



SHOPPES AT BEARS PATH

Tanque Verde Rd at Bear Canyon Rd, Tucson, AZ

**WEINGARTEN
REALTY**

The Shoppes at Bears Path is a specialty retail and office center that is located just west of Weingarten's Madera Village Center anchored by Safeway. The center is located in the heart of Tanque Verde Valley which boasts one of the highest household incomes in Tucson. The center includes CVS, Carondelet Health Care, Leslie's Poolmart, Edward Jones, and Allstate Insurance.

PROPERTY SIZE 43,928 SQ. FT.

LAT/LONG 32.25765 N, -110.80315 W

TRAFFIC COUNTS TANQUE VERDE RD AT BEARS PATH RD - 49,500

CONTACT

Brooke Harvey

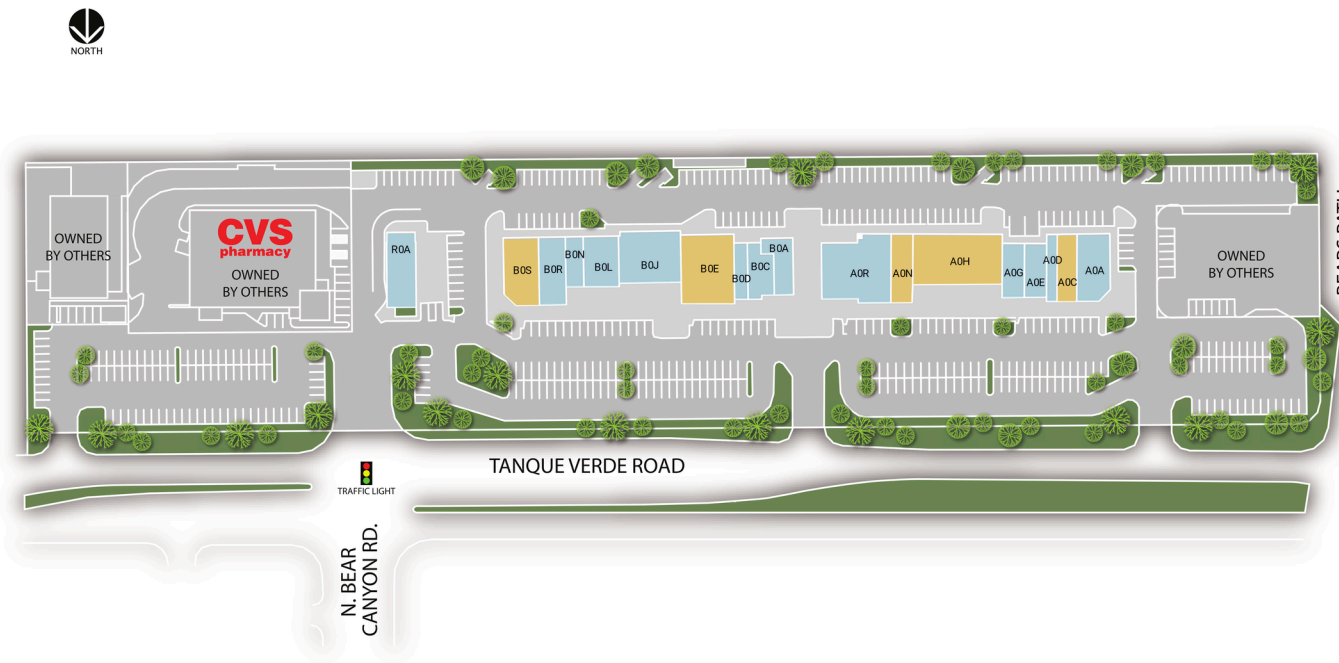
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TENANTS LIST

A0A	Leslie's Swimming Pool Supplies	3,279 SF
A0C	Available	1,629 SF
A0D	Edward Jones	872 SF
A0E	Allstate	750 SF
A0G	Rosati's of Tucson	1,500 SF
A0H	Available	5,502 SF
A0N	Available	1,841 SF
A0R	Risky Business Restaurant & Bar	4,913 SF
B0A	Salon Backstage	1,460 SF
B0C	LV Nails	1,565 SF
B0D	State Farm Insurance	900 SF
B0E	Available	4,406 SF
B0J	Anytime Fitness	3,666 SF
B0L	Bear Canyon Dentistry	2,169 SF
B0N	Glo Skin Studio	1,093 SF
B0R	Mt. Lemmon Skycenter	2,240 SF
B0S	Available	2,853 SF
R0A	Eegee's	3,200 SF

