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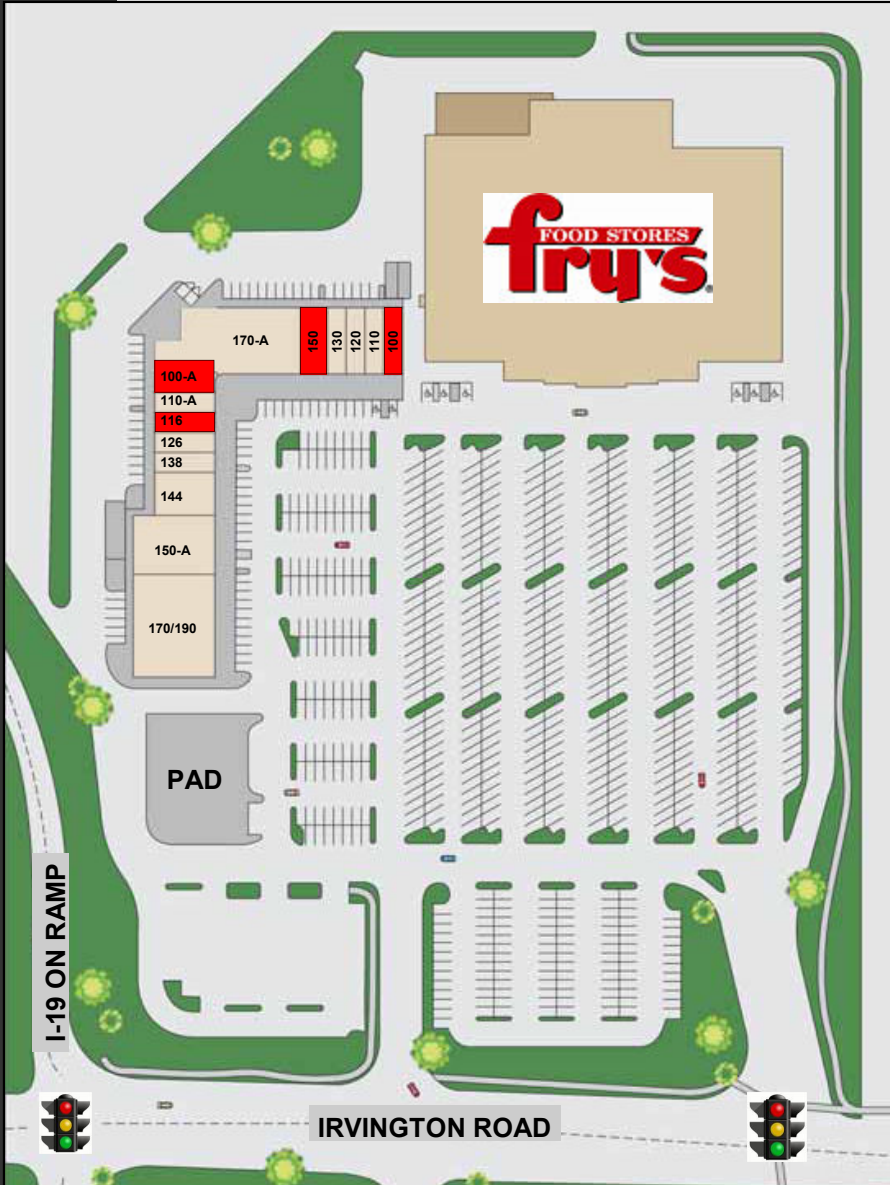
Placita Del Rio Shopping Center NEC of I-19 and Irvington Road

- Type:** Retail
- Size:** 4 suites available: **100:** 1,320±sf, **100-A:** 1,640±sf, **116:** 1,203±sf & **150:** 1,680±sf
Pad Available: 101,119±sf (2.32 acres)
Ground lease or built to suit
- Zoning:** C-2
- Traffic Count:** I-19: **80,000 VPD** (PAG 2006)
Irvington Road: **29,000 VPD** (PAG 2006)
- Comments:** Located in the heart of southwest Tucson, this property offers great visibility, access from I-19 and Irvington roads and is surrounded by densely populated neighborhoods.

\$12.50/sf NNN
Lease Price First Year

Exclusively Represented by:
Tucson Realty & Trust Co.

