

FOR LEASE

RETAIL
OFFICE
RESTAURANT

HIDDEN VALLEY INN PLAZA 4955 N SABINO CANYON RD

N OF NWC SABINO CANYON & SNYDER | TUCSON, AZ



HIGHLIGHTS:

- ◆ Attractive center located in affluent northeast trade area near Ventana Canyon Resort and Sabino Canyon recreational area
- ◆ Competitive rates
- ◆ CB-2 zoning allows for a wide variety of uses

SPECIFICS:

1,140 SF \$13.50/SF, NNN
NNN = \$4.76/SF (current est.)

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.

TRAFFIC COUNTS (average cars per day)

Sabino Canyon	11,524
Snyder	<u>4,110</u>
Total	15,634

Source: Pima Association Dept. of Traffic Engineering, April 2010

DEMOGRAPHIC SUMMARY:

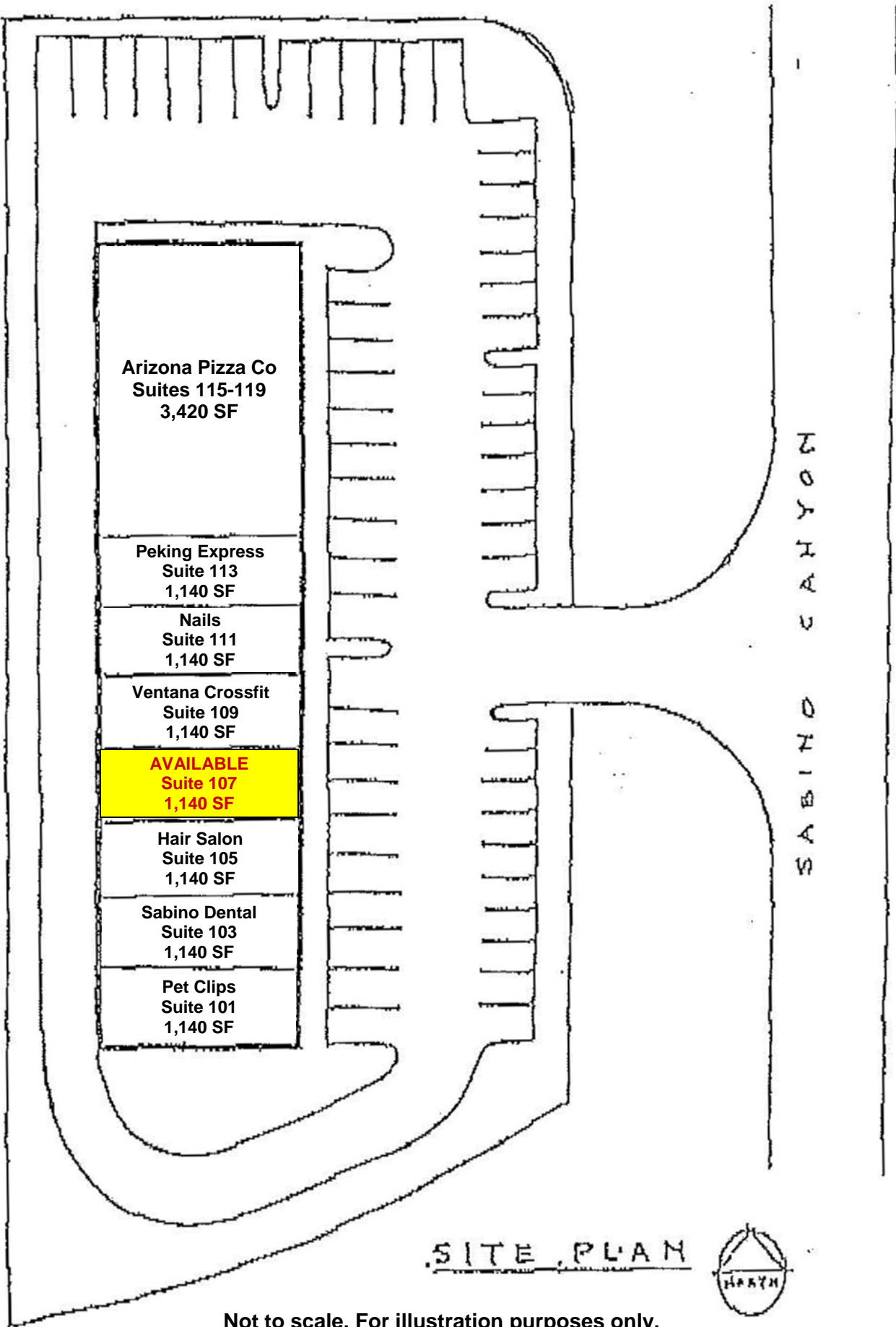
2010 Estimates	1 Mile	3 Miles	5 Miles
Population	8,660	35,644	106,417
# Households	3,472	14,461	45,359
Avg HH Income	\$93,531	\$113,528	\$90,071
# of Employees	850	6,263	46,352

Source: Applied Geographic Solutions/
TIGER Geography, April 2010

EXCLUSIVELY REPRESENTED BY:

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SITE PLAN



Not to scale. For illustration purposes only.

4955 N. Sabino Canyon
Tucson, AZ 85750



#101	1140 SF
#103	1140 SF
#105	1140 SF
#107	1140 SF
#109	1140 SF
#111	1140 SF
#113	1140 SF
#117	3420 SF



520-977-4814