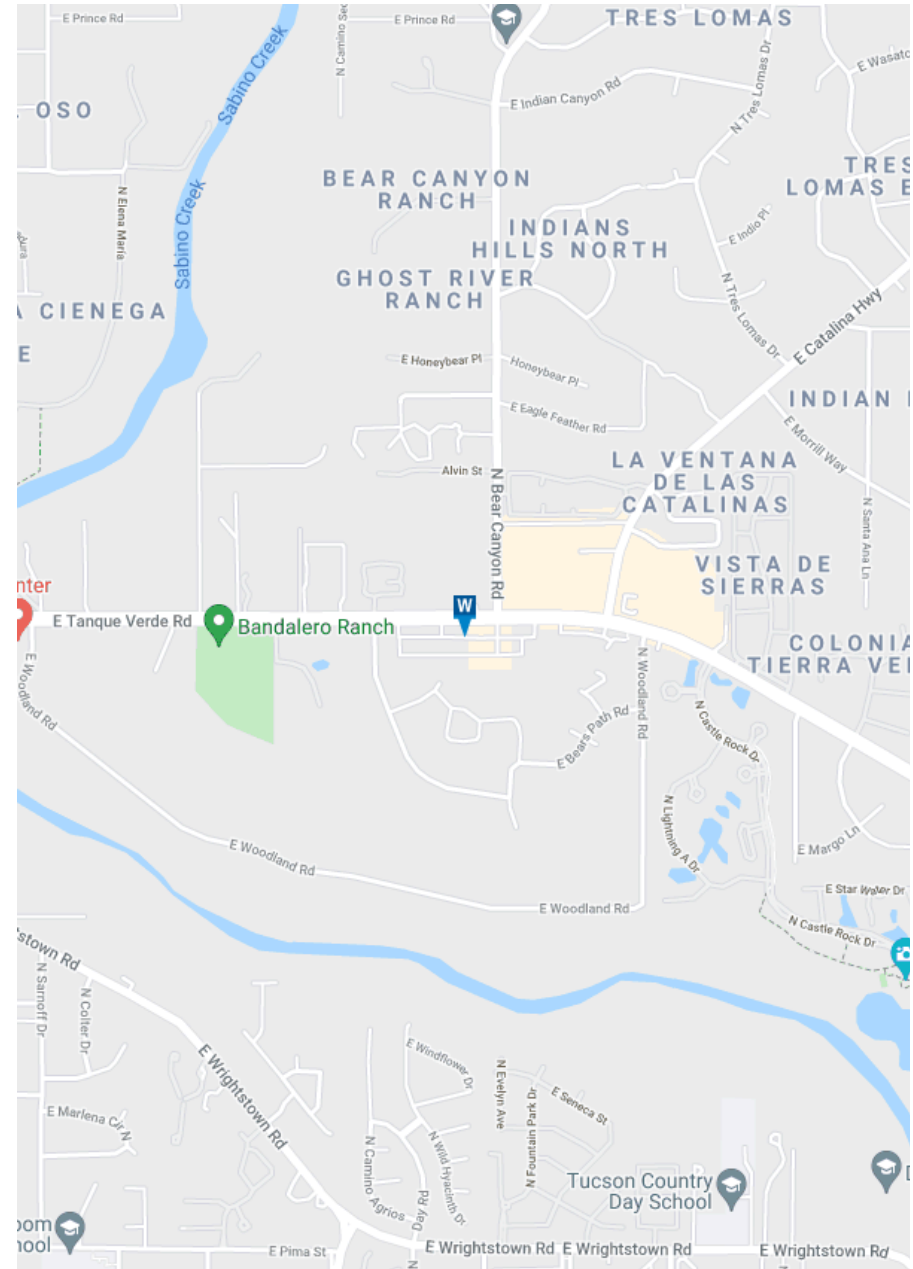


This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	4,793	26,500	65,342	162,414
Average Household Income	\$95,296	\$83,101	\$76,810	\$78,722
Population Trends				
2000 Population	4,850	25,584	61,039	151,595
2010 Population	4,822	25,599	62,587	154,944
2020 Population	4,793	26,500	65,342	162,414
2025 Population	4,952	27,592	68,158	169,918
Absolute Growth 2010 to 2020'	-0.6%	3.52%	4.4%	4.82%
Projected Growth 2020 to 2025'	3.32%	4.12%	4.31%	4.62%
Race & Ethnicity				
% White	78.87%	75.62%	74.34%	71.46%
% Black	3.07%	3.25%	3.46%	3.63%
% Asian	2.86%	2.82%	2.62%	3.15%
% Other	3.12%	2.87%	3.12%	3.2%
% Hispanic	12.08%	15.45%	16.47%	18.56%
Income & Education				
Median Household Income	69,903	62,379	55,233	55,786
Average Household Income	\$95,296	\$83,101	\$76,810	\$78,722
% College Graduates	55.83%	53.08%	51.4%	49.63%
Age				
Median Age	46	44.7	44	44.3
% Age < 18	19.85%	20.09%	20.45%	20.45%
% Age 65 +	26.2%	24.9%	24.86%	24.49%
Households & Housing				
Households	2,086	11,849	30,476	73,189
Average Household Size	2.29	2.23	2.13	2.19
Median Housing Value	\$430,636	\$363,663	\$347,497	\$312,788
% Owner Occupied Housing	63.67%	60.09%	54.7%	57.27%
% Renter Occupied Housing	29.88%	30.53%	35.52%	32.34%
% Vacant Housing	6.45%	9.37%	9.78%	10.4%
Workplace & Workers				
Number of Businesses	266	612	1,485	4,474
% White Collar	77.16%	72.24%	71.92%	71.28%
% Blue Collar	22.84%	27.76%	28.08%	28.72%



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