

TRES PUEBLOS PLAZA

SEC TUCSON BLVD & DREXEL RD, TUCSON, AZ



For Lease | Retail Pads, Shops & Anchor | OPPORTUNITY ZONE

WE ARE
THE CENTER
OF RETAIL



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CUSHMAN &
WAKEFIELD



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AVAILABLE

PAD's Anchor, and Shops

LEASE RATE

Contact Agent

TRAFFIC COUNTS

Tucson Blvd: 17,930 vpd

Drexel Rd: 9,728 vpd

COMMENTS

- **Combo Opportunity Zone with adjacent 12 acres**
- Anchored by Walmart Neighborhood Market
- Airport Trade Area
- Dense Residential with approximately 45,000 people within 2 miles of the center
- **Strong Daytime Population**
 - 1,900 employees within one block of the center
 - Population of over 18,000 within one mile of the center
 - 7 Schools nearby, with over 5,300 students and 440 staff
 - One mile from Tucson International Airport, 3.4 million travelers annually



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	18,763	\$45,642	4,462	\$118 M
3 Miles	82,342	\$43,604	48,541	\$507 M
5 Miles	173,857	\$46,914	94,057	\$1.18 B

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9/16/2019

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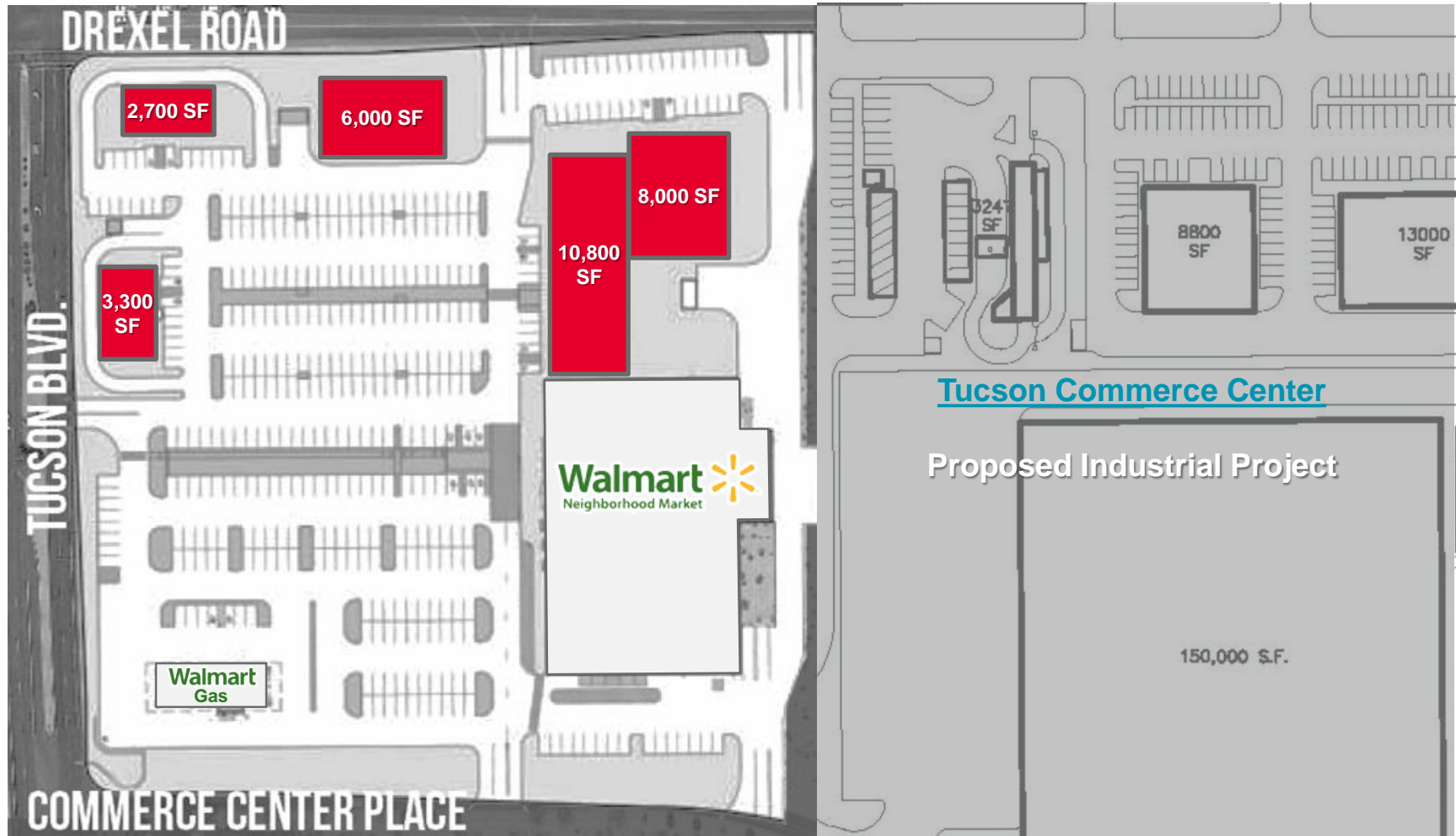


