

# FOR LEASE

## RETAIL OFFICE

# PLAZA ANTIGUA

## NWC CAMPBELL & LIMBERLOST TUCSON, ARIZONA



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.

### HIGHLIGHTS:

- ◆ 20,250 SF center anchored by Trader Joe's
- ◆ Situated at the base of the affluent Foothills residential areas
- ◆ New monument signage available
- ◆ Close proximity to the University of Arizona and surrounded by dense employment in the area
- ◆ Outstanding exposure to Campbell Avenue

### SPECIFICS:

**100% LEASED!**

NNN charges currently estimated at \$6.00/SF.

### TRAFFIC COUNTS (average cars per day)

41,000 acpd on Campbell Ave

Source: Pima Association of Governments, 2007 Traffic Count Map

### DEMOGRAPHIC SUMMARY:

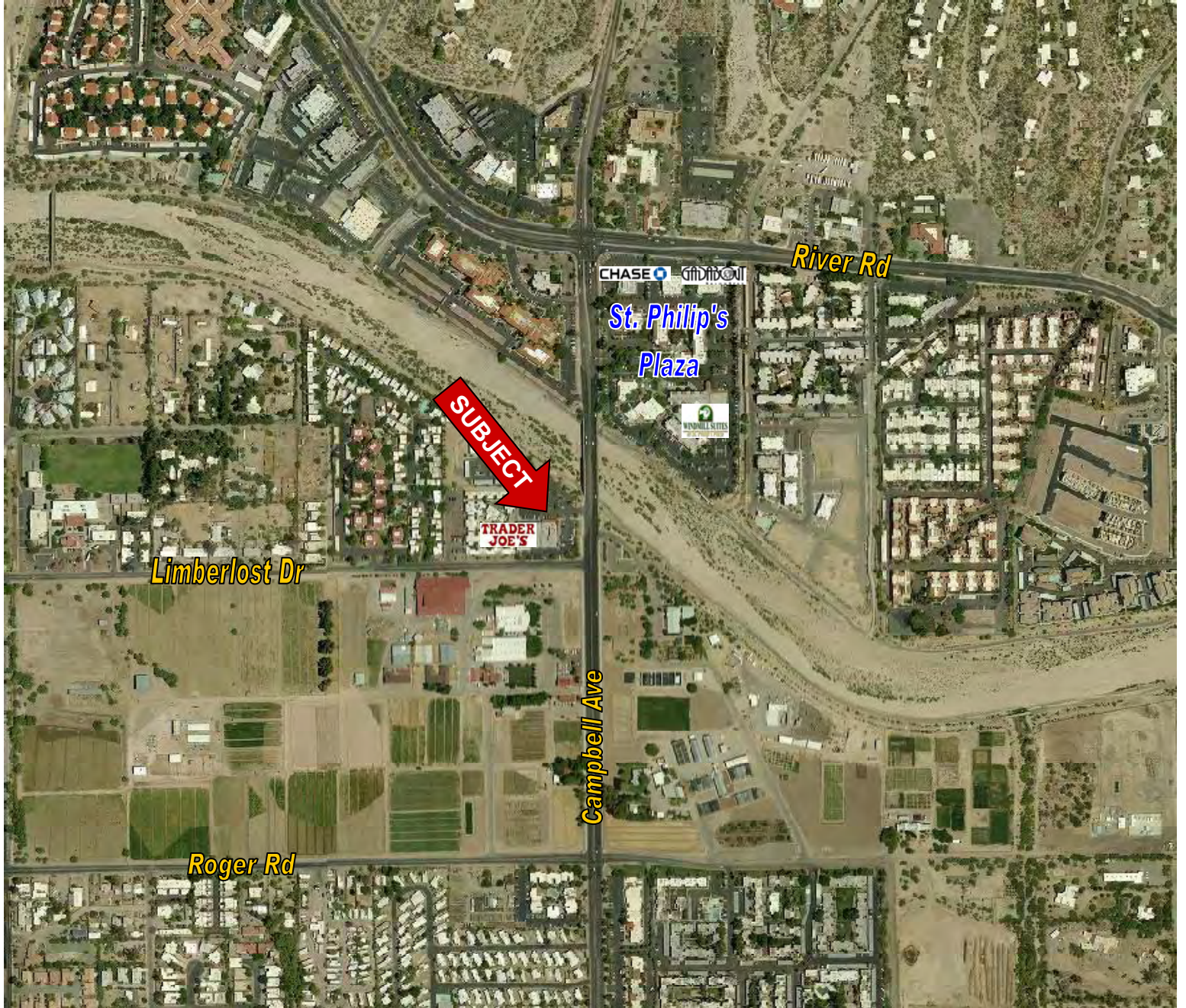
2010 Estimates	1 Mile	3 Miles	5 Miles
Population	11,707	102,586	247,003
# Households	5,450	45,745	104,862
Avg HH Income	\$56,061	\$53,589	\$58,579
# of Employees	5,832	51,213	182,928

Source: Applied Geographic Solutions/  
TIGER Geography, April 2010

### EXCLUSIVELY REPRESENTED BY:

**DAVE HAMMACK**  
dhammack@volkco.com  
**RICK BORANE**  
rickborane@volkco.com  
520-326-3200







<b>Choice Greens</b>	<b>3,527 SF</b>
<b>Caffe Luce</b>	<b>1,494 SF</b>
<b>Acacia Animal Hospital</b>	<b>3,229 SF</b>

NOT TO SCALE— FOR ILLUSTRATION PUROSES ONLY