

# BEAR CANYON SHOPPING CENTER

8963 - 8995 E. TANQUE VERDE RD.  
TUCSON, AZ 85749



RETAIL SPACE AVAILABLE FOR LEASE



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

**Isaac Figueroa, CCIM**  
Director of Leasing and Sales  
520.296.0200 x218  
[isaac@larsenbaker.com](mailto:isaac@larsenbaker.com)

**Elaina Elliott**  
Leasing Associate  
520.296.0200 x21  
[elaina@larsenbaker.com](mailto:elaina@larsenbaker.com)

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# AVAILABILITY

**Retail Space:** ±1,950 SF\*\*  
±2,750 SF\*\* (Former Restaurant)

**Lease Rate:** \$12.00 PSF + NNN\*

*\*NNN estimated at \$3.76*

*\*\*Can be combined to ±4,700 SF*

# PROPERTY FEATURES

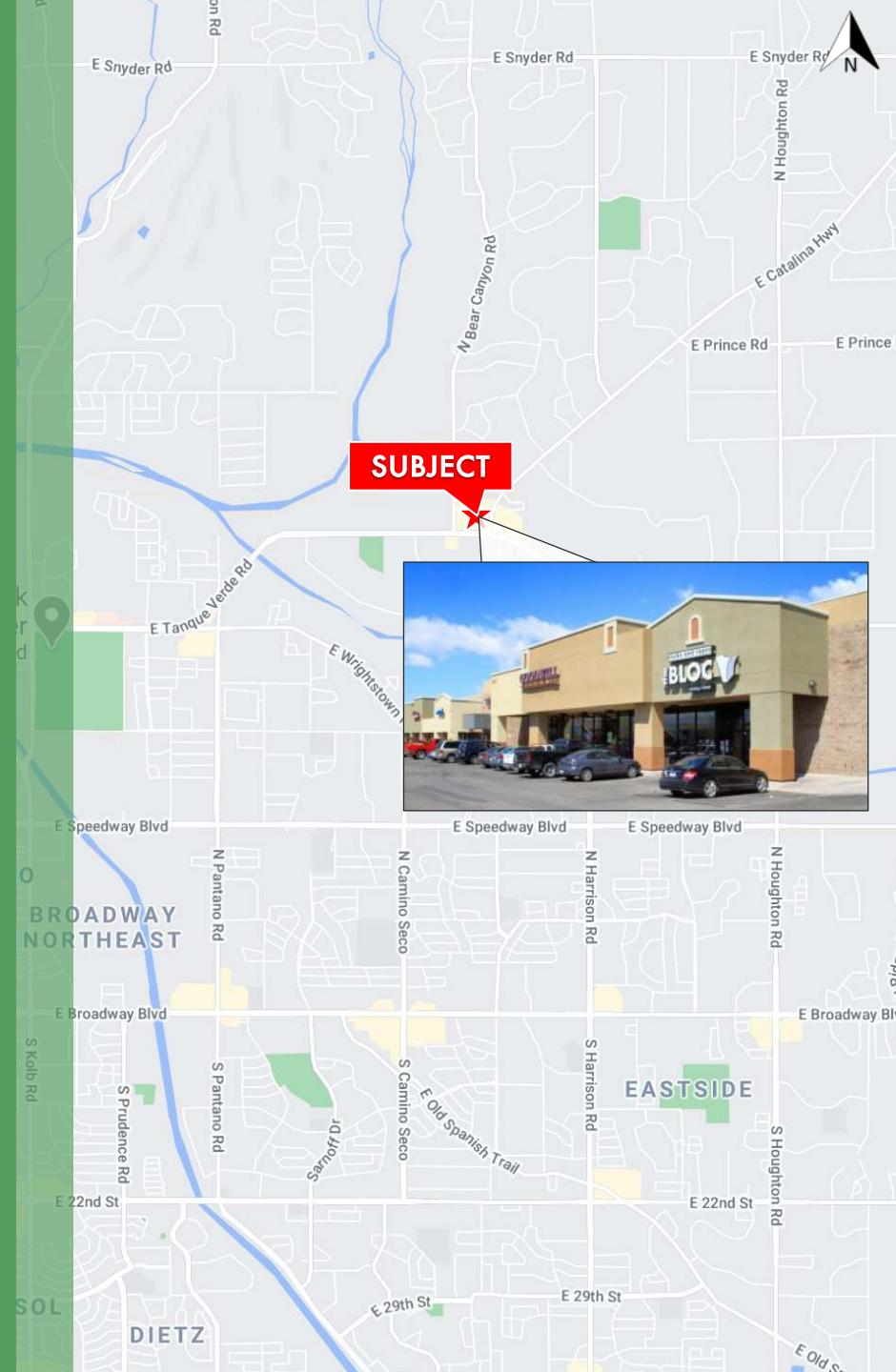
**Parking:** 9.27/1,000 SF

**Zoning:** C-2/C-1

**Total GLA:** 68,808 SF

# PROPERTY HIGHLIGHTS

- Join Goodwill Superstore, Rose Academy, The Bloc, Curves, and others at this Center
- Access from three major arterials
- High income Trade Area
- Adjacent to a Public Library that generates ±24,000 visitors a month



# AERIAL VIEW





# DEMOGRAPHICS (2020)

	10 Minute Radius	20 Minute Radius	30 Minute Radius
Population	101,965	339,948	629,106
Average Family Income	\$73,854	\$74,597	\$70,797
Employees	37,556	125,345	313,525
Total Retail Expenditures	\$1.4 Billion	\$4.9 Billion	\$9.7 Billion



# CURRENT TENANT LIST

Tenant	Suite #	Size (SF)
Velvet Bow Pet Grooming	191 & 193	1,860
James 410	195	1,200
<b>AVAILABLE (Former Restaurant)</b>	<b>201</b>	<b>2,750</b>
<b>AVAILABLE (Combinable to ±4,700 SF)</b>	<b>204</b>	<b>1,950</b>
Sydney's Sweet Shop	209	1,400
Herbalife	213	1,200
Bear Canyon Clinic	217 & 221	2,400
Goodwill	101	14,765
The BLOC	155	14,957
Rose Academy	281	8,537
Agility Sports	301	3,200
Mall Depot	309	1,600
Nihon Karate School	313	1,600
Bear Canyon Pizza Company	335	3,665
Essie Nails	345	1,200
Crossfit Fixx	353	3,600
Vivian's Café	361	1,500
Bear Canyon Pizza Company	PAD	From 1,200 – 4,000



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