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SITE PLAN



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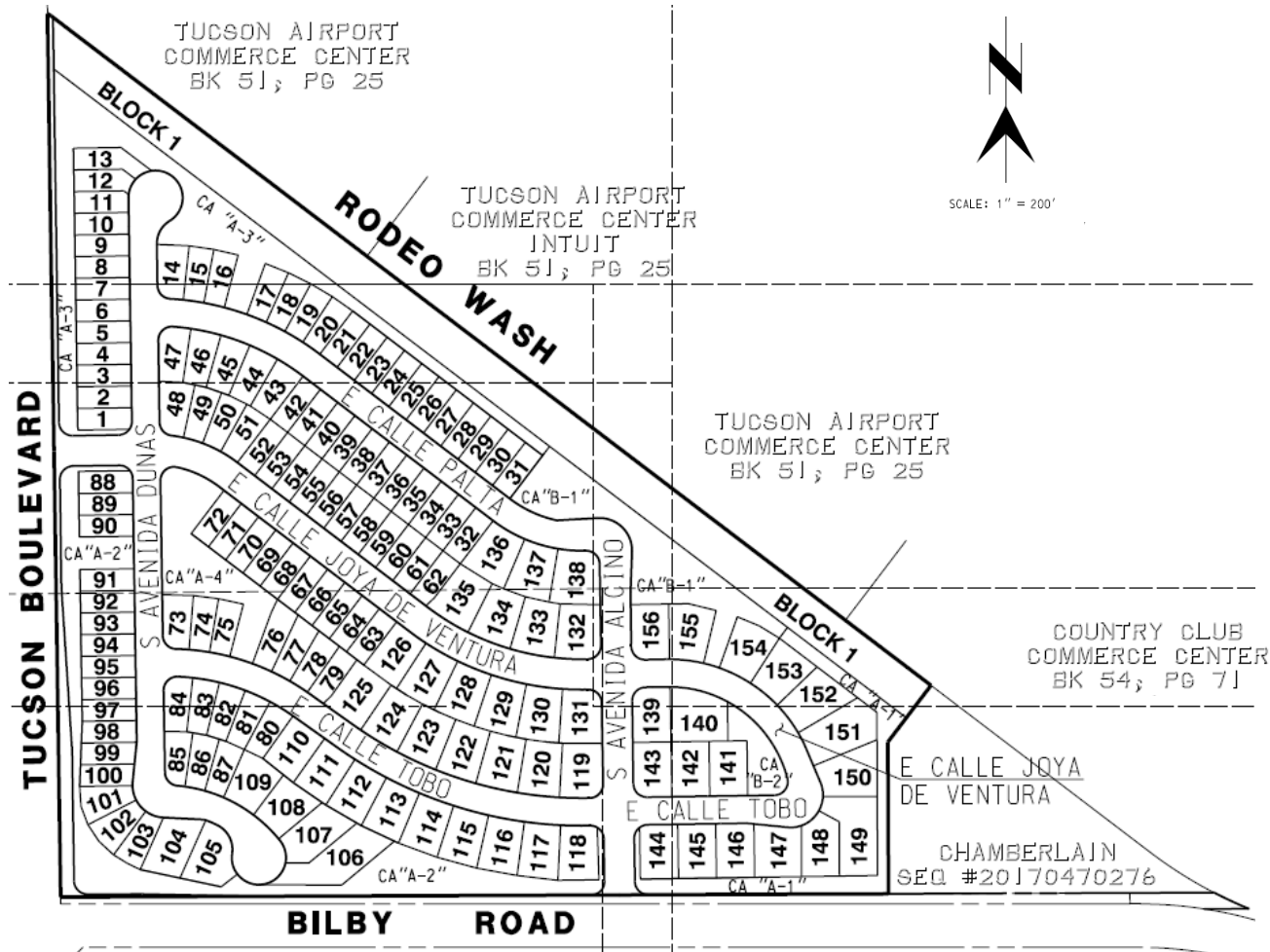


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TRES PUEBLOS RESIDENTIAL DEVELOPMENT PLAT MAP



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