

Catalina Village

LEASE



Anchored:



PimaCommunityCollege



SIZE: ±17,381 Pima Collage Space Available

LEASE RATE: \$7.50 - \$12.50/sf/yr

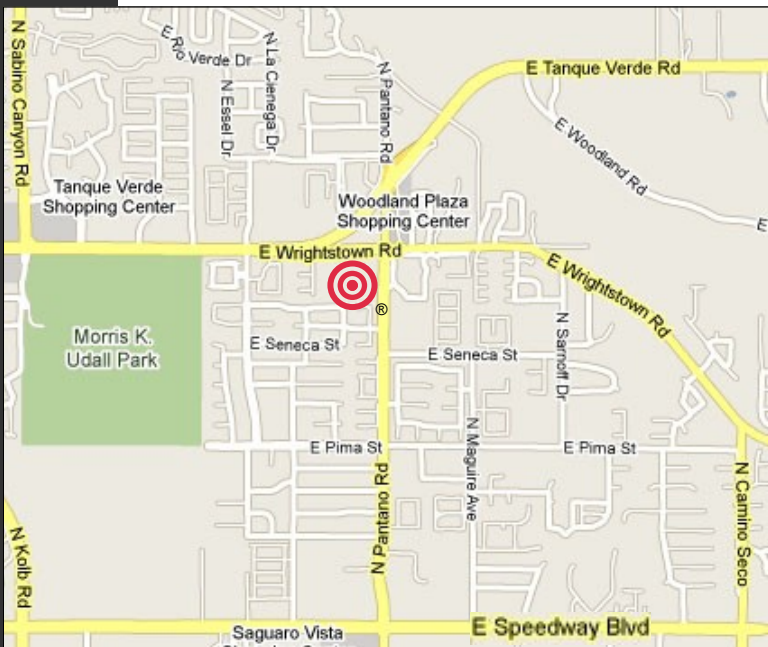
LEASE TYPE: NNN (\$3.10/sf/yr)

COMMENTS:

- Great ingress/egress from 2 major streets
- Join Petco, Baskin Robins, El Molinito, Nico's, Pima Community College **SPACE AVAILABLE** & US Bank
- Abundant Parking

Rental Rates from:
\$7.50 - \$12.50 NNN

Exclusively Represented by:
Tucson Realty & Trust Co.
Mike Gross & David Houge, CCIM
520.577.7000

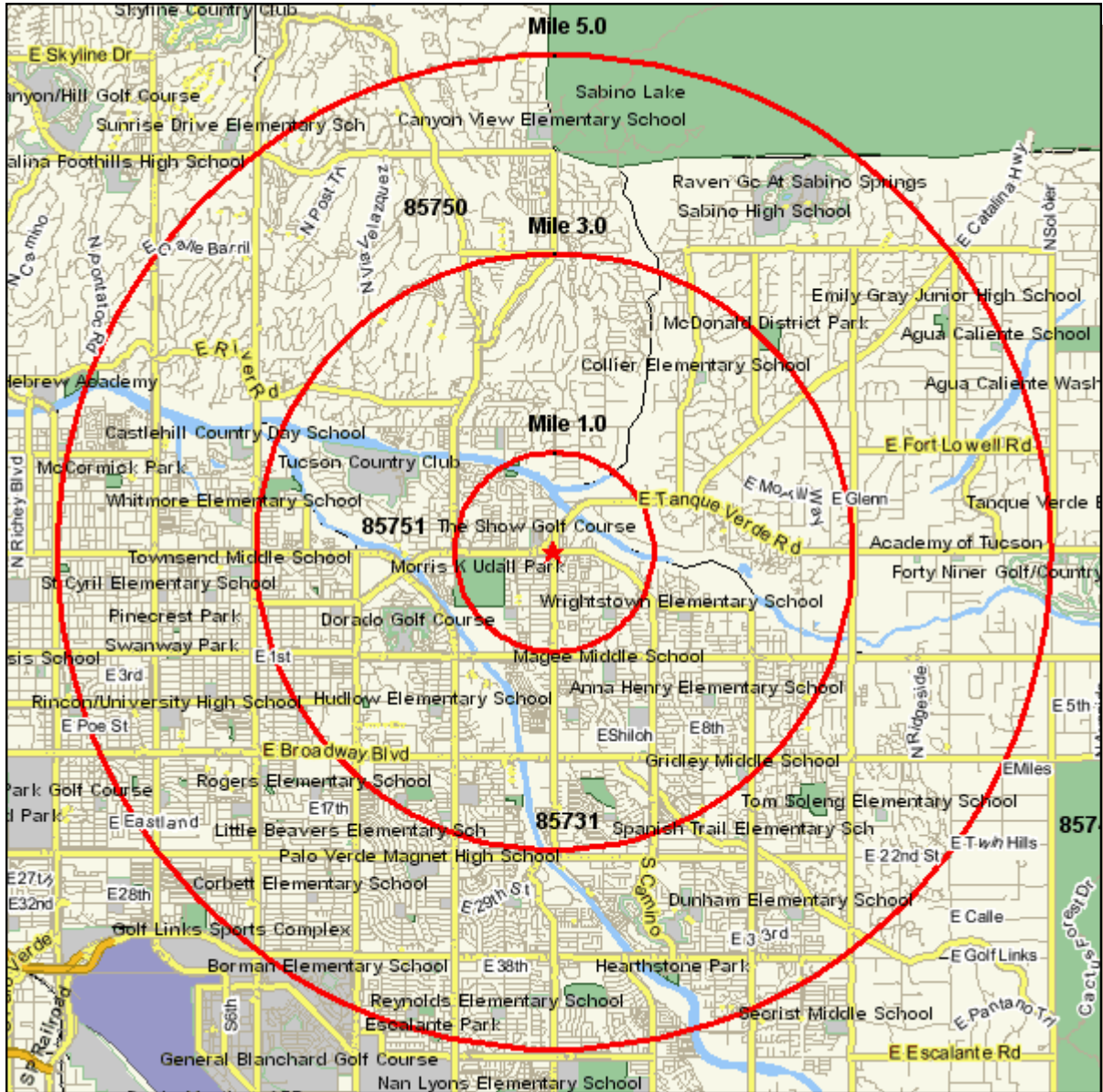


Traffic Counts

- Tanque Verde:** 37,000 VPD (PAG 2006)
- Pantano Road:** 26,000 VPD (PAG 2007)
- Wrightstown:** 11,000 VPD (PAG 2006)

Exclusively Represented by:
 Tucson Realty & Trust Co.

Mike Gross & David Houge, CCIM
 520.577.7000



2009 Estimates	1 MILE	3 MILES	5 MILES
Households:	5,038	40,203	98,997
Ave HH Income:	\$74,635.51	\$62,723.71	\$63,291.11
Total Retail Sales:	\$205.5M	\$4.43B	\$3.63B

Source: Claritas 2010

Exclusively Represented by:
Tucson Realty & Trust Co.

Mike Gross & David Hogue, CCIM
520.577.7000