



Retail Space Available For Lease

## Plaza Sonora

2840-2880 W Ina Rd  
Tucson, AZ 85741

EXCLUSIVELY LISTED BY:

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# Property **Highlights**

<b>Address</b>	2840-2880 W Ina Rd Tucson, AZ 85741
<b>Lease Rate</b>	Contact Broker
<b>Available SF</b>	900 - 4,240 SF
<b># of Units</b>	16
<b>Year Built</b>	1988
<b>Primary Use</b>	Retail
<b>Zoning</b>	CB-1
<b>Tax Parcel #</b>	225-43-028A & 225-43-030D

- Busy shopping center located at the NEC of Ina and Shannon Rds
- Signalized intersection
- Existing tenants include; Discount Tire and Circle K
- Just south of Pima Northwest Community College
- Improvements to I-10 and Ina, interchange completed within last year
- Monument signage available



# Site Plan



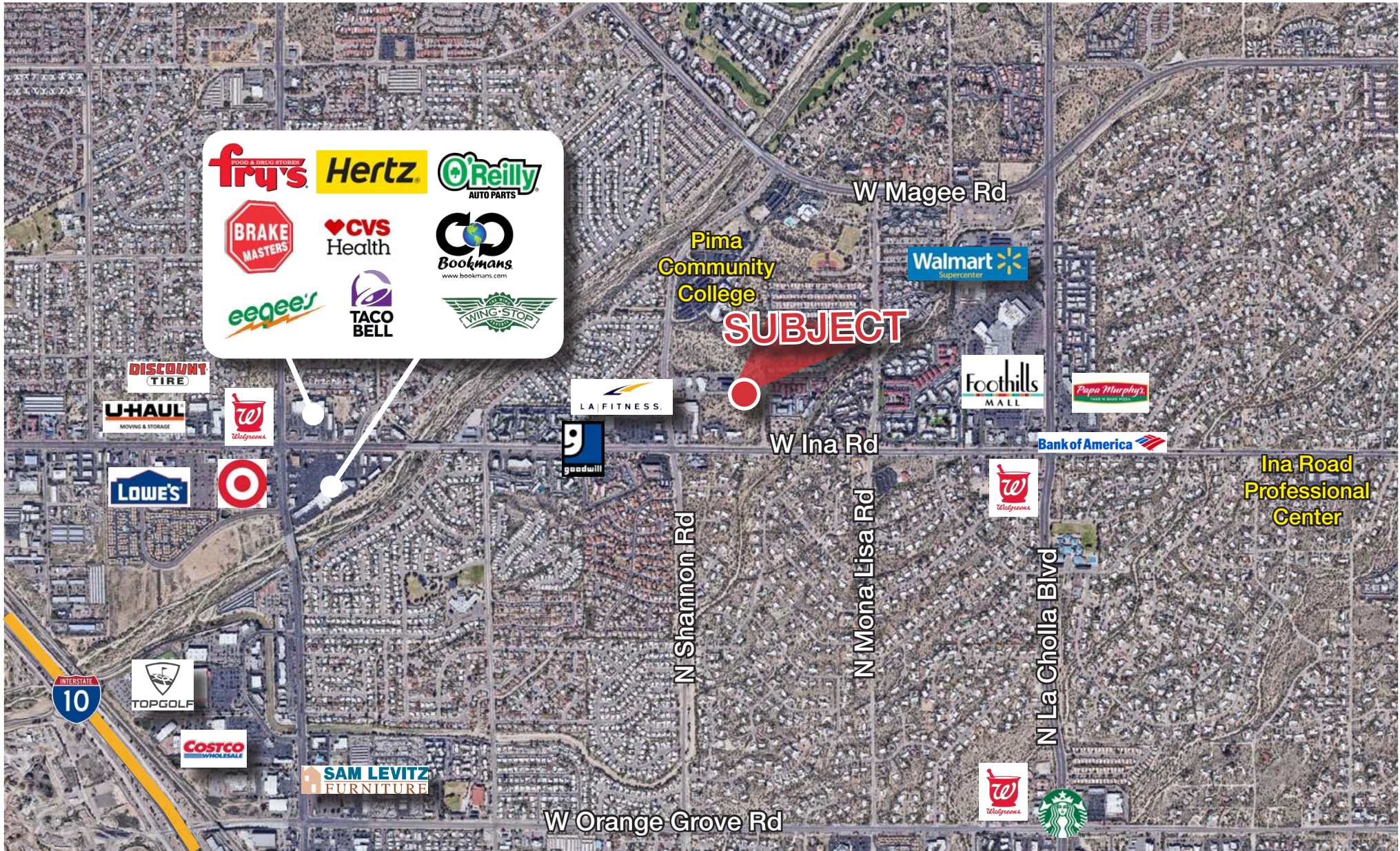
## Plaza Sonora Availability

Suite	Square Footage
2850 - 140	4,240 SF
2840 - 152/156	2,100 SF
2840 - 148	900 SF

## Plaza Sonora Demographics

	1 Mile	3 Miles	5 Miles
Population	12,407	66,152	140,658
Average Age	37.9	40.5	41.4
Average HH Income	\$66,479	\$78,508	\$83,328

# Property **Aerial**



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## Confidentiality & Disclaimer Statement

This is an Executive Summary intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 2840-2880 W Ina Rd Tucson, AZ 85714

This Executive Summary contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and NAI Horizon. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor NAI Horizon, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Executive Summary or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Executive Summary or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Executive Summary. The Owner shall have no legal commitment or obligation to any entity reviewing this Executive Summary or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Executive Summary, you agree that this Executive Summary and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Executive Summary or any of its contents to any other entity without the prior written authorization of the Owner or NAI Horizon. You also agree that you will not use this Executive Summary or any of its contents in any manner detrimental to the interest of the Owner or NAI Horizon.

In this Executive Summary, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Executive Summary in any manner.

If after reviewing this Executive Summary, you have no further interest in purchasing the Property, kindly return this Executive Summary to NAI Horizon.