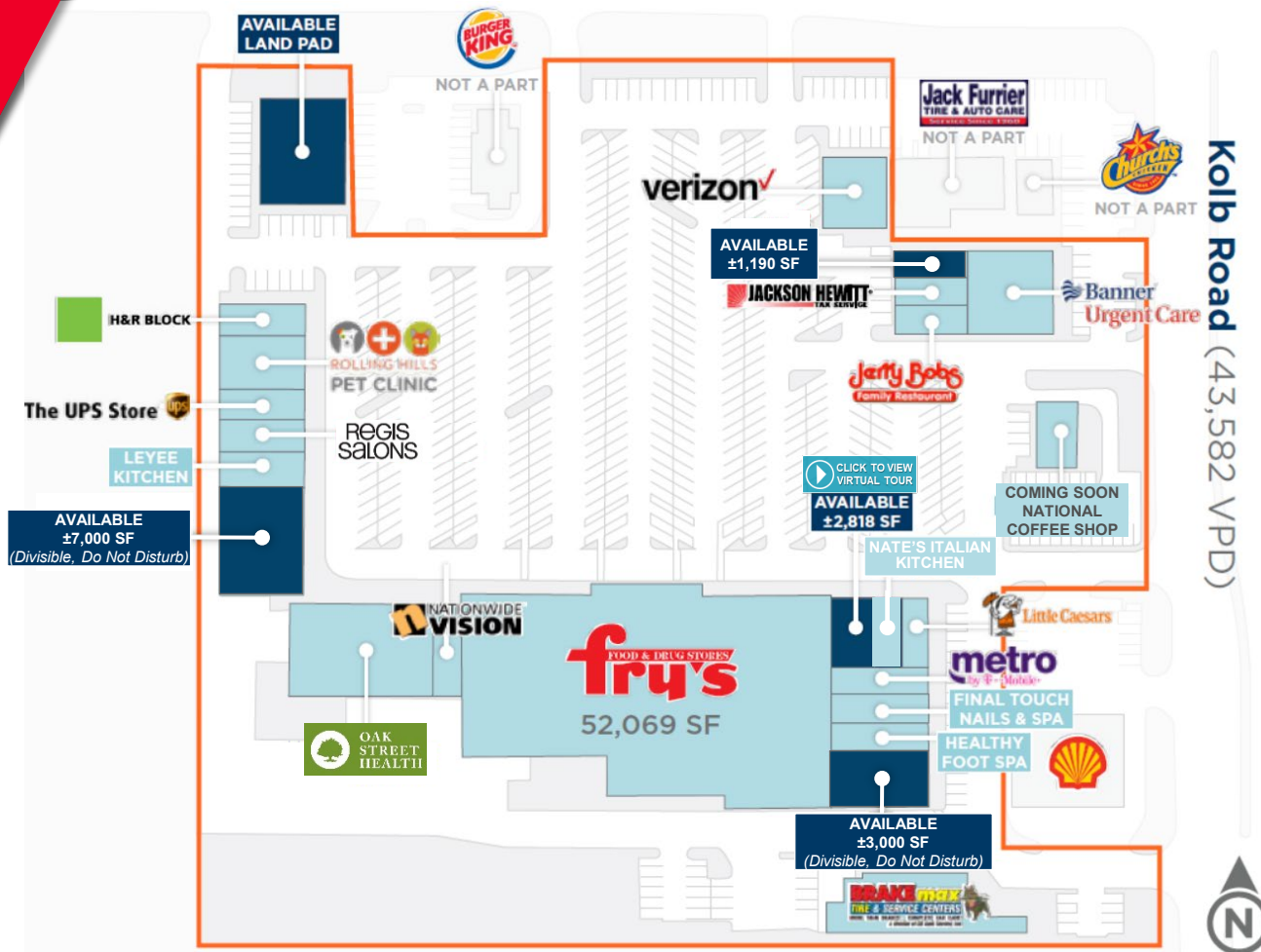
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## SITE PLAN



