

SILVERBELL FLEX CENTER

2706 N. SILVERBELL RD, TUCSON, AZ 85745
North of NEC Silverbell Road and Grant Road



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.

AVAILABILITY

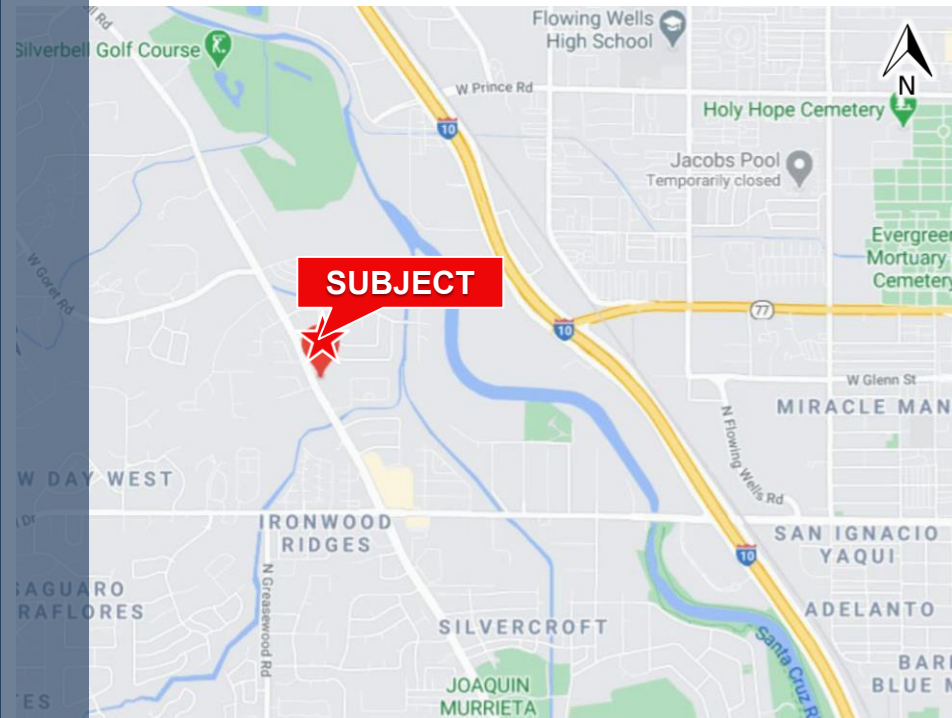
Suite: **3120 & 3130**
Size: **±1,200-2,400 SF**
Retail Lease Rate: **\$12.00 PSF, NNN*, fully Air-Conditioned flex space with roll up**
NNN: ***\$6.92 PSF**

PROPERTY FEATURES

Zoning: **C-1, City of Tucson**
Property Taxes: **\$1.75 Est. (2021)**
Ceiling Height: **14 feet**

PROPERTY HIGHLIGHTS

- Along Silverbell Rd connecting master-planned communities such as continental Ranch, Continental Reserves and Saguaro Springs
- Just north of Grant Rd (major east/west intersection through Tucson)
- Average household incomes of \$70k+ within one mile
- Along Silverbell Rd, approximately 12 miles south of Marana, the third fastest growing city in Arizona
- Tenant signage



AERIAL VIEW



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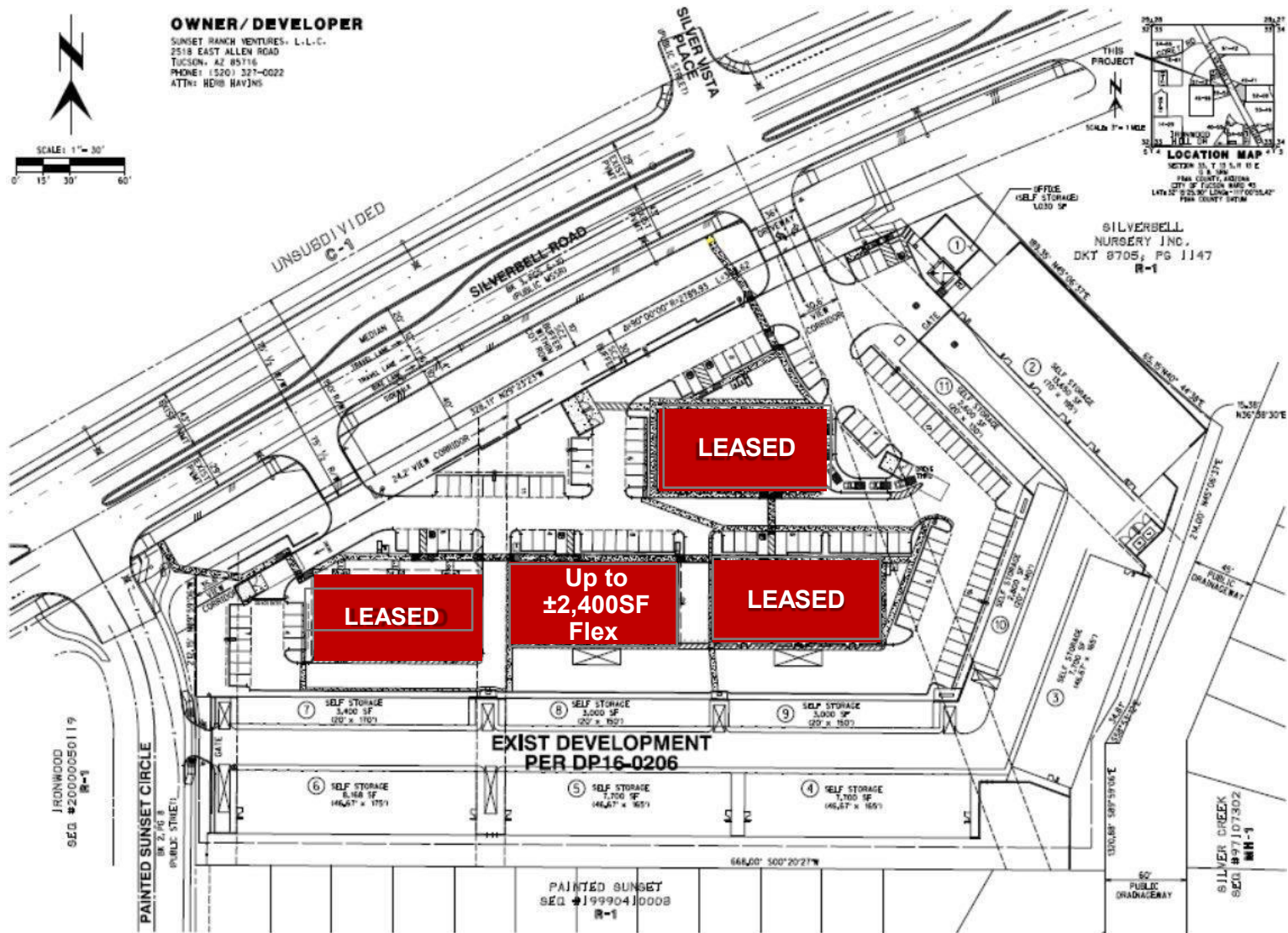
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SITE PLAN



OWNER/DEVELOPER

SUNSET RANCH VENTURES, L.L.C.
2518 EAST ALLEN ROAD
TUCSON, AZ 85716
PHONE: (520) 327-0022
ATTN: HEIDI HAVINS



DEMOGRAPHICS (2021)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	9,520	73,4452	191,757
Average Household Income	\$77,977	\$59,077	\$60,482
Employees	3,392	41,765	119,130
Total Retail Expenditures	\$106.88 M	\$722.87M	\$1.89B

