

For Lease

Rita Ranch Shopping Center
SWC Valencia & Nexus Roads
Tucson, Arizona

NAIHorizon



Property Highlights

- Located in the Rita Ranch Master Planned Community and within a trade area of approximately 74,000 residents
- Four schools are located within the Rita Ranch MPC, which are part of the award-winning Vail School District, one of the best school districts in the state, with an enrollment of approximately 12,000 students
- Average Household incomes of \$99,000 per year
- Nearby the UA Tech Park, which has approximately 7,000 jobs with employers such as Raytheon, Citi and United Health Care

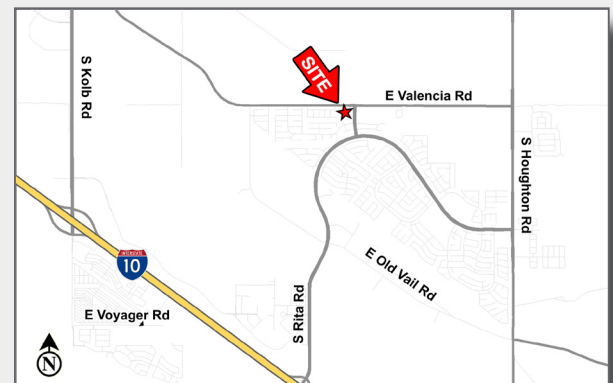
Availability

- 9040 Suite 106: ±1,050 SF
- 9040 Suite 172: ±1,200 SF

-CONTACT BROKER FOR LEASE RATES-

Demographics	1 Mile	3 Mile	5 Mile
2018 Estimate	7,392	23,136	61,585
2023 Projection	7,549	23,844	63,449
Average Age	34.80	37.00	37.50
2018 Avg HH Income	\$99,884	\$90,383	\$76,444

Traffic Counts	VPD	VPD
Valencia Rd (E/W)	10,000	16,000
Rita Rd (E/W)	11,000	13,000



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AVAILABILITY

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Availability

Rita Ranch I - 9040 E Valencia Rd

Suite	Tenant	SF
9050	Safeway	42,678
100	Wings on Fire	1,750
106	AVAILABLE	1,050
112	Great Clips	1,050
118-130	Progressive Animal Wellness	3,150
136	Subway	1,400
142	Leslie's Pools	3,305
160	Sticky's	1,045
166	Eva Nails	1,045
172	AVAILABLE	1,202
178	Success Karate	1,598

Rita Ranch II - 9036 E Valencia Rd

Suite	Tenant	SF
100	Saing Thai Cuisine	1,503
110	State Farm	1,111
120	H&R Block	1,307
130	Candy World	1,307
140	Little Caesars	1,307
150	Tucson Cleaners	1,111
160	VIVA Coffee House	1,462



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DEMOGRAPHICS

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Tucson, Arizona

	1 Mile	3 Mile	5 Mile
POPULATION			
2018 Estimated Population	7,392	23,136	61,585
2023 Projected Population	7,549	23,844	63,449
Growth 2018-2023	2.12%	3.06%	3.03%
2018 Estimated Median Age	33.70	36.40	36.90
2018 Estimated Average Age	34.80	37.00	37.50
HOUSEHOLDS			
2018 Estimated Households	2,408	8,096	21,960
2023 Projected Households	2,459	8,324	22,584
Growth 2018-2023	2.12%	2.82%	2.84%
2018 Estimated Average Household Size	3.10	2.80	2.70
INCOME			
2018 Median Household Income	\$90,961	\$79,927	\$63,813
2018 Estimated Average Household Income	\$99,884	\$90,383	\$76,444
HOUSING			
2018 Estimated Housing Units	2,545	9,334	24,299
2018 Estimated Occupied Units	2,408	8,097	21,960
2018 Estimated Owner Occupied Units	2,030	6,857	18,114
2018 Estimated Renter Occupied Units	378	1,240	3,846
2018 Estimated Median Housing Value	\$188,478	\$177,370	\$154,242



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