SUITE	TENANT	SIZE (SF)
10	<b>AVAILABLE (Divisible)*</b>	<b>3,000</b>
15	Healthy Foot Spa	1,500
20	Final Touch Nails & Spa	1,500
30	Metro PCS	1,500
40	Little Caesars	1,499
50	Nate's Italian Kitchen	1,499
60	<b>AVAILABLE</b>	<b>2,818</b>
100	Fry's Food & Drug	52,069
120	Nationwide Vision	1,613
150	Oak Street Health	10,387
180	<b>AVAILABLE (Divisible)*</b>	<b>7,000</b>
200	Leye Kitchen	2,240
210	Regis	1,260
220	The UPS Store	1,400
240	Rolling Hills Pet Clinic	3,500
250	H&R Block	2,100
300	Banner Urgent Care	4,140
310	Jerry Bobs	2,497
320	Jackson Hewitt	1,190
330	<b>AVAILABLE</b>	<b>1,190</b>
Out 1	Brake Max	5,400
Out 2	Donut Wheel	1,600
Out 3	Verizon	3,200

**Vacant Land Pad (Drive-Thru Capable)**

**\*(Do Not Disturb Tenant)**

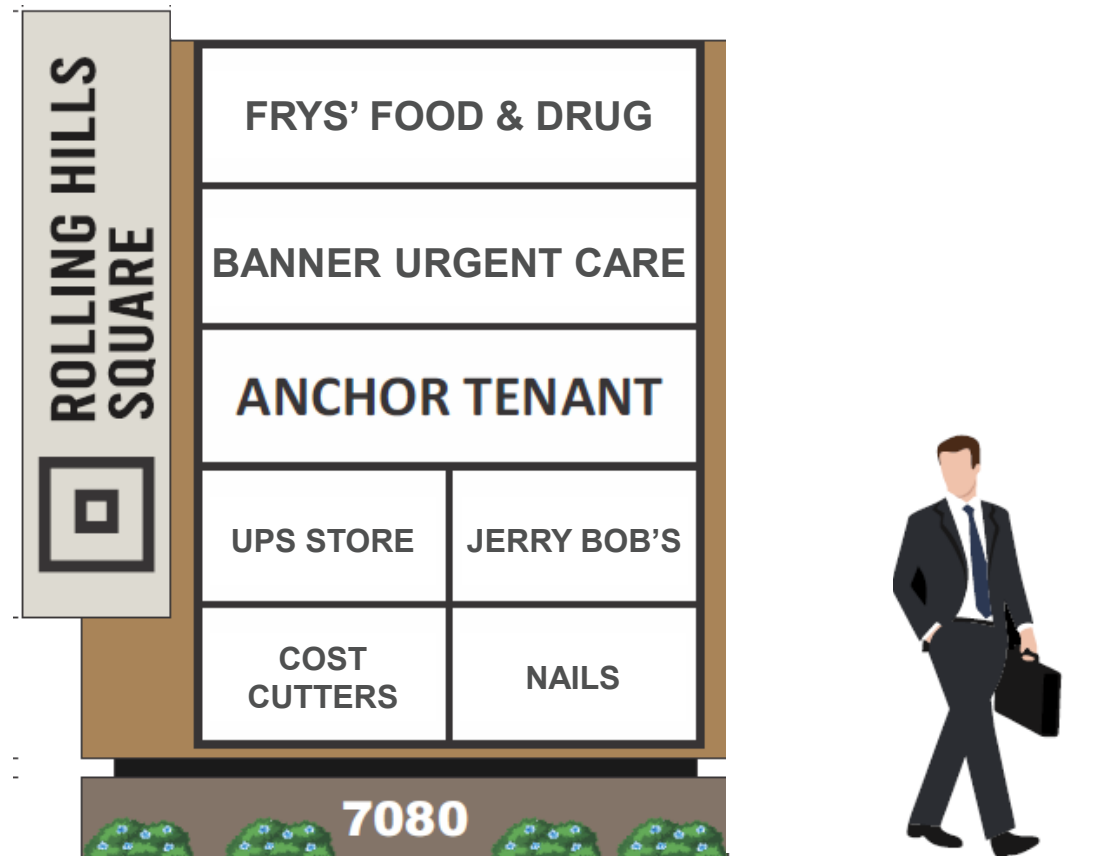
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NEW MONUMENT SIGN RENDERING



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**Davis-Monthan  
Air Force Base**  
±6,500 Active Duty military  
personnel, ±1,000 Reserve and  
Air National Guard personnel, and  
±3,000 civilian employees

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SQUARE**