Rita Perez
520.577.7000

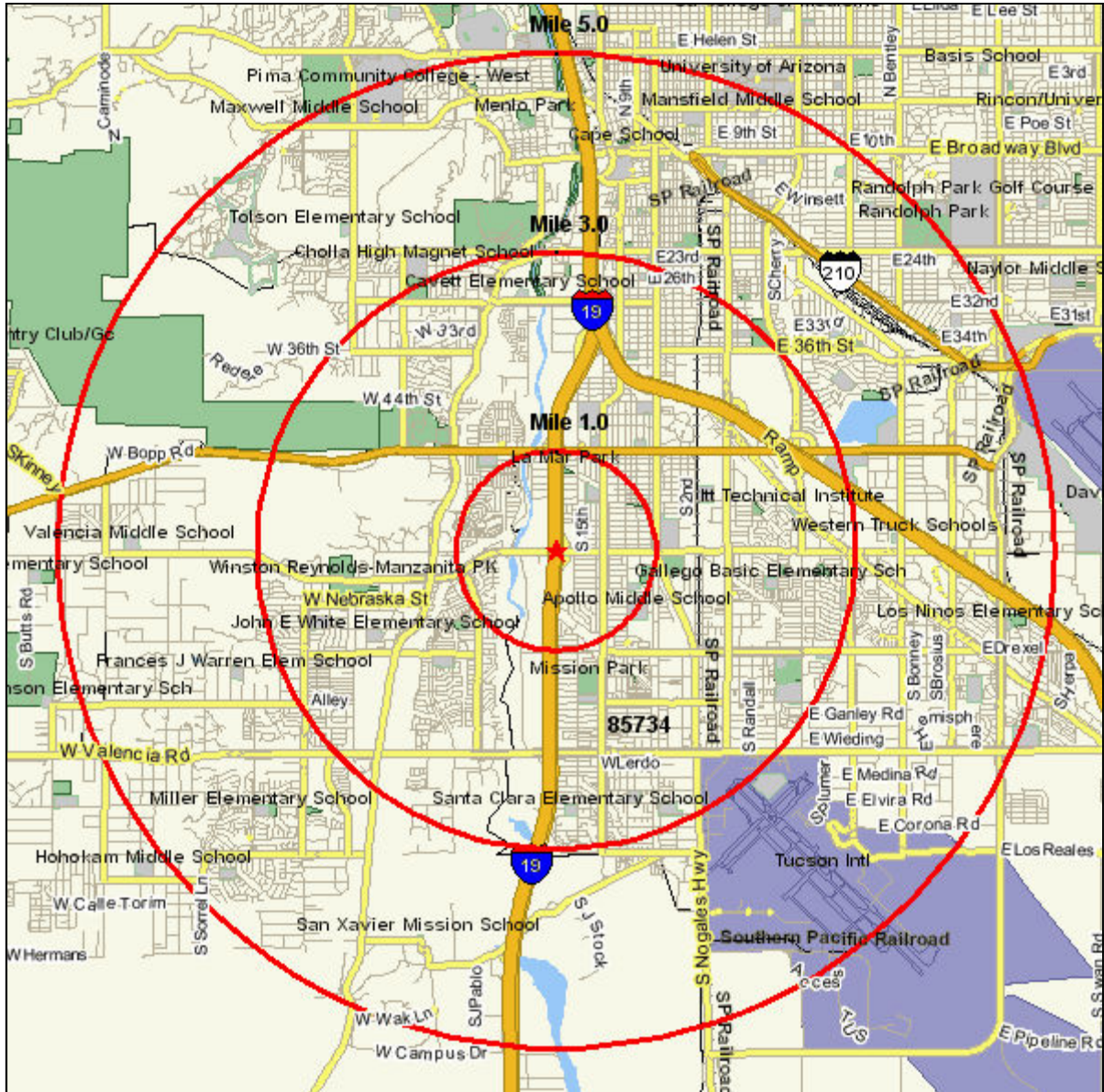


Tenant Roster

<u>Suite #</u>	<u>Tenant</u>
100	Available
110	Top Spa Nails
116	Available
120	MedTech
126	Hastings & Hastings
130	State Farm Insurance
138	Humphrey's Barbershop
144	Maytag Laundry
150	Available
170/190	Aaron Rents
100-A	Available
110-A	Chiropractor
150-A	99 Cent Store
170-A	Children's Dental Clinic

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Demographic Highlights

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
Est. Population (2009)	15,084	113,248	200,914
Average Household Income	\$40,759	\$40,945	\$42,711
Median Age	29.67	29.70	30.73

Source: Claritas

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